

Memorandum of Understanding Advanced Energy Community Pilot Project Rice Creek Commons

The intent of this Memorandum of Understanding (MOU) is to confirm the cooperative participation of Ramsey County and Alatus in the Advanced Energy Community (AEC) pilot to be delivered through Xcel Energy's Partners In Energy. This document outlines the expected contributions and roles of Ramsey County (the landowner), Alatus (the master developer), and Xcel Energy (the utility provider) as they work together to develop a Master Development Energy Integration Plan that promotes energy resource conservation and helps drive the advanced energy systems and energy resiliency goals for Rice Creek Commons.

The term of this joint initiative, as defined in this document, will extend from July 18, 2018, until December 31, 2020. This is a voluntary agreement and is not intended to be legally binding on any of the parties. Xcel Energy anticipates the work completed by the pilot will provide a foundation that supports Ramsey County and Alatus in achieving their energy goals as defined by the Master Development Agreement entered into for Rice Creek Commons (RCC).

Xcel Energy will support the AEC pilot project at Rice Creek Commons in the following ways:

- Project planning services to convene a stakeholder group made up of RCC campus partners and relevant energy stakeholders as identified with Alatus and Ramsey County. This service would include initiating regular project steering meetings with Alatus and Ramsey County to monitor progress on energy goals, and periodic communications with the broader stakeholder group throughout the pilot process.
- Professional consulting services that includes Xcel technical expertise and resources to support the development and delivery of a Master Development Energy Integration Plan.
- Professional facilitation of three work sessions with the stakeholder group to develop the Master Development Energy Integration Plan, including:
 - Providing a comprehensive review of all Xcel programs and services
 - Integrating the technical expertise of other stakeholders
 - Identifying and refining goals and strategies as defined in the Master Development Agreement
 - Evaluating and modeling bundled energy scenarios against refined energy goals
 - Supporting implementation strategies under applicable legal and regulatory frameworks
 - Evaluation of required amendments to applicable legal and regulatory frameworks as may be required to implement energy strategies at Rice Creek Commons.

- Good-faith sharing of the inputs, cost estimates and results of energy modeling completed to date and in the future to develop agreement around baseline assumptions and strategic energy resiliency priorities among the parties.
- Good-faith evaluation of the recommendations and analysis provided and fair consideration of the potential strategies and actions identified for inclusion in the Master Development Energy Integration Plan.
- Develop and test new program delivery models to better accommodate the needs of district-level projects like Rice Creek Commons. Applicable programs may include but are not limited to:
 - Integrated energy design assistance concept for buildings and infrastructure, combining district-wide, commercial and residential strategies
 - Integrated energy efficiency and rebate programs currently offered by Xcel Energy
 - Renewable energy development and procurement concepts
 - Integration with district energy systems
 - Advanced metering and energy management technologies
 - Integration of high-level market penetration by electric vehicles and EV charging
 - End-user education and outreach concepts

Along with the contributions from Xcel Energy and Ramsey County, Alatus will support the AEC pilot project at Rice Creek Commons as the primary developer for the site, contributing the following:

- Point person (or persons) to be tasked with recruiting stakeholders, coordinating planning meeting logistics and distribution of deliverables.
- Clear communication on design packages and timing, including communication of any critical dates in the development schedule.
- Clear communication regarding the implementation of Alatus's energy resiliency goals as defined in the Master Development Agreement.
- Good-faith sharing of the inputs and results of current and future energy modeling to develop agreement among the parties around baseline assumptions and strategic energy resiliency priorities and implementation strategies.
- Good-faith evaluation of the recommendations and analysis provided and fair consideration of the potential strategies and actions identified for inclusion in the Master Development Energy Integration Plan.
- Timely response to any developer-specific questions or requests from the parties.

Along with the contributions from Xcel Energy and Alatus, Ramsey County will support the AEC pilot project at Rice Creek Commons as the land owner, contributing the following:

- Point person (or persons) to be tasked with recruiting stakeholders, coordinating planning meeting logistics and distribution of deliverables.
- Clear communication regarding the advancement of the county's energy resiliency goals

- Cooperation in negotiations with adjacent landowners and stakeholders, and participation in discussions of amendments to current legal and regulatory frameworks.
- Meeting facilities to host the stakeholder group during the three working sessions.
- Identification of existing local plans and programs that could be utilized or will require consideration throughout the successful delivery of the Master Development Energy Integration Plan.
- Good-faith evaluation of the recommendations and analysis provided and fair consideration of the potential strategies and actions identified for inclusion in the Master Development Energy Integration Plan.
- Good-faith sharing of the inputs and results of energy modeling to develop consensus around baseline assumptions and strategic energy resiliency priorities.

**Resource Commitment Summary
Plan Development Phase**

Xcel Energy	Alatus	Ramsey County
<ul style="list-style-type: none"> • Facilitation and project management services for three working sessions • Access to inputs and results of energy modeling • Contribution to and delivery of the Master Development Energy Integration Plan. • Cooperation on any proposed changes to legal and regulatory frameworks 	<ul style="list-style-type: none"> • Single point of contact • Clear communication on design packages and timing • Clear communication of energy efficiency, energy technology, and resiliency goals • Access to inputs and results of energy modeling • Contribution to the Master Development Energy Integration Plan. • Cooperation on any proposed changes to legal and regulatory frameworks 	<ul style="list-style-type: none"> • Single point of contact • Access to existing related plans and programs • Clear communication of energy efficiency, energy technology, and resiliency goals • Access to inputs and results of energy modeling • Contribution to the Master Development Energy Integration Plan. • Cooperation on any proposed changes to legal and regulatory frameworks

All communications pertaining to this agreement shall be directed to Carla Dunham, on behalf of Alatus and Rice Creek Commons, Tami Gunderzik on behalf of Xcel Energy, and Josh Olson on behalf of Ramsey County.

Xcel Energy is excited to continue to support Rice Creek Commons in advancing their energy goals as an Advanced Energy Community. The resources outlined above and provided through

Partners in Energy are provided as a part of our commitment to the communities we serve and Xcel Energy's support of energy efficiency and renewables as important resources to meet your future energy needs.

For Ramsey County:

RAMSEY COUNTY, MINNESOTA



Jim McDonough, Chair
Ramsey County Board of Commissioners

Date: 8/21/18



Janet Guthrie, Chief Clerk
Ramsey County Board of Commissioners

Date: 8/21/18

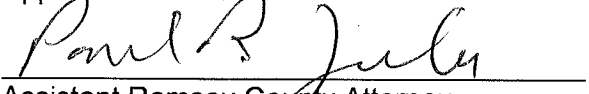
Approval recommended:



Lee Mehrkens, CFO, Finance Director

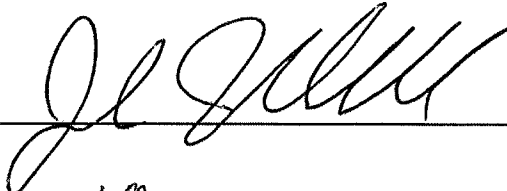
Date: 8/21/2018

Approved as to form:



Assistant Ramsey County Attorney

Date: 8/29/18

For Xcel Energy: 

Date: 8-21-18

For Alatus: _____

Pat C Z

Date: _____

8/24/18