



# Kalaoa Solar

Virtual Community Outreach Meeting  
January 19, 2023

REVOLUTIONIZING THE  
FUTURE OF CLEAN ENERGY

NEXAMP 2023

NEXAMP.COM

# Today's presentation includes

- **Mike Billet**  
Director Business Development  
**Nexamp**
- **Nathan Kam**  
Senior Partner / Moderator  
**Anthology Marketing Group**
- **Robert Washington & Eva Manzulli**  
Registration / Questions  
**Anthology Marketing Group**
- **Dennis Gosser**  
**Archeologist**  
Pacific Consulting Services Inc.



# AGENDA

1. Who is Nexamp?

2. What is Shared Solar aka Community Solar?

3. What is the Kalaoa Solar Project?

4. Next Steps



# The Nexamp Story

WHO IS  
NEXAMP?



# The Nexamp Way

WHO IS  
NEXAMP?



At Nexamp, we're revolutionizing the future of clean energy. We work with communities, businesses, and municipalities to democratize clean energy and support U.S. energy independence.

- Nexamp was founded in 2007
- We Own, Operate, and Maintain all of our solar and storage projects and manage every stage of the process
- Our mission is to ensure equity, accessibility, and transparency through a vertically integrated model
- We're building the future of energy so it's clean, simple, and accessible for everyone

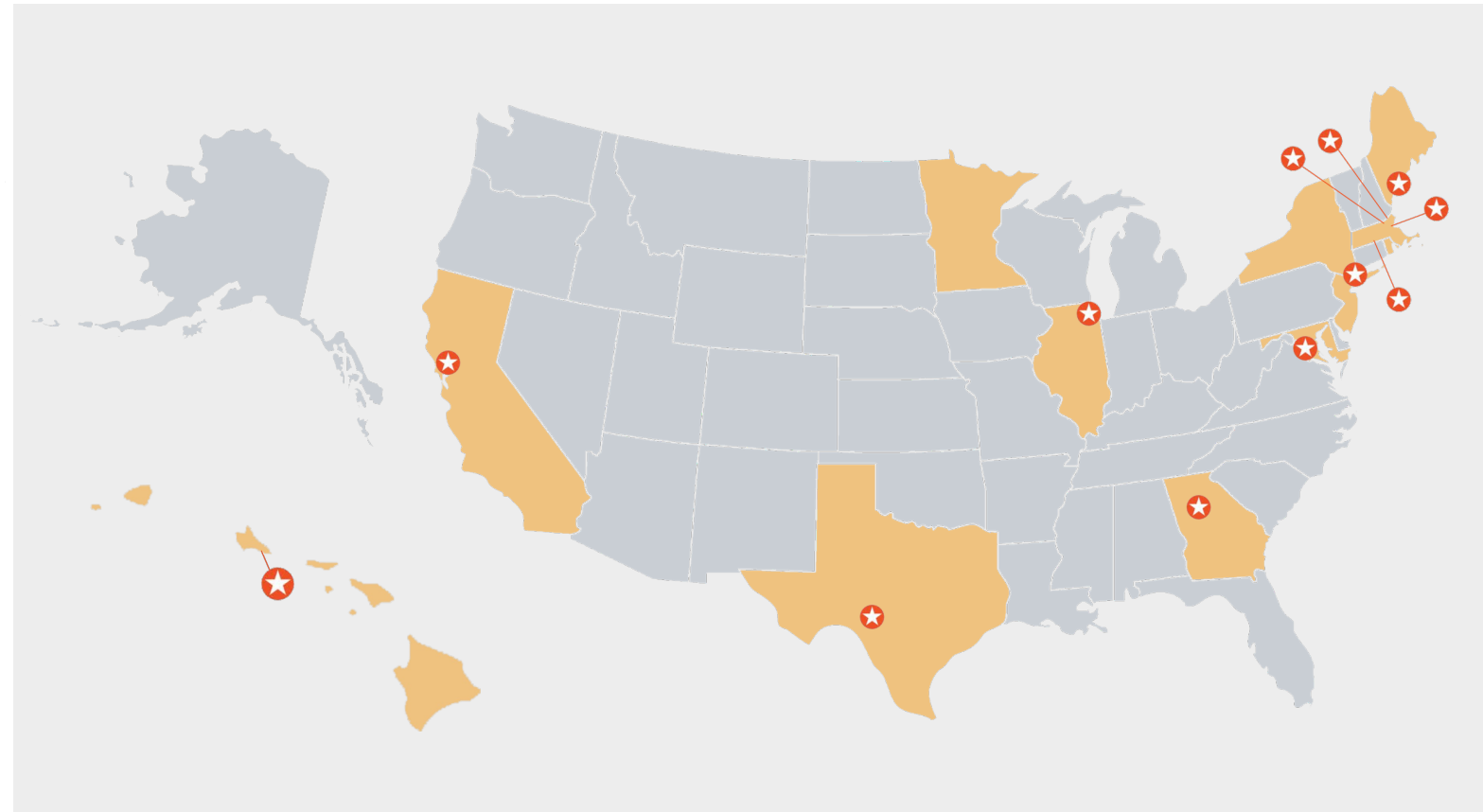
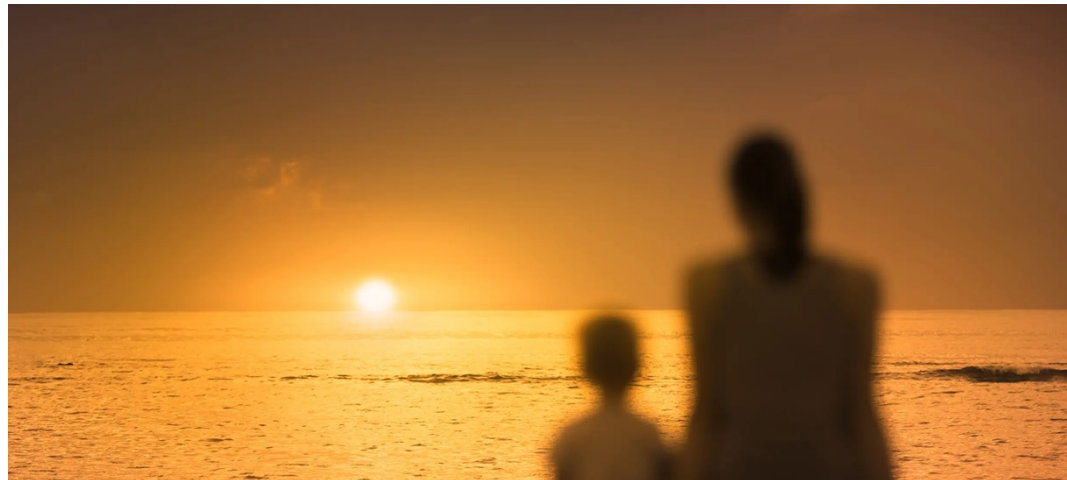


# Our People

Today, over 425 Nexampers are building the future of energy!

# Our Locations

WHO IS  
NEXAMP?




Nexamp is harnessing positive power and funneling it back into communities across the country. As one of the largest solar developers in the U.S., we're maximizing our social and environmental impact daily.

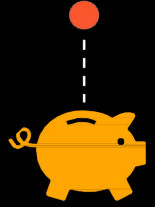
- We're a national, vertically integrated solar energy and storage company headquartered in Boston
- We develop, manage, and maintain community solar farms nationally
- We lead with inclusivity and equity, it is the foundation of our business model

# Delivering Results and Making an Impact

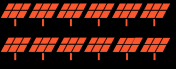
WHO IS  
NEXAMP?

a growing number of  
direct energy customers:  
**50,000+**




  
**12.5%**  
average annual savings  
per community solar customer

**1.15+** million  
solar modules  
deployed




  
**420**  
gigawatt hours  
being produced on all  
Nexamp farms


**300,000**  
metric tons  
of CO<sub>2</sub>  
averted



+282% growth since 2018  
**1GW** operational  
and  
construction  
projects



+372% growth since 2018  
**400MW**  
distributed generation



  
**250+**  
completed  
projects

**TOP SOLAR  
CONTRACTOR**  
 9 years running

**A+**   
rating on BBB

**200%**  
employee growth







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# History of Hawaii Shared Solar

<https://energy.hawaii.gov/get-engaged/community-based-renewable-energy/>

**“to make the benefits of renewable energy generation more accessible to a greater number” of Hawai‘i residents and businesses who would otherwise be unable to directly participate in renewable energy generation...”**

**March 17, 2022**

Hawaiian Electric issued a Request for Proposals for Community-Based Renewable Energy Projects for Low-And Moderate-Income customers for the islands of Oahu, Maui, and Hawaii

**November 22, 2022**

Hawaiian Electric awarded Nexamp 7 solar projects to benefit low- and moderate-income customers on Oahu, Maui, and Hawaii Island

# Nexamp Awards

WHAT IS  
SHARED SOLAR?

Island	Project	Megawatt Capacity (AC)
Oahu	<u>Kaukonahua Solar</u>	6 MW (Solar Only)
Maui	<u>Lipoa Solar</u>	3 MW + Battery
Maui	<u>Makawao Solar</u>	2.5 MW + Battery
Maui	<u>Piiholo Road Solar</u>	2.5 MW + Battery
Hawaii Island	<u>Kalaoa Solar A</u>	3 MW + Battery
Hawaii Island	<u>Kalaoa Solar B</u>	3 MW + Battery
Hawaii Island	<u>Naalehu Solar</u>	3 MW + Battery

# Shared Solar for Hawaii

## What is Shared Solar?

- Shared solar allows customers to take part in the solar energy movement and reduce their electric bills
- It benefits customers who until now have been unable to participate in solar energy
- Initial preference in this round will be given to projects serving low- to moderate-income (LMI) customers
- Projects from the next round of Shared Solar will be open to all customers
- All projects Support Hawaii's Clean Energy Initiative of 100% Renewable Energy by 2045

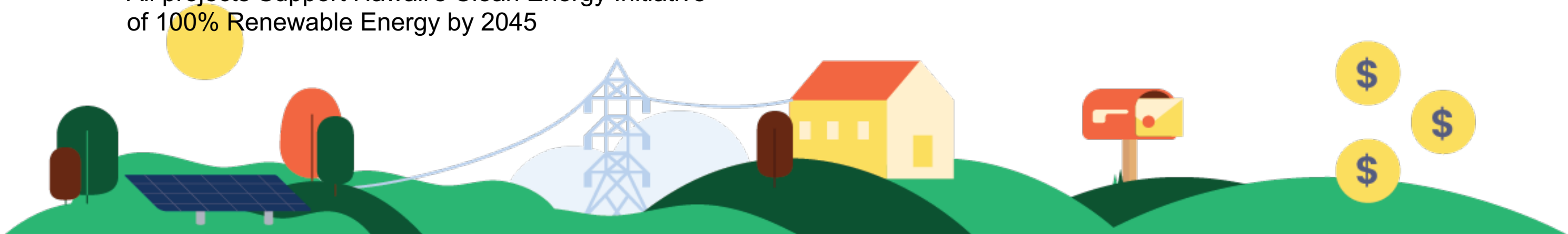
## How the program works

Nexamp awarded capacity to build a shared solar project and approved

Once the project is approved and built, Hawaiian Electric customers on the same island can participate in the Nexamp program

Shared solar subscribers receive a credit that lowers their electric bills for a portion of the renewable electricity generated by that project

Subscribers save up to 15% on energy costs

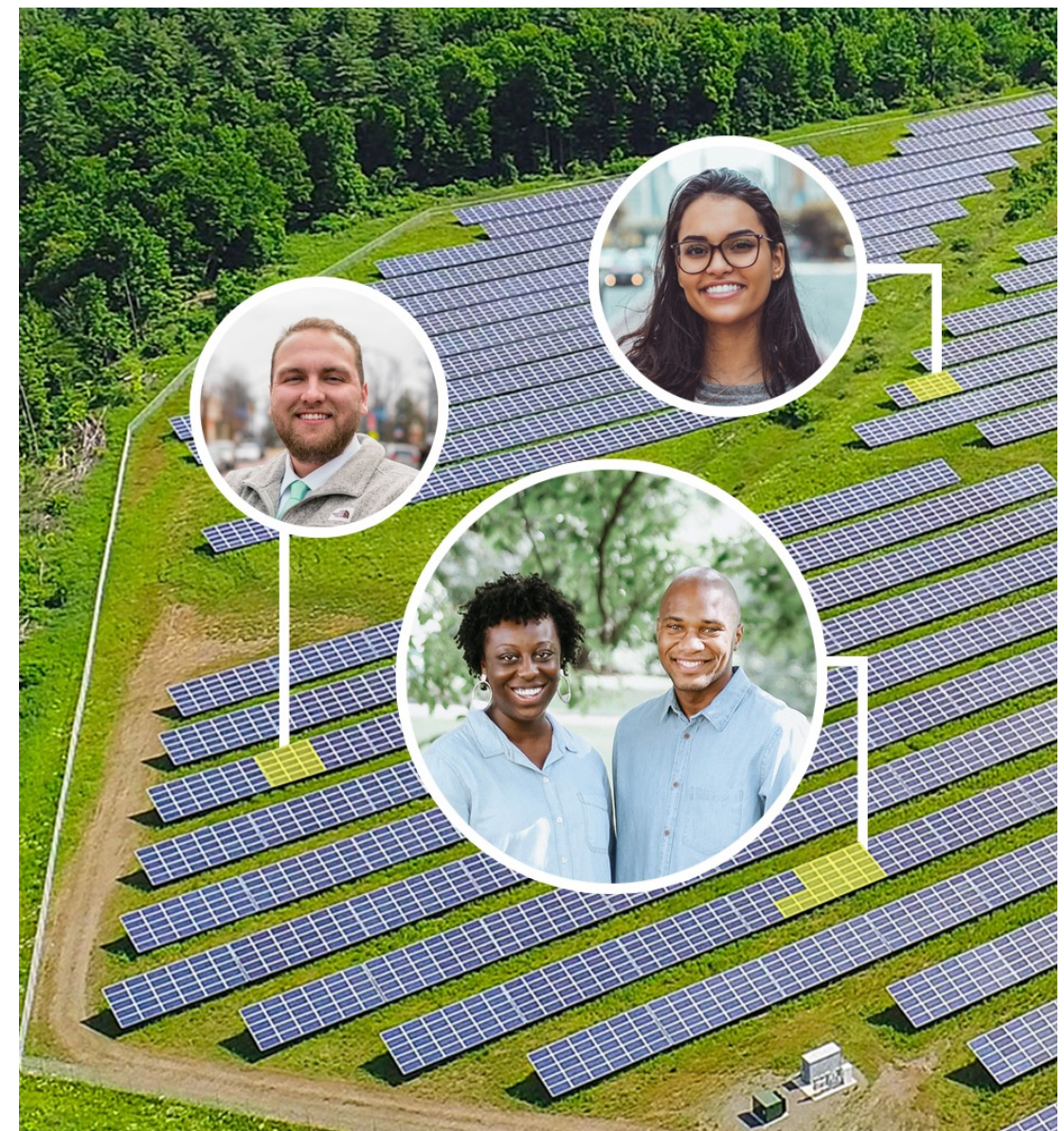


# Shared Solar

WHAT IS  
SHARED SOLAR?

We're lowering barriers and unlocking clean energy for communities across the country. We believe that access to clean energy is a right, not a privilege, and are committed to making solar power flexible and accessible to all.

- ✓ No rooftop panels
- ✓ No upfront cost
- ✓ No credit checks
- ✓ No long-term contracts
- ✓ No need to own your home
- ✓ Savings for everyone



# Nexamp Shared Solar 101

WHAT IS  
SHARED SOLAR?



## How to Qualify?

### (3) ways to qualify as a Residential LMI Customer

1. Household's income must be equal to or less than the income limit established by HUD for the customer's household size in the appropriate county
2. Participant in a qualified government assistance program
3. A person residing in any zip code identified by Hawaii Energy as qualifying for LMI status

### (3) Ways to qualify as a Non-Profit or small business

1. A city, county, state or federal governmental agency; or
2. An IRC Section 501(c)(3) organization; or
3. A participant in the Energy Advantage program within the Affordability and Accessibility program established by Hawaii Energy for certain small businesses and restaurants

## How do I Apply?

1. Go to Hawaiian Electric's CBRE Portal: <https://communityenergyhawaii.com/>
2. LMI customers – including those who are renters and apartment residents – may become "subscribers" to a facility on their respective island.
3. Once the projects are built and online, the subscribers receive credits on their monthly electricity bill based on their level of participation.
4. Participation levels are based on your Hawaiian Electric account historic energy usage.



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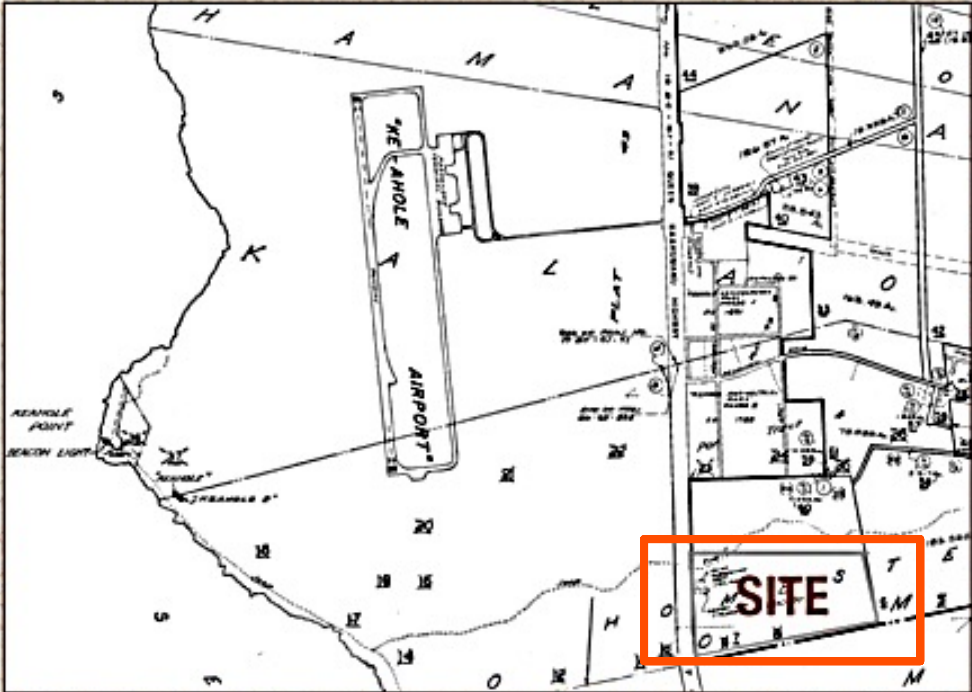


# Kalaoa Solar

<https://www.nexamp.com/kalaoa-solar>

- The Kalaoa Solar Project, is comprised of (2) co-located projects Kalaoa A and Kalaoa B:
  - 1) Kalaoa A, PV system size is 3 MW AC + Battery
  - 2) Kalaoa B, PV system size is 3 MW AC + Battery
- The project is located on Department of Hawaiian Homes Lands off Queen Kaahumanu Hwy
- The project has the capacity to service approximately **1,000\*** LMI homes and **60\*** nonprofit anchor tenants
- Nexamp is offering priority subscription to residents within a 5-mile radius of the Hawaii Census Tract for the first 3 months
- Initial Environmental and Cultural due diligence included a desk top review of the land
- Detailed EA, Environmental and Cultural Impact Studies will be completed as prior to the permitting approval process
- Nexamp has a Decommission Plan to recycle all equipment and restore the land to its natural state

PRIORITY PROJECT



**Renewable Energy Initiative**

**Location**  
Kalaoa, North Kona  
TMK (3) 7-3-010:007  
100 acres

**Status**  
The Kanihale Community Association at the Villages of La'i 'Ōpua has adopted a resolution supporting ODC's Renewable Energy Initiative at O'oma Homestead Ahupua'a project.  
ODC is in the preliminary stages of executing a preliminary license on the Kalaoa parcel from DHHL.

**Potential Partners**  
DHHL, O'oma Development Corporation, Forest City, Spire Incorporated, La'i 'Ōpua Community Development Corporation, EM Rivera & Sons, FHG Architects, Consul, Sentech, WSB Hawai'i, NREL

**Phasing**

1. Complete Business Plan
2. Secure Land Lease from DHHL for 100 acres
3. Engage in discussion with HELCO & HECCO
4. Obtain Entitlements (Environmental/Zoning/Subdivision)
5. Complete the Planning and Design Process
6. Begin Construction - December 2010
7. Energize 2nd Quarter 2012
8. Produce 15-18 MW of PV generated electrical power by 2017

## Renewable Energy Initiative

- To increase energy self sufficiency within the region.
- To provide benefits to the community
- Benefits from the project that goes to the community
- Training and professional development to provide job opportunities for beneficiaries.

# Renewable energy projects on DHHL lands, RFP

- Hawaiian Homes Commission (HHC) and its beneficiaries determined Renewable energy was an appropriate use of these lands through the development of the Department's Island Plans, as well as DHHL's 2009 Ho'omalū Energy Policy.
- August 2020 – DHHL issued a Public Solicitation for these lands via State Procurement Office
- March 2021 - Nexamp was selected to advance in the process to lease DHHL revenue-generating parcels for our proposed Kalaoa solar and storage projects.
- July 2021 - Initial round of Beneficiary Consultation was completed.
- DHHL intends to issue a general lease for land to be used for renewable energy projects, pursuant to Section 171-95.3 HRS, as amended to include Beneficiary Consultations.

<b>Location</b>	<b>Selected Applicant</b>	<b>Subscription Type</b>	<b>Project Size</b>	<b>Acreage</b>
<b>Kalaoa</b>	<b>Nexamp Solar, LLC</b>	<b>LMI</b>	<b>6 MW</b>	<b>40 acres</b>

# DHHL Approval Process

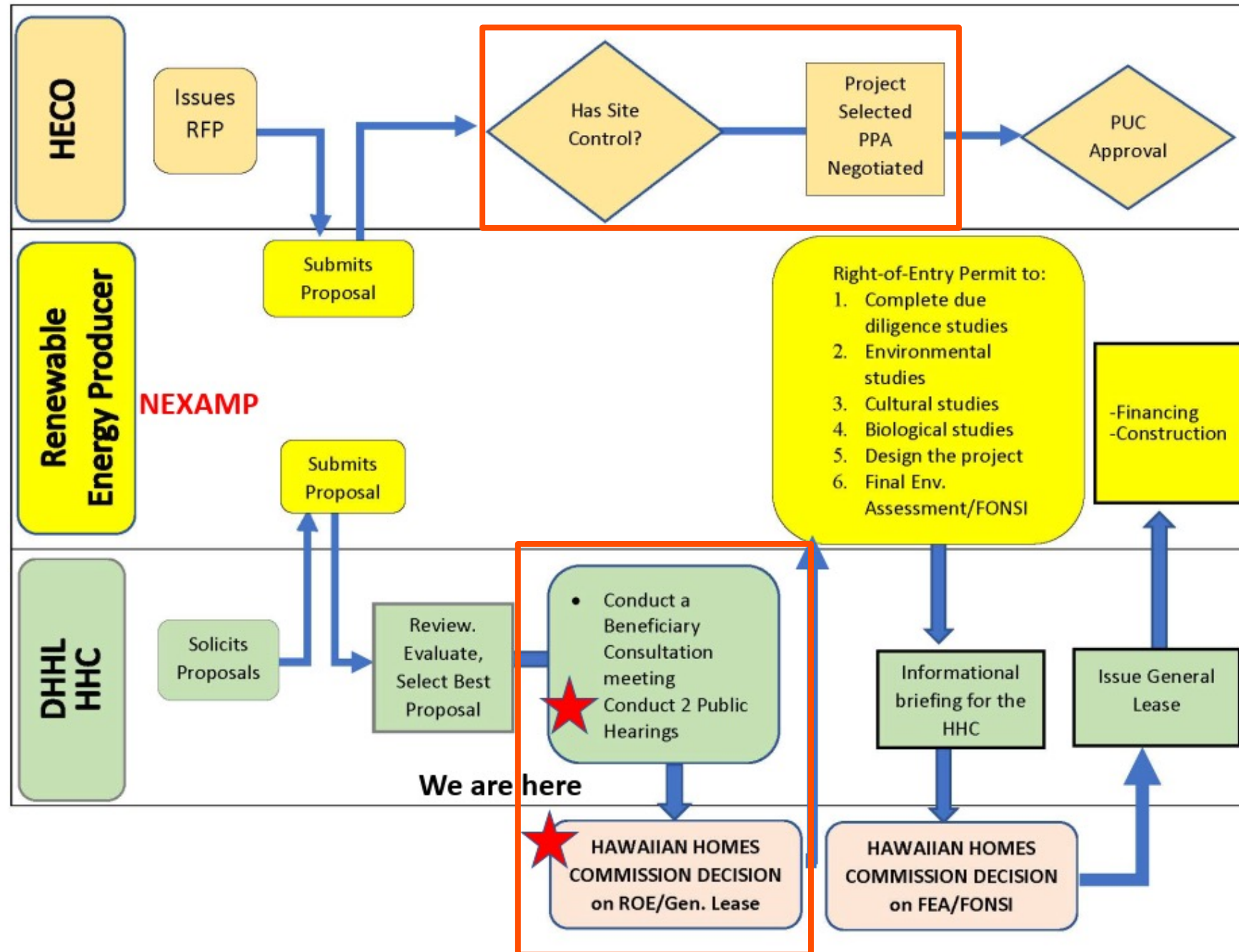
## PROPOSED COMMUNITY BASED RENEWABLE ENERGY PROJECT AT KALAOA

<https://dttl.hawaii.gov/po/hawaii-island/proposed-community-based-renewable-energy-project-at-kalaoa/>

Beneficiary Consultation Meeting	July 13, 2021
Public Hearing #1	October 11, 2021
Public Hearing #2	October 13, 2021
Hawaiian Homes Commission Meeting	October 13, 2021
Hawaiian Homes Commission Meeting Kalaoa A Approval to Issue a Right-of-Entry Permit	October 17-18, 2022
Hawaiian Homes Commission Meeting Kalaoa B Approval to Issue a Right-of-Entry Permit	February – March 2023
Hawaiian Homes Commission Decision-Making	1. Right-of-Entry Agreement 2. Land Studies 3. Environmental Assessment 4. General Lease

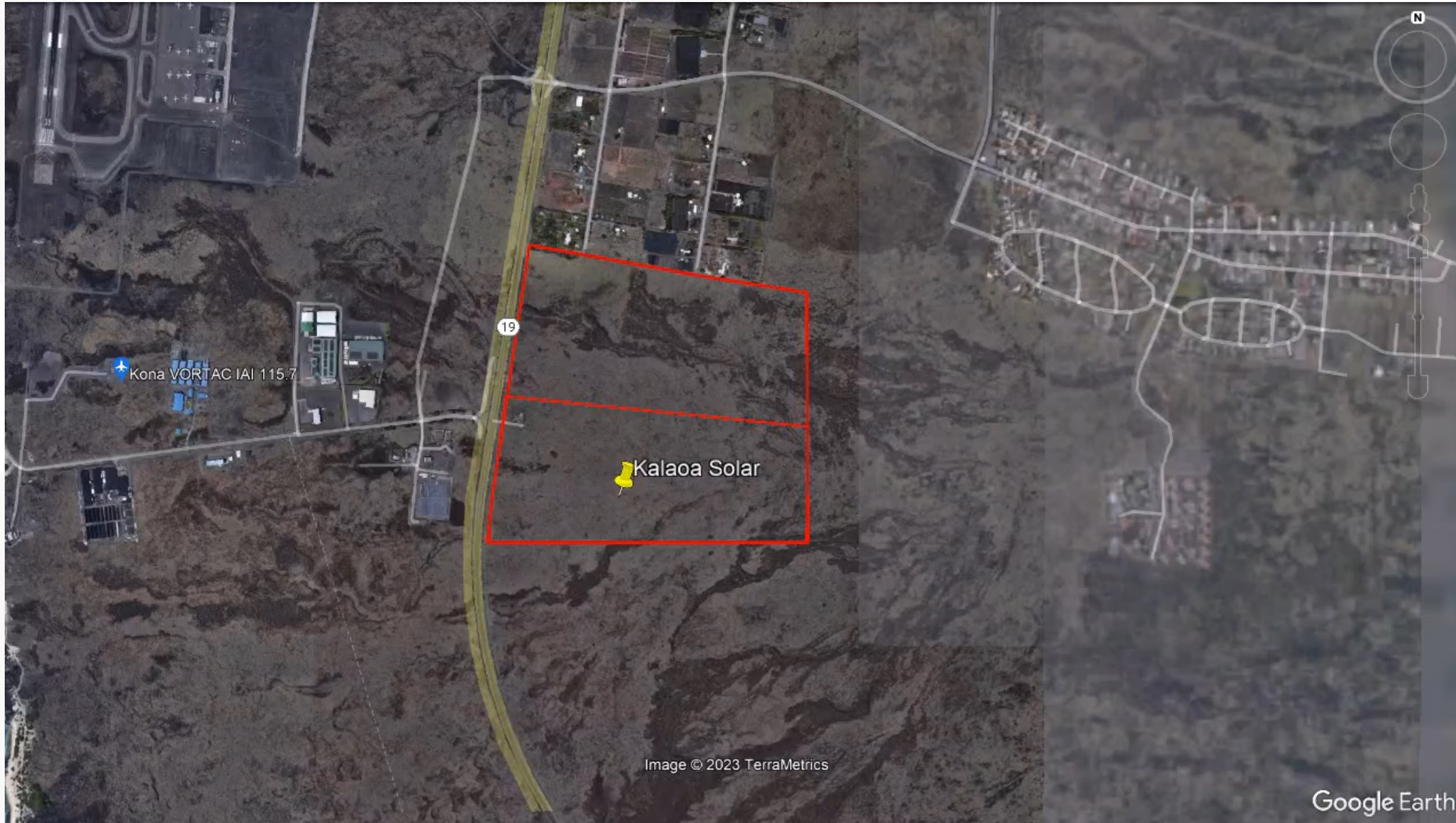
# Project Approval Process

WHAT IS THE  
KALAOA SOLAR PROJECT?



# Project Location

WHAT IS THE  
KALAOA SOLAR PROJECT?

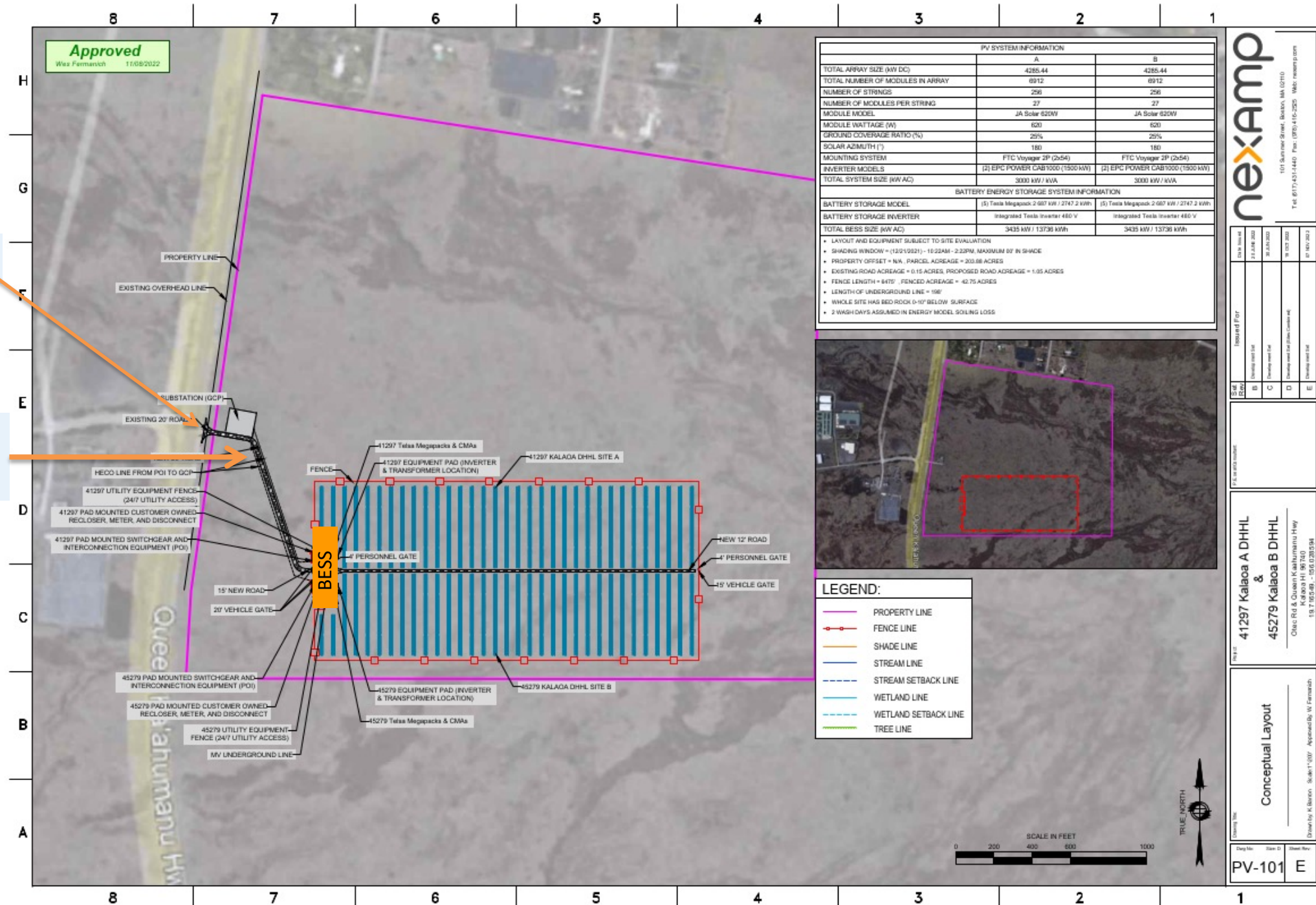


# Project Design

WHAT IS THE  
KALAOA SOLAR PROJECT?

Access Road

Point of Interconnection



**Project Acreage**  
42.75 ACRES

**Parcel Acreage**  
203.88 ACRES

**Project/Parcel**  
20%

## Project Benefits

### **Better Environmental Quality**

- Clean Renewable Energy and Storage
- Contributes to Hawaii's Clean Energy Initiative goal of 100% renewables by 2045
- Supports DHHL Ho'omalū Energy Policy
- Mitigates impacts of Climate Change
- Increases Grid Stability

### **Better Economic Sustainability**

- Savings for LMI Residential Subscribers
- Savings for Non-Profit Subscribers
- DHHL General Lease Revenue
- Local Labor Commitment
- Local Workforce Opportunities

### **Reliable Partner**

- Nexamp will finance, construct, operate and maintain the project throughout the 20-year term
- Nexamp will provide customer service & enrollment support throughout the 20-year term



## Community Benefits

- Clean energy & grid resiliency
- Supports DHHL's 2009 Ho'omalūō Energy Policy
- Supports Kalaoa's Economy
- Reliable long-term partner
- Low-impact use that conserves land
- Community benefits package

# Required Government Permits and Approvals

Permit Approval Type	Purpose	Approving Agency
HRS 343 Environmental Review	Environmental review with public participation	State of Hawaii, DHHL
Grading and Grubbing Permit	Clearing and grading of site, site roads, and erosion and sediment control	County of Hawaii, DPW
Building and Electrical Permit	Construction of solar equipment and pads for support facilities	County of Hawaii, DPW, Building Division
Storm Water General Permit for Construction Activities	Disturbance greater 1-acre for water quality protection	State of Hawaii, Clean Water Branch
Historic, Cultural and Natural Resource Review	Obtain concurrence on potential effects of cultural, natural and historic elements	DLNR, SHPD
Community Noise Permit for Construction activities	Noise exceedances greater than allowable decibels	State of Hawaii, Indoor and Radiological Health Branch

# Environmental Impacts

Requires HRS 343 Environmental Review

## Preliminary Environmental Assessment Summary of Potential Effects

- Natural Environment  
Air Quality – Biological Resources – Climate –  
Soils – Topography – Geology
- Land Regulations
- Socio-Economic Characteristics
- Solid Waste
- Hazardous Materials
- Water Quality
- Public Safety Services
- Recreational Resources
- Potential Cumulative and Secondary Impacts

## Cultural Impacts

This general area has been studied in the past and may contain archeological sites

**If cultural materials are discovered during construction, all earth-moving activity within and around the immediate discovery area will be diverted until a qualified archaeologist can assess the nature and significance of the find and SHPD will be notified immediately**

## State Historic Preservation Division (SHPD) Process

- Historic preservation review
- PCSI will complete an Archaeological Literature Review with Field Inspection (ALRFI)
- SHPD “Determination of Effect” letter:
  - ➔ No effect with no additional work required
  - ➔ Effect with additional historic preservation effort needed
  - ➔ Archaeological monitoring during construction
  - ➔ Archaeological inventory survey prior to construction
  - ➔ Historic preservation plan, etc.

# The Nexamp Way

WHAT IS THE  
KALAOA SOLAR PROJECT?

We're a vertically integrated organization that manages each phase of the project to ensure consistent and repeatable results.



# Project Timeline

WHAT IS THE  
KALAOA SOLAR PROJECT?

**Hawaii Electric Light Selection to Final Award Group**

November 2022

**Virtual Community Outreach Meeting**

January 2023 & Quarterly

**PUC PPA Contract Approval**

June 2023

**Construction**

November 2024

**2022**

**Community Outreach**  
Ongoing

**HRS Chapter 343 - Environmental Impact**  
May 2023

**Permit Approvals**  
October 2024

**Guaranteed Commercial Operations Date GCOD**  
November 2025

**2025**



# AGENDA

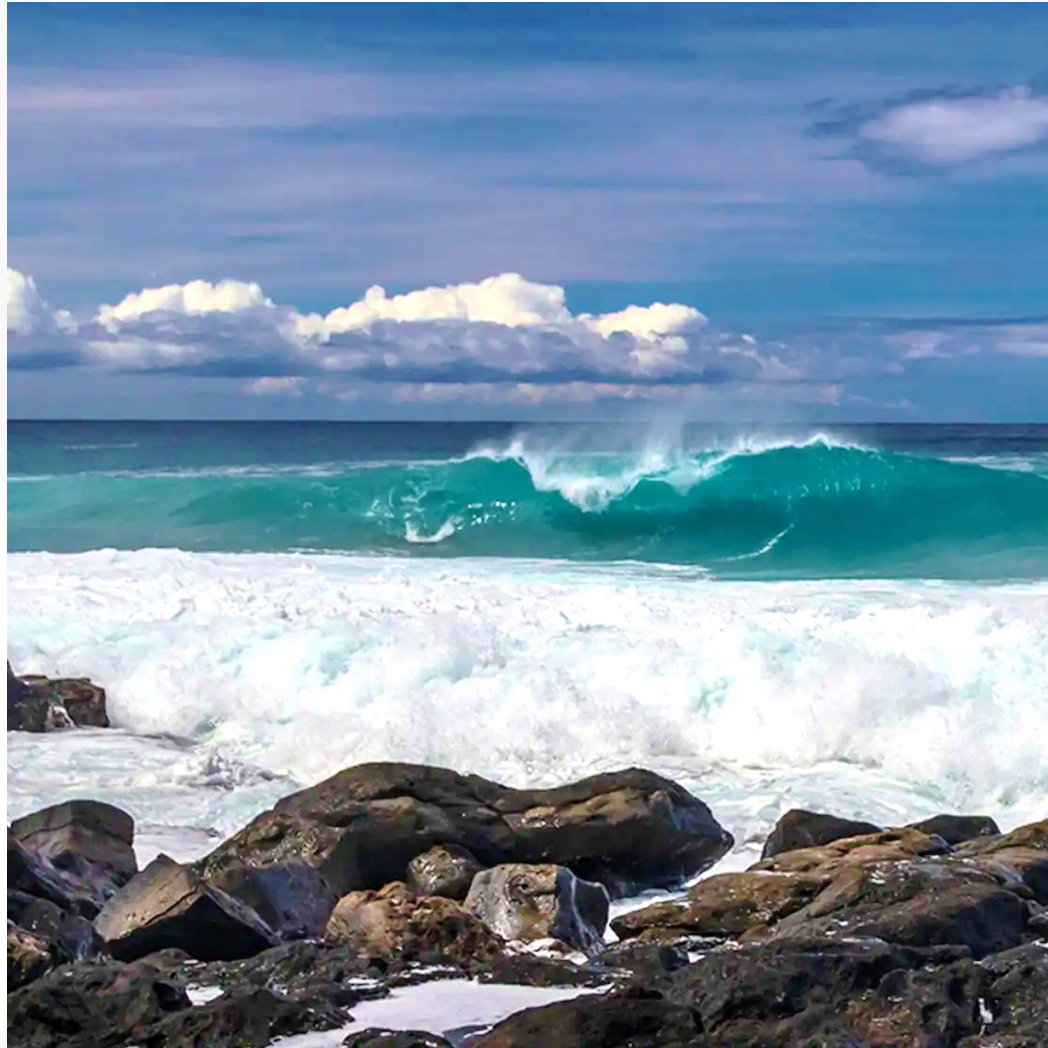
1. Who is Nexamp?
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# Next Steps

<b>Project Development Initial Public Meeting January 2023</b>	<b>Project Development Public Meeting 2 April 2023</b>	<b>Pre-Construction Public Meeting 3 July 2023</b>	<b>Pre - Construction Public Meeting 4 October 2023</b>
<ul style="list-style-type: none"> <li>• Where to find information</li> <li>• How to contact us</li> <li>• Community Outreach</li> <li>• Community Feedback</li> <li>• (Recording to PUC)</li> <li>• PPA Negotiations</li> <li>• Submit for PUC Approval</li> <li>• SHPD (HRS) 6E historic preservation review</li> </ul>	<p><b>Project Status Updates:</b></p> <ul style="list-style-type: none"> <li>• Interconnection Studies IRS</li> <li>• Environmental /HRS 343</li> <li>• Community Feedback</li> <li>• Community Benefits Package</li> <li>• PPA Negotiations</li> <li>• PUC Approval</li> <li>• SHPD (HRS) 6E historic preservation review</li> </ul>	<p><b>Project Status Updates:</b></p> <ul style="list-style-type: none"> <li>• Interconnection Studies IRS</li> <li>• Environmental /HRS 343</li> <li>• Community Feedback</li> <li>• Community Benefits Package</li> <li>• PPA Executed</li> <li>• PUC Approval</li> <li>• SHPD (HRS) 6E historic preservation review</li> </ul>	<p><b>Project Status Updates:</b></p> <ul style="list-style-type: none"> <li>• Interconnection Studies IRS</li> <li>• Environmental /HRS 343</li> <li>• Community Feedback</li> <li>• Community Benefits Package</li> <li>• Engineering</li> <li>• Permitting</li> <li>• SHPD (HRS) 6E historic preservation review</li> </ul>





| Contact Us

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## HONOLULU, HAWAII

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# Mahalo!

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