

Re: Warner Solar Project on Poverty Plains Road

Chad Roberge <chad@avitarassociates.com>

Mon 2024-09-09 2:06 PM

To: Sam Carlson <sam@encorerenewableenergy.com>

Cc: loren martin <loren@avitarassociates.com>; Elizabeth Labbe - Assessing <assessing@warnernh.gov>; Jesse Stowell <jesse@encorerenewableenergy.com>

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Hi Sam,

Interesting enough, your request did point out that I had not updated the PPA column of my report. You will notice that if you take .098 and multiply that number by the kWh the project estimates to produce in a year, it will derive \$858,371.83. So my information for the value was still accurate using the generated PPA number, I just incorrectly gave you the number that was used from a column that was not updated.

Apologies for any inconvenience or confusion. I was happy to find out the algorithm for generating an expected PPA is working pretty well.

Chad

On Mon, Sep 9, 2024 at 11:18 AM Sam Carlson <sam@encorerenewableenergy.com> wrote:

Dear Chad,

I confirmed with my colleague that our PPA price we are currently negotiating for Poverty Plains Solar is \$0.0985/kWh, two cents less than what you projected:

Could you please re-run your numbers based on that?

Thank you,

Sam

On Thu, Sep 5, 2024 at 1:24 PM Chad Roberge <chad@avitarassociates.com> wrote:

Hi Sam,

I had some time and wanted to get this off the plate.

Based on the info provided I have derived the following:

A total market value once completed: \$5,980,800

Assessment based on current EQ 59.5%: \$3,558,600 (Rounded)

Potential Tax Burden (2023 tax Rate 31.72): \$112,879 (Rounded)

Based on Yearly Revenue: \$858,371.83

Based on Yearly Maintenance, Insurance and Operating Expenses: \$130,500

Based on Yearly NOI: \$727,871.83

Chad Roberge
Avitar Associates
Assessing Supervisor
P 603-798-4419

On Aug 27, 2024, at 1:23 PM, Sam Carlson
<sam@encorerenewableenergy.com> wrote:

Hi Chad,

THANK YOU for reaching out to me. Your questions are fair ones and I need to consult with our engineering and finance teams to get the most up to date information to send to you. Given people's vacation schedules and Labor Day Weekend, I'm hoping to get this information to you next Tuesday. I hope that is OK with you.

Regards,

Sam

On Tue, Aug 27, 2024 at 10:32 AM Chad Roberge
<chad@avitarassociates.com> wrote:

Hi Sam,

Warner has asked me to look into an estimate of value for a solar project you are considering in the municipality.

Could you provide the following to help get the best estimate for you:

1. estimated number of total MW
2. estimated number of generated power kWh
3. estimated number of panels
4. estimated area to maintain to support project
5. estimated initial total costs to complete project

That will provide the best estimate of what the assessed value would be.

Thanks,

Chad

--
Chad Roberge