

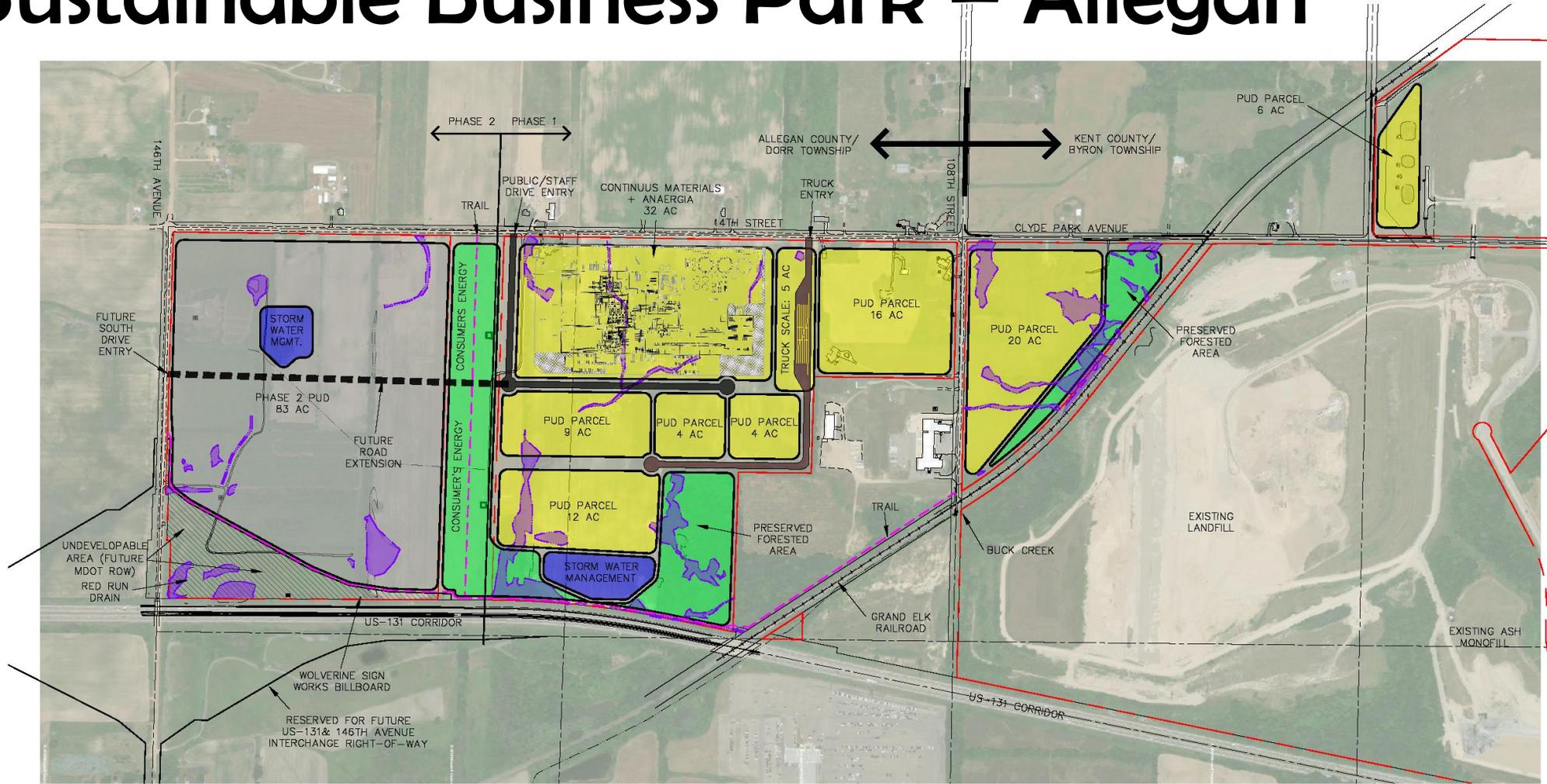
Alleghen County Board of Commissioners Work Session

July 27, 2023



**KENT COUNTY
DEPARTMENT OF
PUBLIC WORKS**

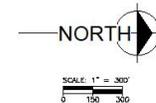
Sustainable Business Park – Allegan



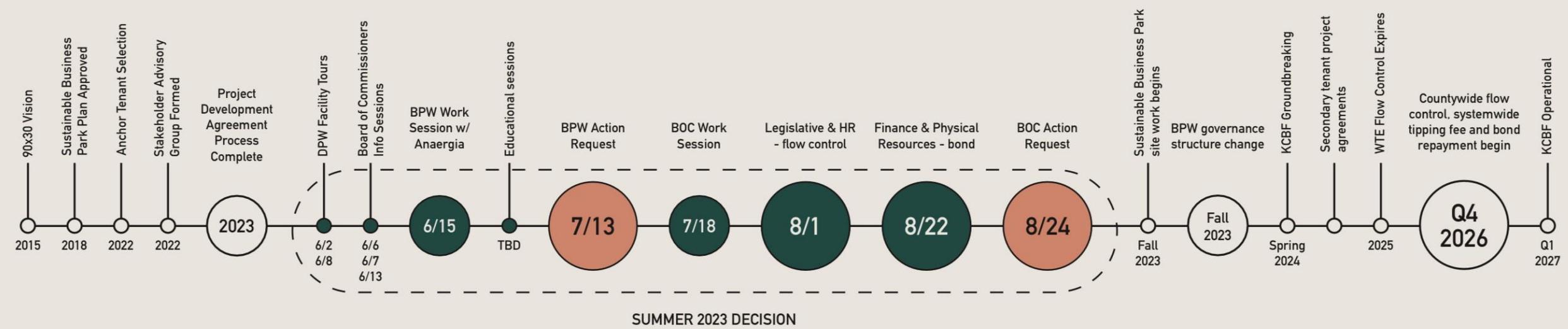
- POTENTIAL SYSTEMS**
- PHASE 1 PUD
 - PHASE 2 PUD
 - DEDICATED/PRESERVED OPEN SPACE
 - FUTURE/RESERVED FOR MDOT RIGHT-OF-WAY
 - STORMWATER MANAGEMENT AREA
 - REGULATED WETLAND AREA (7.8 ACRES)
 - PUBLIC/STAFF ROADWAY
 - TRUCK TRAFFIC ROADWAY

CONCEPTUAL PLAN

THE LAND USE AND LAYOUT INDICATED IS CONCEPTUAL IN NATURE



DECISION TIMELINE



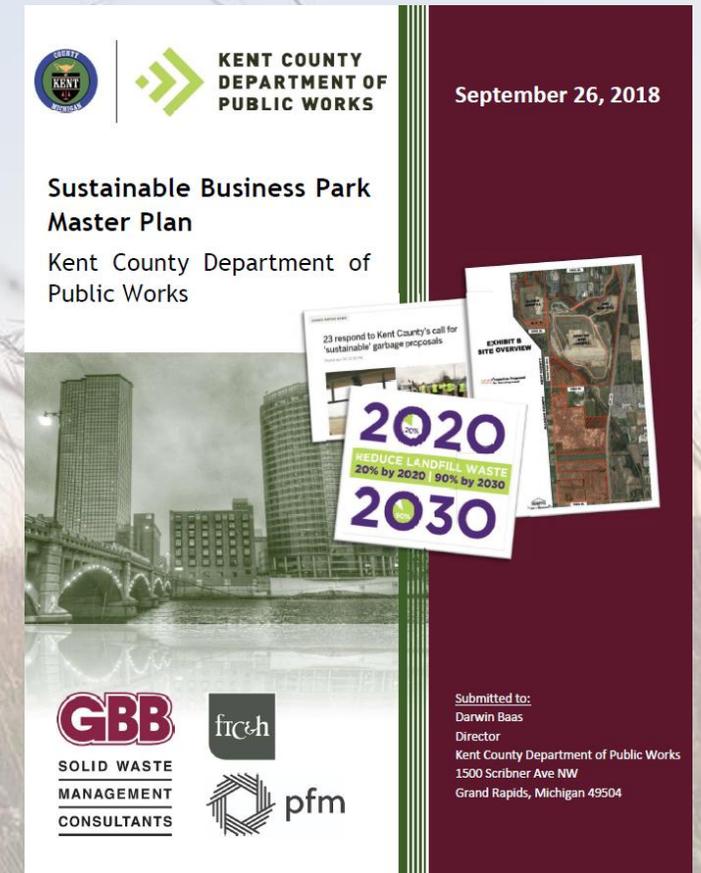
○ Past/Future ● 2023 Milestones ● Decision-Making Point



Technology Evaluation and Selection Process

Sustainable Business Park Master Plan: 2018-2019

- Waste processing technology Request for Information (RFI) issued through Kent County Department of Fiscal Services
- Received 23 submittals from local, national, and international firms for:
 - Mixed waste processing with:
 - Alternative Solid Fuels
 - Anaerobic Digestion
 - Ethanol
 - Composting
 - Enhanced recycling and material reuse
 - Construction and demolition waste
 - Waste to energy ash recycling
- Reviewed the technologies with a Stakeholder Review Committee consisting of manufacturing, waste industry, economic development, state and local governments and environmental advocacy representatives
- DPW development team visited 12 waste processing facilities in AZ, CA, ME, PA, SC, & WV
- Master Plan findings used to develop a Request for Proposal (RFP)



Technology Evaluation and Selection Process

Anchor Tenant Facility RFP: 2020 - 2021

- Conducted through Kent County Fiscal Services
- Received 7 qualified submittals:
 - Waste to energy
 - Mixed waste processing with:
 - Alternative solid fuel
 - Composting
 - Anaerobic digestion / renewable natural gas
- Multi-member evaluation committee conducted two rounds of interviews (DPW staff, economic development, private sector representatives)
- Reviewed the proposals with a stakeholder advisory group consisting of private sector, environmental advocacy, economic development, local and state government representatives.
- Issued Supplemental RFP to 2 companies seeking final proposals
- Conducted site due diligence visits to two WM owned and operated facilities in California
- Anaergia / Kent County Bioenergy Facility selected as the preferred proposal

Board of Public Works – July 13, 2023

- Kent County Bioenergy Facility – Solid Waste Management Plan Letter of Consistency
- Solid Waste Management Ordinance Revisions
- Kent County Bioenergy Facility Feed Stock, Construction and Service Agreement
- Kent County Bioenergy Facility Lease Agreement



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OREX can process SSO



OREX can process MSW



KCBF Feed Stock, Construction & Service Agreement

Key Provisions

- 25-year term
- Construction of facility/GMP for the County-owned buildings
- Construction/drawdown schedules
- Financing/bond issuance
- Acceptance testing and performance guarantees
- Delivery of processible waste
- Processing fees
- Construction bonds/insurance
- Default, remedy provisions/performance bonds
- Facility design & equipment specifications
- Maintenance



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Kent County Bioenergy Facility Lease Agreement

Key provisions:

- 25-year lease
- 40-acre parcel
- Taxes
- Assignment and subletting
- Insurance
- Indemnity
- Default/remedies



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Bonding

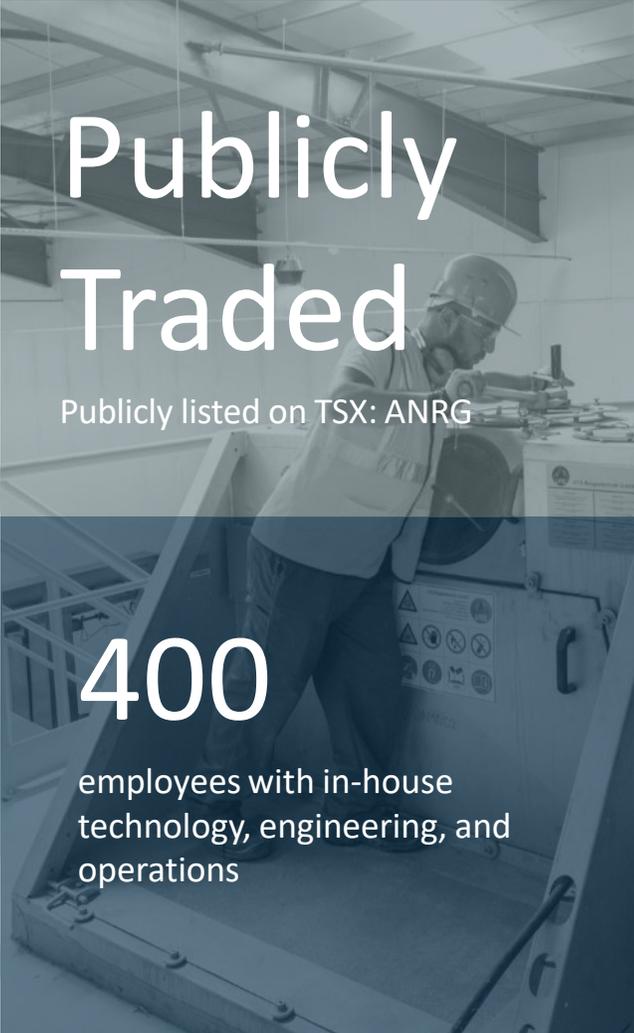
Key provisions:

- Follows the financing model used for Waste-to-Energy.
- 25-year bond to be paid from tipping fees.
- Flow control ensures sufficient waste volumes to be delivered to designated facilities - Waste-to-Energy, North Kent Transfer Station, Kent County Bioenergy Facility.
- Provides public funding (~20% of total) for public/private Kent County Bioenergy Facility investment.
- Well below authorized maximum for bonding capacity.



**KENT COUNTY
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Anaergia at a Glance



Publicly Traded

Publicly listed on TSX: ANRG

230+

RNG plans built since 2010



12 Facilities

RNG facilities owned across North America and Europe

400

employees with in-house technology, engineering, and operations

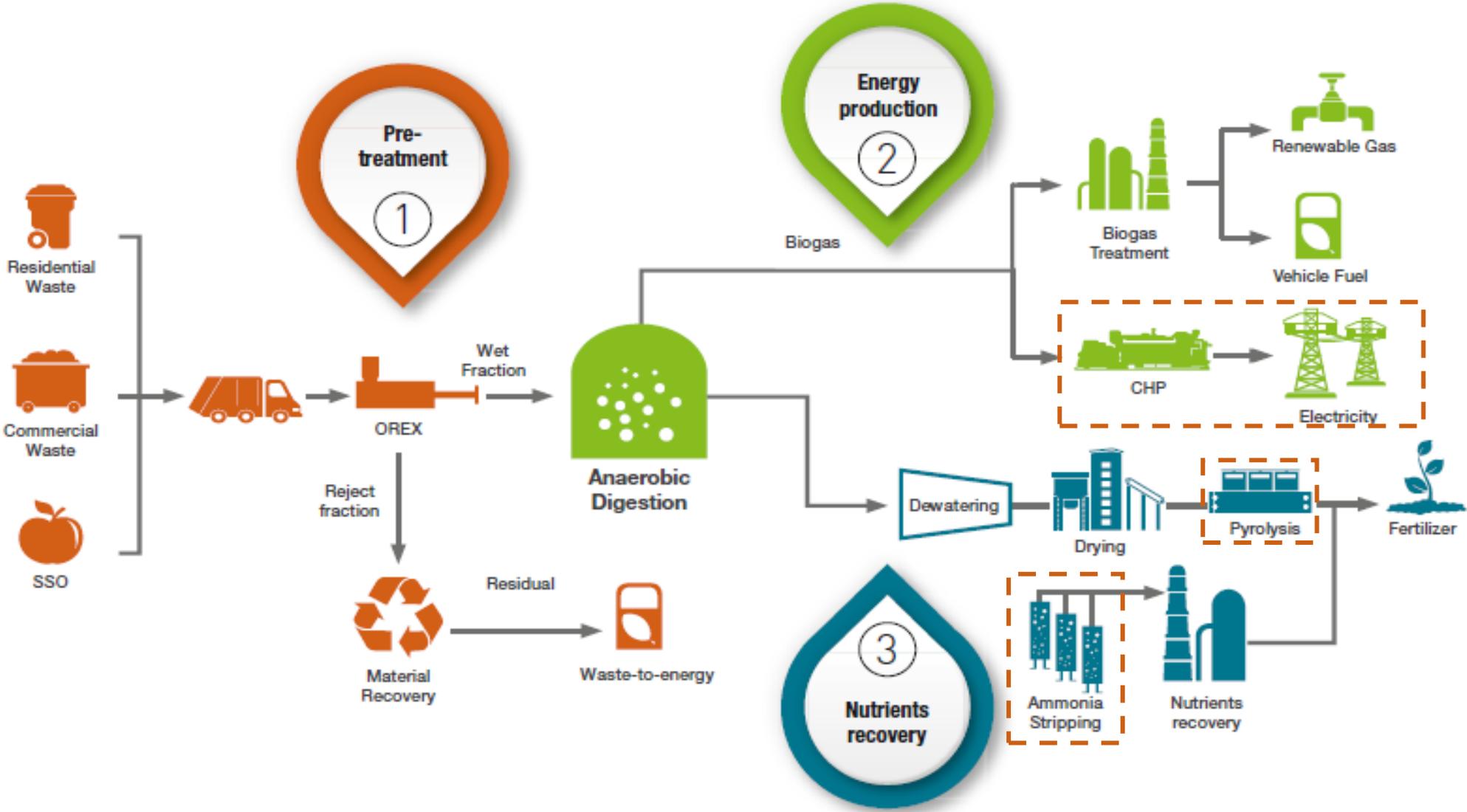
231

active and pending patents

10 Offices

8 regional project offices and 2 manufacturing facilities on 4 continents

Anaergia's Capability Across Pre-Processing, Digestion, Digestate Treatment



Kent County Bioenergy LLC - Sustainable Business Park

 →
>400,000 tons/yr MSW

 →
95,000 tons/yr SSO



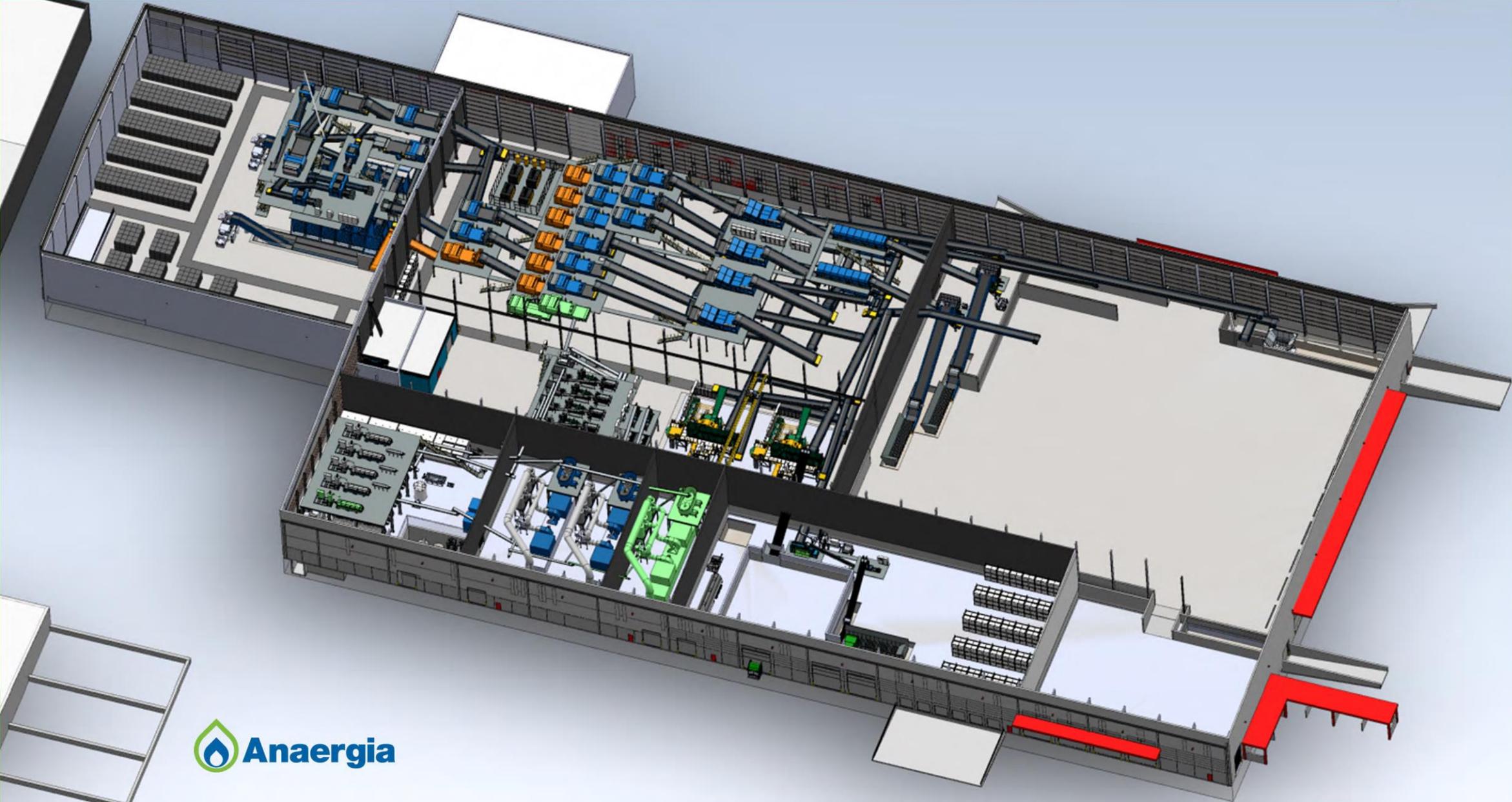
→  Water recovery
150,000 gallons/day

→  Recyclables
95,000 tpy

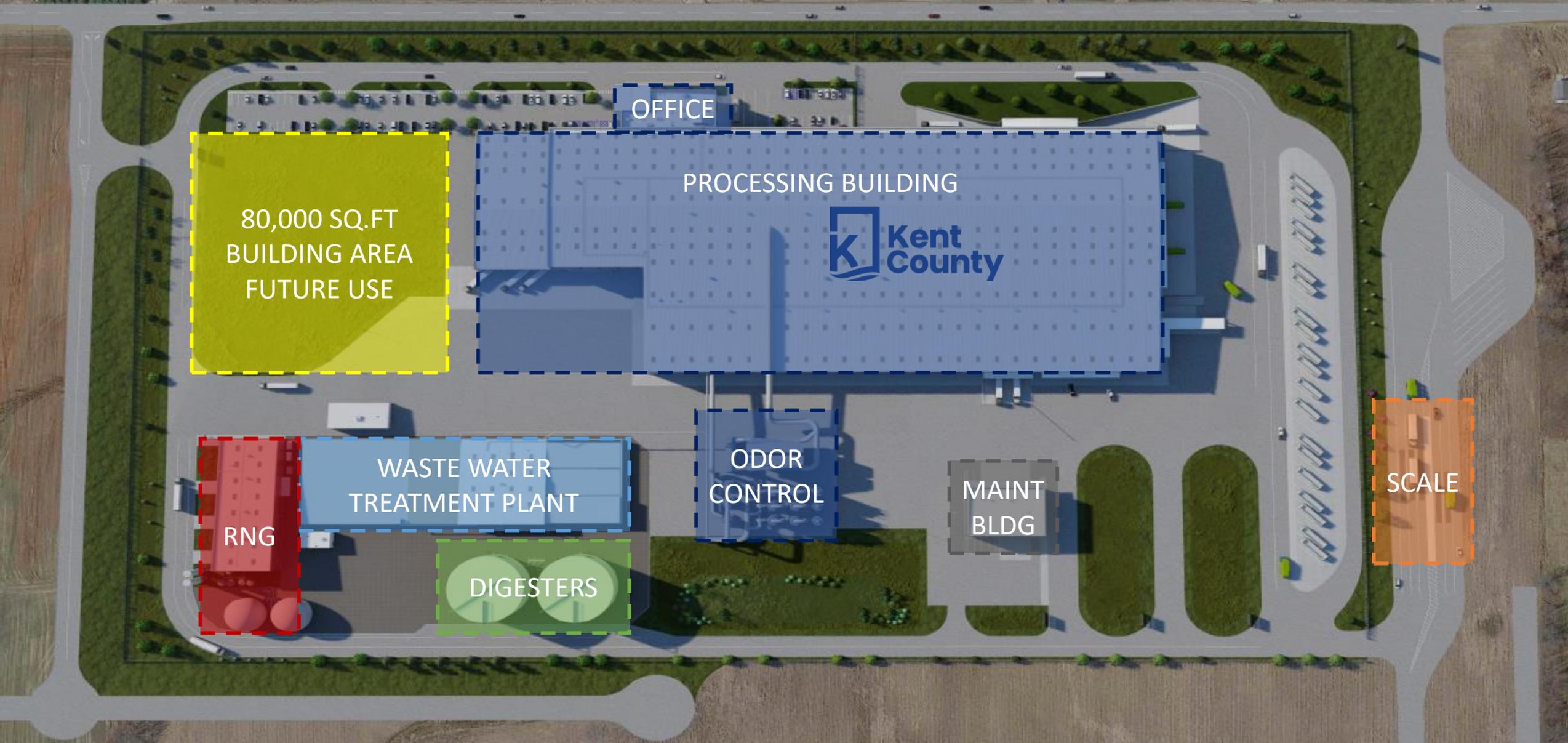
→  Renewable Fuel
650,000 MMBTU/yr

→  Fertilizer
22,000 tpy

Kent County Bioenergy Facility



Kent County Bioenergy LLC - Sustainable Business Park



80,000 SQ.FT
BUILDING AREA
FUTURE USE

OFFICE

PROCESSING BUILDING



RNG

WASTE WATER
TREATMENT PLANT

DIGESTERS

ODOR
CONTROL

MAINT
BLDG

SCALE

Kent County Bioenergy LLC - Sustainable Business Park



Kent County Bioenergy LLC - Sustainable Business Park Schedule

	2023				2024				2025				2026				2027			
	Q1	Q2	Q3	Q4																
Final Design			█	█	█	█														
Operation Permits to Construct	█	█	█	█	█															
Gas Interconnection	█	█	█																	
Kent County Board Approvals			█																	
Project Financing			█	█	█															
Procurement					★	█	█	█	█	█										
Construction						█	█	█	█	█	█	█	█	█						
Commissioning													█	█	█	█	█			
Start of Commerical Operations																	★			



What happens next (1.5 months):

- BOC reviews ordinance and financing
- Economic Impact Study
- Finalize agreements
- Explore industrial development district / TIF

What happens next if approved by BOC (6 months):

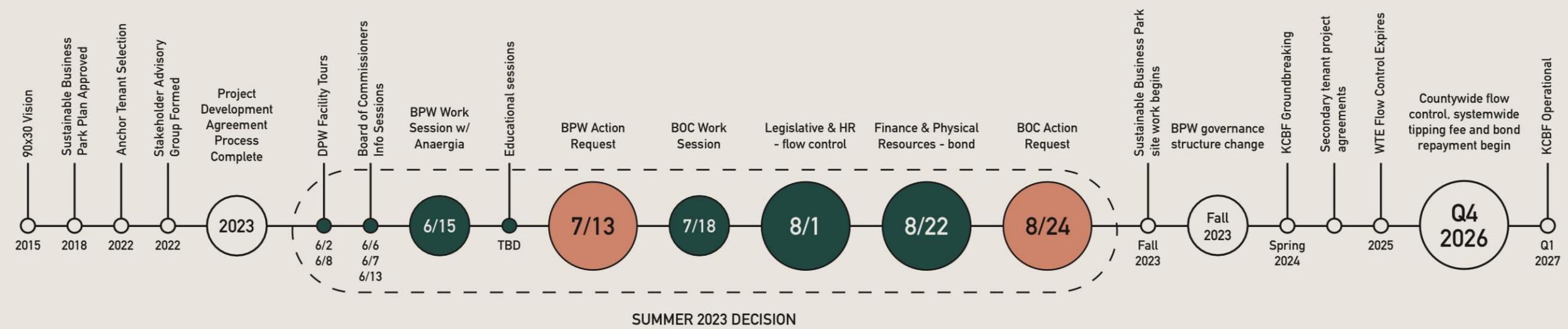
- Financing and bond issuance
- Develop ordinance procedures – effective date '23 / compliance date '26/27
- Begin 100% design and value engineering
- Grant funding
- Project Development Agreements with secondary tenants
- Site prep begins
- Governance structure and Materials Management Planning Committee



	2023		2024				2025				2026				2027			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Board Approvals																		
SBP & KCBF Timeline																		
SBP Sitework (phase 1)																		
KCBF Construction & Commissioning																		
KCBF fully operational																		
SBP secondary tenants Project Development Agreements																		
SBP secondary tenants permitting construction (phase 1)																		
SBP secondary tenants operational																		
Bonding and Financing																		
Bond repayment begins																		
Flow Control & Tipping Fee Timeline																		
Countywide Flow Control Ordinance Effective																		
Countywide Flow Control Implementation Rules Developed																		
WTE Flow Control Agreements Expire with 6 cities																		
Countywide Flow Control Compliance																		
Systemwide Tipping Fee for MSW																		
Alternate Path																		
Landfill Approval																		
Landfill Permitting and development																		
WTE Model Change																		



DECISION TIMELINE



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