



Great Lakes St. Lawrence Cities Initiative

Climate Change Challenges Sustainable Energy Strategies

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Climate Change Challenge

- I. Climate Change: Energy is the Heart = 87% of the GHGs
Floods, Droughts, Severe Weather; Limited Time & Resources

- II. Sustainable Energy Strategy

- II. Policy Recommendations
 - A. Great Lakes Sustainable Energy Strategy - Integrated Resource Plan
 - B. Use the St. Lawrence Seaway Authority Model, the GL Commission and the IJC to Map Demand and Generation Resources
 - C. Build Sustainable Energy Strategy with Public Engagement & Education
 - D. Resiliency Plans complement SES: True Price for all: Coal, Gas, Nuclear & Renewables

Resilient Communities

“Climate change and the resulting impacts have already and will continue to affect all sectors of a community including economy, social well-being, and environmental stability,”

Grand Rapids Mayor, George Heartwell

Great Lakes Integrated Resource Plan




Leadership: Charting the Course

- *Defining “Community” beyond political boundaries...Watersheds & Private + Public + Non-Profit Sectors...*
- *Communities are the only thing that creates change*
- *Defining community vision and empowering/facilitating*



Community Participation Model (CPM)

- Listening Tour, Public Engagement & Collaboration
- Asking: “How can we, together, create the best possible project?”
- Cooperatives ... Unique Pooling Option & Easement Agreement Invited Everyone, Early . . . 300 kitchen tables . . . 50 cups of coffee per MW
- *Earning Trust & Creating Vested Interests, Ownership and Shared Rewards*

 WIND RESOURCE HEARTLAND WIND, LLC
OPTION AND EASEMENT AGREEMENT

THIS OPTION AND EASEMENT AGREEMENT ("Agreement") is entered into this _____ day of _____, 2012, by and between _____ of _____, hereinafter called "Grantor" (whether one or more), and Wind Resource Heartland Wind, LLC, a Michigan limited liability company, of 414 E. Main Street, Suite B, Lowell, MI 49331 ("Grantee").

A. It is the intention of the Grantor and the Grantee to cooperate in the assembly of sufficient easement and easements to make the development of a commercial wind farm in Highland and Saginaw Counties, Michigan to be known as the "Wind Resource Project/Local Area", or similar names, feasible and mutually profitable.

B. Grantor is the sole fee owner with all rights and privileges arising in connection therewith of the real estate described on Exhibit A attached hereto and incorporated herein ("the Easement Premises").

C. Grantee desires to investigate the Easement Premises for the purpose of evaluating the Easement Premises' suitability for wind power generation of electricity and smecting wind power generating and transmission facilities as hereinafter set forth. Grantee also desires to obtain an option to purchase certain easement rights as described below.

NOW, THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration which is hereby acknowledged, the parties agree as follows:

1. Option. Grantor hereby grants to Grantee the option ("Option") to purchase certain easement ("Easements") over the Easement Premises as described in Section 3 below in accordance with the terms of this Agreement. In consideration for Grantor granting Grantee the Option, Grantee upon execution of this Agreement shall pay to Grantor one thousand dollars and no cents (\$1,000.00). The term of the Option shall be the initial term of three years (the "Option Period"). By mutual agreement, this Option can be extended for an additional two years (2) with an additional payment to Grantor of one thousand dollars and no cents (\$1,000.00). In the event the Option period expires without Grantee exercising its rights herein, Grantee shall place of record appropriate document, reasonably satisfactory to Grantor in form and substance, indicating expiration of the Option.

2. Grantee's Activities during Option Period.

21. During the Option Period and any extension thereof, Grantee, its agents, engineers, consultants and service and repair entities shall have the right to enter upon the Easement Premises for the purpose of conducting all tests and doing all things necessary to determine the suitability of the Easement Premises for wind energy conversion systems including but not limited to, conducting soil testing, drainage testing, wind power testing, access meter tower installation and setting, material sampling, applying for and obtaining permits, appraisals or other relief required or deemed necessary or appropriate at Grantee's sole discretion for the construction and operation of wind turbines, and related equipment and improvements, including without limitation, application for zoning variances, zoning ordinances, amend means, special use permits and construction permits, including the obtaining and/or scheduling of necessary utilities, conducting environmental studies, and doing all other tests and actions at Grantee's sole discretion to determine the suitability of the premises for Grantee's use. All such testing and activity shall be in cooperation with Grantor at Grantee's expense, and Grantee shall indemnify and hold Grantor harmless from any and all injury, loss, damage, costs or claims arising directly or indirectly out of Grantee's tests and activities.

22. Grantor shall cooperate with and assist Grantee during the Option Period, in applying for and obtaining permits and approvals (whether required or deemed necessary or appropriate at Grantee's sole discretion) for the construction and operation of wind turbines and related equipment and improvements, including without limitation, applications for zoning variances, zoning ordinances, amend means, special use permits and construction permits.

23. No Wind Turbines or Access Roads without Consent. Notwithstanding anything herein to the contrary, the Parties agree that Grantee shall not be permitted to install wind turbines or access roads on the Property without Grantor's prior written consent. Barring any environmental constraints, best construction practice constraints, underground utility constraints or requirements, the Collection Line will be buried as close to property

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Community Participation Model (CPM)

Countywide WE Zoning Ordinances:

- Balanced rules protecting the public's health, safety and welfare
- Protecting wildlife
- Providing clear rules for wind project development

Community Meetings & Unanimous Zoning Approvals by all 16 Townships

Public engagement, education and
involvement never ends



Serving County Residents
Since 1855

Future Farmers of America

Debate Topic: ***“Wind Power – Are the Benefits Blown Away by the Risks?”***

BRECKENRIDGE FFA ALUMNI AND BOOSTERS

700 WRIGHT STREET * BRECKENRIDGE MI 48615 * (989) 842-3182 EXT 434



January 4, 2011

Dear Wind Resource LLC,

On behalf of the Breckenridge FFA Alumni and Boosters and Breckenridge FFA, I would like to thank you for your support of our chapter by buying a trailer sponsorship. Your sponsorship helps support FFA members with scholarships, contests, and leadership contests. This fall, the trailer traveled with our Agricultural Issues team to Indianapolis for the National FFA Convention. The team made it to the semi-final round of the National contest. Below you will find a picture of the group who traveled to National Convention in front of the trailer. Your support helped make this possible.

Again, thank you for your continued support of the Breckenridge FFA Chapter. Your contributions make great things happen in this community.

Sincerely,

Royce Humm, President
Breckenridge FFA Alumni and Boosters



Community Wind

In an era of competing ideas and differing outlooks, engaging, educating and involving each community in developing a wind project is a smart way to avoid conflict and bring good ideas to the table.

Written and compiled by Wind Resource, the Superior Watershed Partnership and Land Trust and Windustry.



WIND
RESOURCE
LLC



SUPERIOR
WATERSHED
PARTNERSHIP
AND LAND TRUST



Community Wind

Download our new
Community Wind iBook from our
website: www.windresource.com



Sustainable Energy Strategy Educational Materials

- Resilient Communities for America
- Community Sustainability Partnership
- NREL 10 Benefits and 10 Myths about Wind Power
Benefits- <http://www.nrel.gov/docs/fy05osti/37602.pdf>
Myths- <http://www.nrel.gov/docs/fy05osti/37657.pdf>
- The *MSU Wind Energy Siting Bulletin* provided to Michigan Townships Association, Michigan Municipal League, Michigan Environmental Council,
<http://www.emdc.msue.msu.edu/product/michigan-land-use-guidelines-for-siting-wind-energy-systems-982.cfm>
- NREL County Commissioners Planning Book – distributed at the 2007 meeting of the Michigan Association of Counties www.nrel.gov/docs/fy07osti/40403.pdf
- The American Wind and Wildlife Institute www.awwi.org
- The Great Lakes Wind Collaborative, www.glc.org/energy/wind
- “Innovate, Manufacture, Compete” PewTrusts 2012 Clean Energy Plan
http://www.pewtrusts.org/news_room_detail.aspx?id=85899443670

Please visit our websites for further information.
www.windresourcecellc.com