

IWOC ECONOMIC SUB-COMMITTEE MEETING MINUTES 7-27-11

Attendees: Steve Perry, John Allen, Larry O'Rourke, David Lynch

1. Minutes read and approved unanimously.
2. Steve on Chris O'Neill contact. Played phone tag. Nothing scheduled yet.
3. Mike Rogers connection completed and meeting scheduled for 7-29-11, town hall with Mike on Financial Impact Analysis.
4. John has been trying to find Property value materials with no success thus far.
5. Larry has received Clear Sky response to several questions to be discussed tonight.
6. Clear Sky initial proposal contained the following points:
 - Initial offer \$150k changed to \$250k to \$300k in the recently run adds.
 - Originally anticipated 30m KWH annually at \$0.15 per KWH = \$ 4.5 M revenue. Sweetened \$300k = 6.6% of \$4.5M revenue.
 - States projects are expected to last 30+ years. Need to check this out.
 - Answers to several questions were to "follow best practices". What does this mean?
 - Need to get back to Clear Sky for clarification.
7. Decommissioning review.
 - Central issue is insuring economic viability of the developer for 30+ years.
 - Secondly, changes in ownership complicate the issue.
 - Ordinances reviewed do not adequately handle.
 - Potential solution might be to establish escrow account or bond from day one based on the NPV of the expected decommissioning costs as updated every three years.
 - Additional possible solution is to develop a legal position on exactly what form of corporate entity eliminates all risk to Sumner.

- Definitions of what decommissioning means in the reviewed were acceptable.
 - Decommissioning certification as “complete” must be established to the satisfaction of the Town within the Ordinance.
8. In preparation for Friday’s meeting with the Maine Financial Services Department the group will review section 11.4 of the Phillips Ordinance on TIF’s and Financial Impact Statements.
 9. Committee members will follow up on their outstanding tasks before the next ES meeting.
 10. John will add Loss of Use to his Property Value investigation.
 11. Meeting concluded at 8PM by unanimous vote.