



414 Nicollet Mall  
Minneapolis, MN 55401

**PUBLIC DOCUMENT  
NOT PUBLIC DATA EXCISED**

July 14, 2023

**—Via Electronic Filing—**

Will Seuffert  
Executive Secretary  
Minnesota Public Utilities Commission  
121 7th Place East, Suite 350  
St. Paul, MN 55101

RE: SUPPLEMENTAL INFORMATION – LAND RIGHTS ACQUISITION  
IN THE MATTER OF XCEL ENERGY’S 2022 SOLAR AND SOLAR-PLUS-  
STORAGE REQUEST FOR PROPOSALS  
DOCKET NO. E002/M-22-403

Dear Mr. Seuffert:

Northern States Power Company, doing business as Xcel Energy, submits to the Minnesota Public Utilities Commission the enclosed asset purchase agreement (APA) for the property rights of the 619 acres to be used for the Sherco Solar 3 project, as proposed in the above-mentioned docket on May 5, 2023.<sup>1</sup>

As stated on page 53 of our May 5, 2023 Petition, for Sherco Solar 3 we are acquiring certain real property rights for 619 acres from a subsidiary of National Grid Renewables. We have now agreed to terms for the acquisition as set forth in the APA provided as Attachment A. We appreciate parties’ patience as we have worked diligently to finalize the terms of the APA. We will file the fully executed version of the APA for the record when available; we do not anticipate any substantive changes between the unexecuted version and the signed version of the APA for the Sherco Solar 3 property rights.

Acquisitions of property also are governed by Minn. R. 7825.1800, subps. B, C, and D of which state that petitions to acquire property shall contain the following:

*B. Petitions for approval of a transfer of property shall be accompanied by the following: all information as required in part 7825.1400, items A to J; the agreed upon purchase price and the terms for payment and other considerations.*

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<sup>1</sup> The APA was referred to as a Purchase and Sale Agreement (PSA) in our May 5, 2023 Petition.

*C. A description of the property involved in the transaction including any franchises, permits, or operative rights, and the original cost of such property, individually or by class, the depreciation and amortization reserves applicable to such property, individually or by class. If the original cost is unknown, an estimate shall be made of such cost. A detailed description of the method and all supporting documents used in such estimate shall be submitted.*

*D. Other pertinent facts or additional information that the commission may require.*

We continue to respectfully request that the Commission grant a variance to Minn. R. 7825.1800, subp. B., as detailed in our Petition. With regard to Minn. R. 7825.1800, subps. C and D, we provided applicable project cost and other pertinent information in our Petition. The original cost of the property is set forth in Section 2.2 of the APA.

Portions of this filing and the enclosed documents are marked “NOT PUBLIC” as they contain information the Company considers to be trade secret data as defined by Minn. Stat. §13.37(1)(b). The document contains confidential commercial terms and pricing information that is proprietary and of material value to the Company. This information has independent economic value from not being generally known to, and not being readily ascertainable by, other parties who could obtain economic value from its disclosure or use.

Attachment A is marked as “NOT PUBLIC” in entirety. Pursuant to Minnesota Rule 7829.0500, subp. 3, we provide the following description of the excised material:

1. **Nature of the Material:** Copy of the Asset Purchase Agreement between the Company and Sherco Solar 3 LLC, a subsidiary of National Grid Renewables.
2. **Authors:** The Asset Purchase Agreement was negotiated between the Company and National Grid Renewables.
3. **Importance:** The Asset Purchase Agreement contains competitively sensitive pricing and other contract terms the Company considers as trade secret.
4. **Date the Information was Prepared:** The terms of the Asset Purchase Agreement were verbally agreed upon by parties on July 13, 2023.

Pursuant to Minn. Stat. § 216.17, subd. 3, we have electronically filed this document with the Commission, and copies have been served to the parties on the attached service list.

If you have any questions regarding this filing, please contact Pamela Gibbs at [pamela.k.gibbs@xcelenergy.com](mailto:pamela.k.gibbs@xcelenergy.com) or me at [monsherra.s.blank@xcelenergy.com](mailto:monsherra.s.blank@xcelenergy.com).

Sincerely,

/s/

MONSHERRA BLANK  
DIRECTOR, REGULATORY & STRATEGIC ANALYSIS

Enclosure  
cc: Service List

Attachment A is marked “NOT PUBLIC” as it contains information the Company considers to be trade secret data as defined by Minn. Stat. §13.37(1)(b). The document contains confidential commercial terms and pricing information that is proprietary and of material value to the Company. This information has independent economic value from not being generally known to, and not being readily ascertainable by, other parties who could obtain economic value from its disclosure or use.

Attachment A is marked as “NOT PUBLIC” in entirety. Pursuant to Minnesota Rule 7829.0500. subp. 3, we provide the following description of the excised material:

1. **Nature of the Material:** Copy of the Asset Purchase Agreement between the Company and Sherco Solar 3 LLC, a subsidiary of National Grid Renewables.
2. **Authors:** The Asset Purchase Agreement was negotiated between the Company and National Grid Renewables.
3. **Importance:** The Asset Purchase Agreement contains competitively sensitive pricing and other contract terms the Company considers as trade secret.
4. **Date the Information was Prepared:** The terms of the Asset Purchase Agreement were verbally agreed upon by parties on July 13, 2023.

## CERTIFICATE OF SERVICE

I, Joshua DePauw, hereby certify that I have this day served copies of the foregoing document on the attached list of persons.

xx by depositing a true and correct copy thereof, properly enveloped with postage paid in the United States mail at Minneapolis, Minnesota

xx electronic filing

**DOCKET No.      E002/M-22-403**

Dated this 14<sup>th</sup> day of July 2023

/s/

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Joshua DePauw  
Regulatory Administrator

[illegible]

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