AVANGRID RENEWABLES

Joint Richmond Town Board and Planning Commission Meeting
October 26, 2021

St. Croix Valley Solar Project

Towns of Richmond and Warren

St. Croix County, WI

Overview

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Avangrid Company Background

- Leading sustainable energy company - $39 billion in assets located in 24 states
- Network utility serves 3.3 million people - in New York and New England
- Avangrid employees over 7000 people
- Avangrid owns and operates over 8,000 Megawatts (MW) of wind and solar generation across 22 states

- AVANGRID, INC. (NYSE: AGR) is a publicly traded company on the New York Stock Exchange

Avangrid Operational Assets and Service Territories

Facilities:

- Corporate Offices
- Business Offices
- Wind Power — 7,259 MW
- Solar Power — 130 MW
- Thermal Generation — 840 MW
- Hydroelectric Generation — 118 MW
- Electric/Natural Gas Distribution Networks — 36,614 GWh; 206,663,000 DTh

NOTE: solid orange icon (MA) indicates

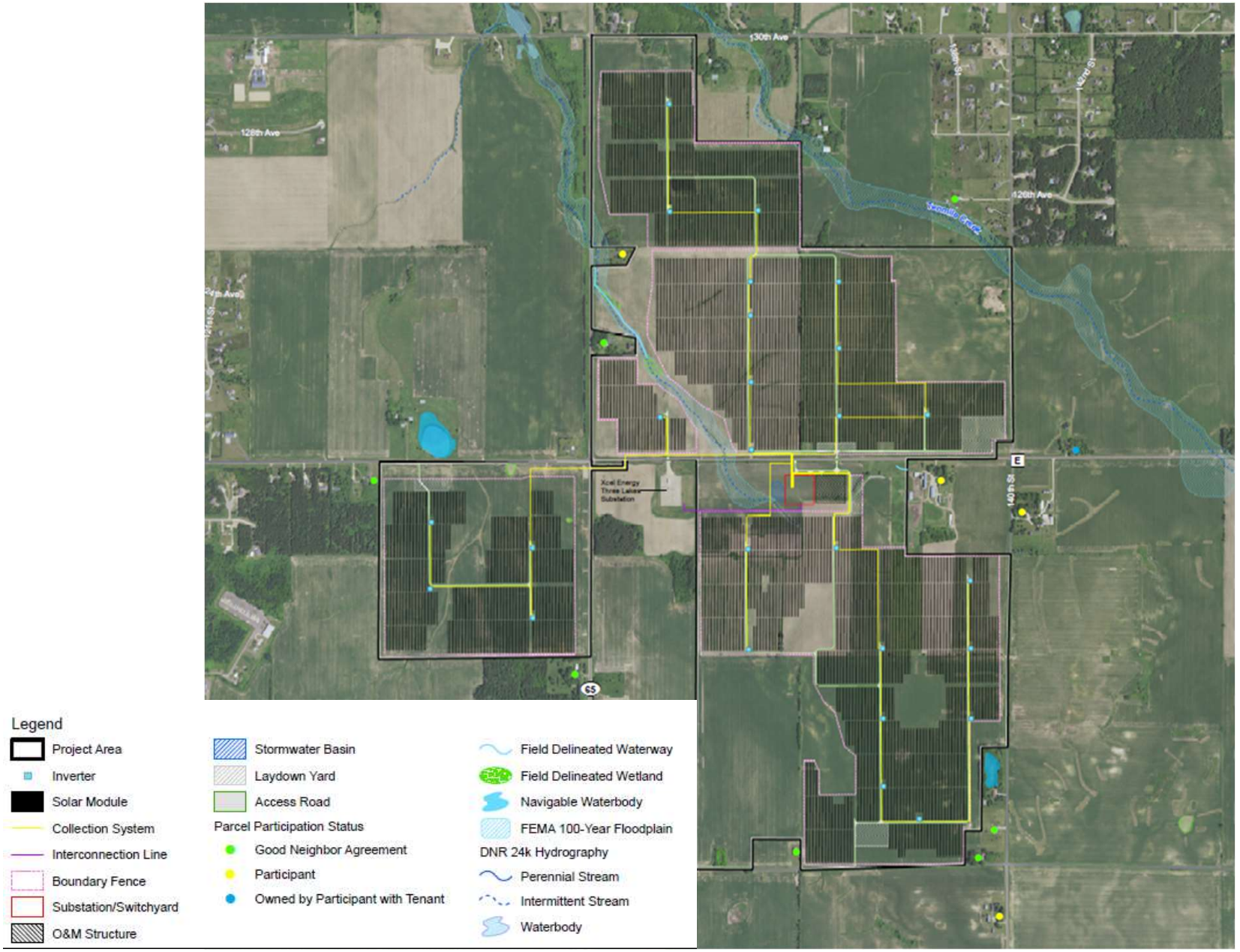
St. Croix Valley Solar Project Benefits

- Landowners receive higher value land payments and stable revenue
- Local governments receive 40x higher taxes on land
- Will meet annual electric needs of approximately 16,000 homes
- Will help fill energy void of closing Allan King Plant in Bayport bring higher reliability to the area
- Will plant approximately 1000 acres of native grasses and pollinator plants
- Solar energy never produces airborne toxins, acid rain, or global warming emissions
- No water consumed or discharged for energy production
- No odors emitted
- Little to no noise

St. Croix Valley Solar - About the Project

- Proposed 99-Megawatt (MW) photovoltaic (PV) solar facility
- The Project will connect to the Xcel Energy Three Lakes Substation near the intersection of Hwy 65 and County Rd E
- Facility footprint of 680 acres will be located on approximately 1,000 acres of currently irrigated agricultural land
- Will revegetate the site after construction using mostly native prairie plants and create pollinator habitat
- Filed application for Conditional Use Permit (CUP) with St. Croix County in September of 2021. Hearings on CUP tentatively scheduled on Dec. 2, 2021
- Targeted Project Start of Construction – as early as Fall 2022
- Targeted Project Commercial Operation Date (COD) – as early as end of 2023

St. Croix Valley Solar - Project Map

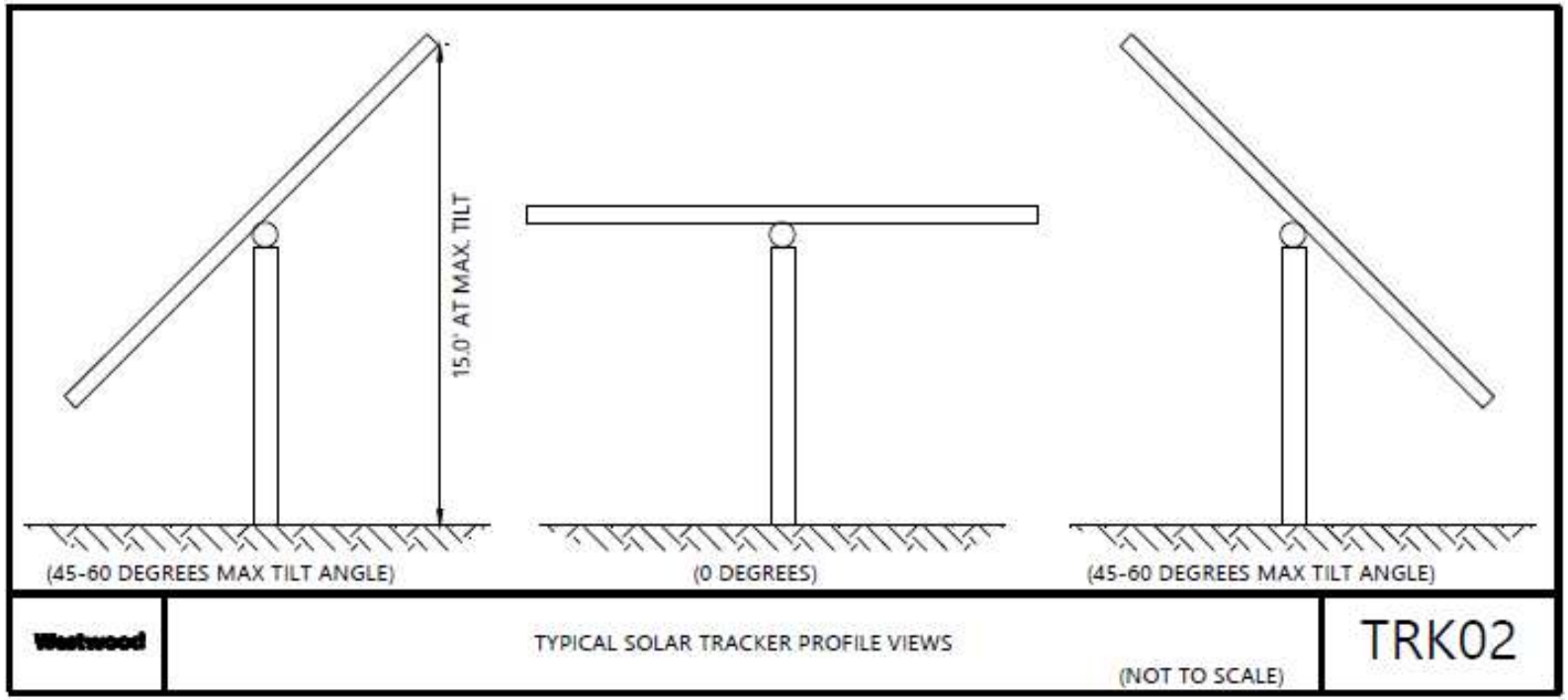


Project Components

- The PV panels generate power and electrical lines will carry it to DC-to-AC inverter and a medium-voltage transformer that will increase the voltage to 34.5 kilovolts (kV)
- An underground collection system will collect the power from the transformers and bring the power to the project substation
- Project substation will step up voltage from 34.5 kV to 115 kV
- There will be an overhead transmission line connecting the project substation with the Three Lakes Substation (approximately 1600 feet)
- There will be an Operations and Maintenance Building next to the project substation
- New gravel access roads that are 16 ft wide within the facility
- Deer fencing around the perimeter of the project (8 feet high)

Project Components

- Solar panels spread over approximately 680 acres
  - Panels - up to 15 ft in height on trackers
  - Panels - 7 ft tall x 3.5 ft wide
  - Rows running north - south
  - Single-axis tracker



Construction – Typical Pile and Panel Installation

Local Outreach

- Have met with landowners living immediately adjacent to the project
- We have incorporated feedback into the layout
- Leaving significant portions of the site near higher density homes in agriculture
- In other areas, we have significantly increased setbacks from some homes well over the minimum required
- We have entered into “neighbor agreements” with several landowner immediately adjacent to the project

Project Setbacks

- Assumed the following setbacks in layout:
  - 50 feet from edge of road ROW to panels
  - Side and rear property 12 feet to fence and 20 feet to panels on perimeter parcels
  - 75 feet from navigable water
  - 50 feet from intermittent/perennial stream
  - 15 feet from wetlands

Taxes

- Taxing jurisdictions will receive $4000 per MW or $396,000 annually for a 99 MW solar project per the State Utility Shared Revenue (Wis. Stat. Sec. 70.111)
- Solar tax revenue would be distributed approximately as follows (2/3 to county and 1/3 to towns) based on the current layout:
    - $63k to Town of Richmond
    - $72k to Town of Warren
    - $261k to St. Croix County
- As a result, the taxing jurisdictions will receive approximately 40 times higher tax revenue from project footprint

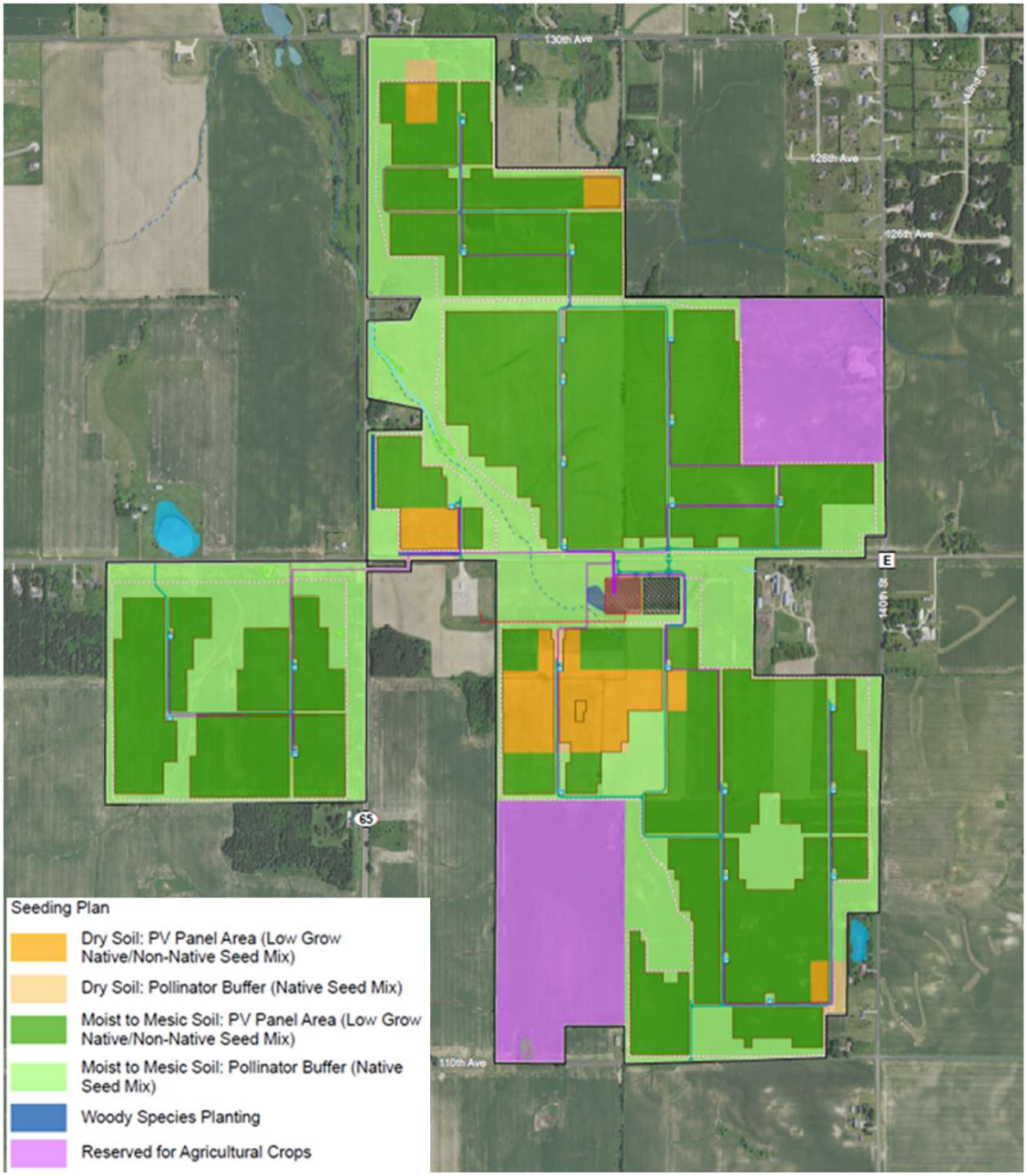
Traffic and Road Use

- Very little use of roads during operation of the project with up to 2 employees
- During construction will limit road use to Highway 65 and County Road E and internal roads
- We have vetted access road entrances from County Road E with County Highway Engineer made changes due to input
- Will continue to work with the County Highway Engineer as Project moves toward construction
- We will have all project access from County Road E (not Hwy 65)
- Will not use Town roads will only have emergency exits onto Town road

Preliminary Vegetation Plan

- Vegetation plan goals
  - Provide low-growing, low maintenance plants within PV panel area and taller plants for visual screening on the perimeter of the project
  - Utilize native prairie grasses and wildflowers to provide pollinator habitat, preserve farmland, stabilize soil, and improve water infiltration
- Two zones of vegetation management
  - Zone 1 under the panels – low grow native/non-native plants up to 2 ft tall
  - Zone 2 around perimeter – pollinator buffer native plants and wildflowers up to 5-7 ft tall to provide visual screen
- On-going vegetation management
  - Mowing, targeted herbicide application, weed management

Preliminary Vegetation Plan



Visual

- Utilizing an 8-foot woven mesh deer fence instead of chain link around project perimeter to better fit into agriculture setting
- Will utilize chain link around substation and OM building as this is a federal requirement
- Utilizing taller prairie plantings up to 5 to 7 feet tall around perimeter of project to provide visual buffer to the project
- Avoided using solar leases in higher home density areas
- Excluded areas within project to avoid glare from panels
- Used greater setbacks in some areas
- Entered into neighbor agreements with several adjacent homeowners

St. Croix Valley Solar – Visual Simulation 1 – Hwy 65 & 130th Ave

Existing View – Intersection of State Highway 65 and 130th Avenue looking southeast

Proposed View – Intersection of State Highway 65 and 130th Avenue looking southeast

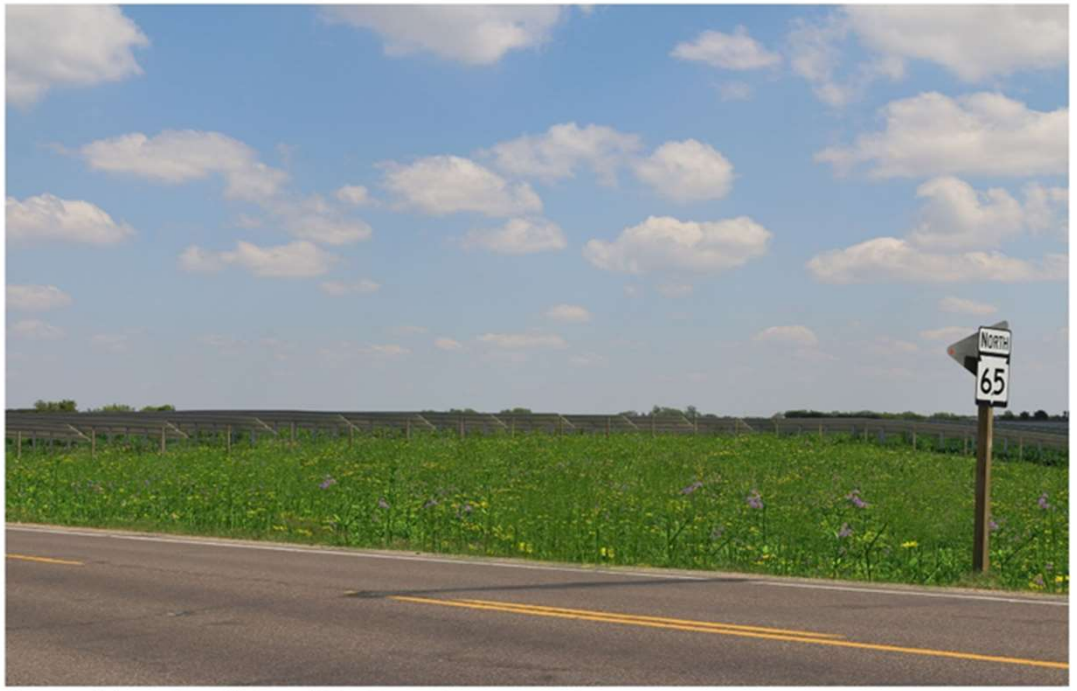
St. Croix Valley Solar – Visual Simulation 2 – 128th Ave

Existing View – 128th Avenue looking southwest

Proposed View – 128th Avenue looking southwest

St. Croix Valley Solar – Visual Simulation 3 – Hwy 65

Existing View – State Highway 65 looking northeast



Proposed View – State Highway 65 looking northeast

Property Values in Project Area

- The market data does not show that solar projects have a negative impact on surrounding residential or agricultural land
- Wisconsin Public Service Commission (state permitting authority) has concluded in two recent cases (Badger Hollow and Two Creeks) that there is no evidence substantiating that there is a negative impact on property values
- 11 County assessors in WI hosting solar were surveyed and they indicated no evidence of negative impact on residential property values due to solar
- 6 County assessors in IL hosting solar reached same conclusion as WI assessors
- 9 County Assessors in Indiana hosting solar reached same conclusion - no negative impact on surrounding residences due to solar
- Despite these findings, St. Croix Solar entered into “neighbor” agreements with several adjacent landowners

Decommissioning

- The project is designed to have an operational life of 30 to 40-years
- Our leases with landowners allow up to 42 years of operating and construction
- We are required per the lease to remove all above-ground equipment/facilities at end of the project
- Remove all below ground equipment to a depth of 48-inches
- Restoration of soil and vegetation conditions to farmable conditions
- Decommissioning study concludes that if project was installed and then removed immediately, the value of the scrap would exceed the cost of removal by $5M
- We are proposing providing the County with decommissioning security on a sliding scale that starts at 30% of the estimated total decommissioning cost in year 10 and escalates to 90% by year 30. Remainder of the decommissioning cost is covered by salvage costs.

Supporting Studies

- Interconnect: MISO Interconnection Studies – In progress
- Engineering: Desktop Geotechnical Study - Complete
- Engineering: Geotechnical Engineering Study – Complete
- Engineering: Preliminary Hydrology Study – Complete
- Engineering: Preliminary Layout – Complete
- Engineering: Preliminary Erosion Control Plan – Complete
- Environmental: Wetland Delineation Study – Complete
- Environmental: Archaeology Survey – Complete
- Environmental: WDNR Endangered Resources Review – Complete
- Environmental: Rare Bird Survey – Complete
- Environmental: Glare Study – Complete
- Environmental: Sound Study – Complete
- Environmental: Visual Analysis – Complete
- Environmental: EMF Study – Complete
- Environmental: Property Value Study – Complete
- Environmental: Decommissioning Study – Complete
- Environmental: Preliminary Vegetation Plan – Complete
- Environmental: Phase I Environmental Site Assessment – Complete

St. Croix Valley Solar – Next Steps

- Meeting with Towns of Richmond and Warren in Oct 26th & Nov 15th
- Towns of Richmond and Warren may make recommendations to the County for CUP hearing
- St. Croix County is tentatively scheduled to conduct CUP hearings during day and evening of Dec 2nd and deliberations on Dec 3rd
- Actively marketing output of the project to area utilities and commercial & industry customers
- Project needs permit certainty in the very near future because we need to start making several multi-million dollar commitments to the project to stay on track for 2023 COD. These financial commitments are expected to start Dec 2021 and grow quickly from there.

Questions?