



414 Nicollet Mall
Minneapolis, MN 55401

August 4, 2021

—Via Electronic Filing—

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

RE: INFORMATIONAL LETTER
SHERCO SOLAR PROJECT
DOCKET NOS. E002/M-20-891 AND E002/TL-21-189

Dear Mr. Seuffert:

Northern States Power Company, doing business as Xcel Energy, submits to the Minnesota Public Utilities Commission this informational letter to provide transparency into our continued conversations with the City of Becker.

On June 21, 2021, the City of Becker sent a letter directly to the Company requesting that Xcel Energy modify the footprint of the Sherco Solar Project to exclude specific parcels of land. A map outlining these parcels was also included with the letter.

In the spirit of our collaborative relationship with the City and community, we have had additional conversations in the meantime to further discuss these issues and continue working toward a mutually beneficial resolution. Toward that end, we sent a letter back to the City on August 2, 2021 and included an updated map. We have provided the June 21, 2021 letter from the City of Becker (and the map referenced therein) and our August 2, 2021 response to the City of Becker (and the updated map referenced therein).

We have electronically filed this document with the Commission, and copies have been served on the parties on the attached service lists. Please contact me at bria.e.shea@xcelenergy.com or (612) 330-6064 if you have any questions regarding this filing.

Sincerely,

/s/

BRIA E. SHEA

DIRECTOR, REGULATORY & STRATEGIC ANALYSIS

Enclosures

c: Service Lists



Phone: 763.200.4239 12060 Sherburne Ave.
Fax: 763.261.4411 P.O. Box 250
www.ci.becker.mn.us Becker, MN 55308

June 21, 2021



Administration



Community
Center



Community
Development



Finance



Parks and
Recreation



Pebble Creek
Golf Club



Police
Department



Public Works

John Marshall
Xcel Energy, Inc.
414 Nicollet Mall
Minneapolis, MN 55401

RE: Sherco Solar Proposal – 05/14/2021 Letter and 06/09/2021 Meeting Follow-Up

Dear Mr. Marshall,

Thank you for meeting with Mayor Bertram and me to discuss Xcel Energy's ("Xcel") plans for the combined cycle natural gas facility proposed to be located in the City of Becker ("the City"), as well as related issues of mutual concern including Xcel's proposed Sherco Solar project. Thank you as well for your letter dated May 14, 2021, responding to our concerns about the location of the Sherco Solar project. The City appreciates Xcel's offer to engage in master planning activities with the City, and looks forward to the opportunity to work cooperatively with Xcel in such a process.

In the spirit of our longstanding cooperation, I am writing today to follow-up with you about our ongoing concerns about the footprint of the Sherco Solar Project. As we have discussed, the City is concerned that the Project, as proposed, abuts the City's eastern and western boundaries south of Highway 10 and encompasses land that the City has long been planning to serve with municipal infrastructure to facilitate economic expansion of the City – efforts that have become increasingly important with the impending decommissioning of coal-fired units at the Sherco Generating Plant. In order for the City to accommodate at least a portion of this planned growth and development, the City is requesting that Xcel modify the footprint of the Project to exclude the following specific parcels of land and portions thereof. A map outlining these parcels is also attached for your reference:

East Portion of the project:

- Parcel I.D. No. 05-007-1000
- Parcel I.D. No. 05-008-2101
- Parcel I.D. No. 05-008-2201
- Parcel I.D. No. 05-005-2400 (small segment; see map)
- Parcel I.D. No. 05-005-3000

West Portion of the project:

- Parcel I.D. No. 20-134-1100
- Parcel I.D. No. 20-134-1200
- Parcel I.D. No. 20-134-1400
- Parcel I.D. No. 20-134-4100
- Parcel I.D. No. 20-134-3100

In addition, due to the rights-of-way of County Road 53 and Highway 10, as well as the presence of some privately-owned property, we would also like to request that any solar installations on Parcel I.D. Nos. 20-122-1400, 20-127-1000, 20-127-4400, and 20-127-4000 be set back from the County Road 53 and Highway 10 rights of way, north of County Road 8, to accommodate future municipal utility installations to facilitate development of property not included in the Sherco Solar project as proposed.

Should Xcel agree to exclude these parcels from the footprint of the project, the City would be supportive of the Sherco Solar Project in upcoming public meetings, hearings, and in written comments to the Public Utilities Commission.

I want to reiterate that the City is not opposed to the full Sherco Solar Project, and appreciates Xcel Energy's longstanding and historically very cooperative and mutually beneficial relationship with the City of Becker. We would like to meet before the end of the month to discuss the City's request made above in person. Specifically, we would like to meet again with you and Chris Clarke, similar to our last meeting. We appreciate Xcel's continued cooperation and assistance and look forward to continuing our work with Xcel to find a solution that will benefit both Xcel and the City for years to come.

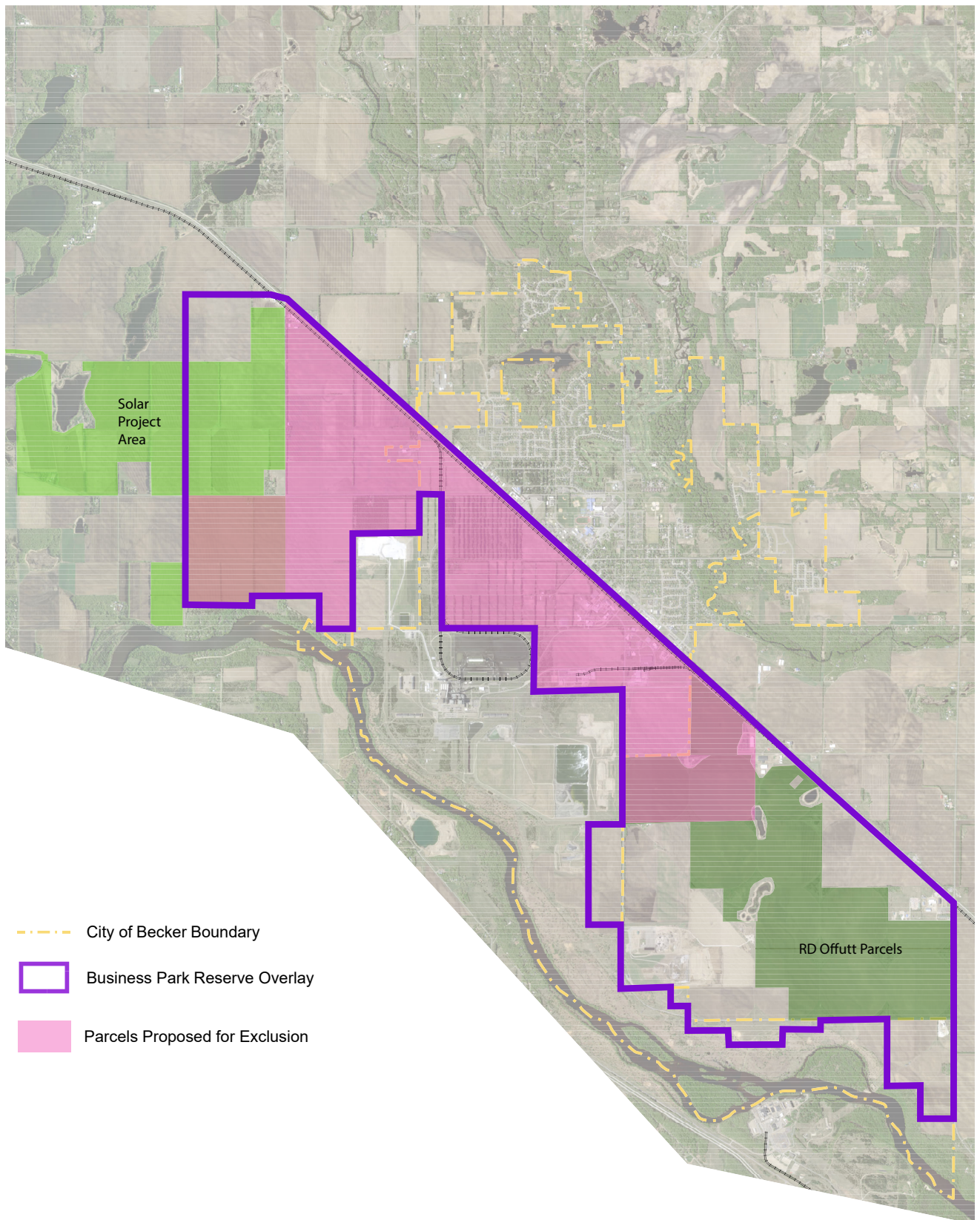
Please do not hesitate to contact me at gpruszinske@ci.becker.mn.us if you have any questions about this letter. I look forward to your response.

Thank you.

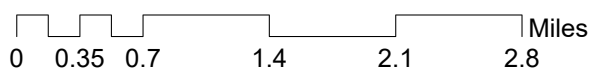
Sincerely,

A handwritten signature in black ink, appearing to read "Greg Pruszinske". The signature is stylized with a large "G" and "P".

Greg Pruszinske
City Administrator
City of Becker, Minnesota



Business Park Reserve Overlay





414 Nicollet Mall
Minneapolis, MN 55401

August 2, 2021

Greg Pruszinske
City of Becker
12060 Sherburne Ave
Becker MN 55308

Dear Mr. Pruszinske,

Thank you for your June 21, 2021 letter and continued discussions with us regarding the Sherco Solar Project and the City's economic development plans. I believe we have had constructive dialogue concerning the Project, and I appreciate your willingness to work cooperatively toward a solution that meets our mutual interests.

I am writing specifically to address the parcels you have requested that we exclude from the project area, as identified in the map you included with your June 21, 2021 letter. First off, it appears we are in broad agreement. We can agree to exclude the vast majority of the "Parcels Proposed for Exclusion" that you identified in the map, including all parcels located within the City of Becker itself, amounting to approximately 1300 acres. When the solar project was being developed, we made a conscious effort to avoid siting the solar facility within City limits to support the City's business park expansion efforts, as they were communicated to us and the public, on these 1300 acres. For any parcels that are located within Clear Lake and Becker Townships and owned by other parties, the City will need to coordinate with those Townships and landowners concerning development. We have, however, updated the map you provided to correct the current City boundaries to reflect parcels recently annexed into the City. One of those annexed parcels is planned to be used by the Google data center, while the others are largely part of other Xcel Energy Certified Development Sites.

That said, we do have concerns about excluding the following parcels located in Clear Lake Township:

- Parcel I.D. No. 20-134-1100 (40 acres)
- Parcel I.D. No. 20-134-1200 (160 acres)
- Parcel I.D. No. 20-134-1400 (40 acres)
- Parcel I.D. No. 20-134-4100 (40 acres)
- Parcel I.D. No. 20-134-3100 (101.65 acres)

The owners of these parcels all have agreed to participate in the development of the Sherco Solar Project, and—as reflected in their comments included in connection with the siting proceeding in front of the Public Utilities Commission—Clear Lake Township also supports inclusion of these parcels in the Project. We are unaware of any right or opportunity the City has to develop these parcels and, therefore, hope you will agree that including these parcels in the Project is appropriate.

We also have concerns about excluding the following parcels located in the Township of Becker:

- Parcel I.D. No. 05-007-1000 (157.61 acres)
- Parcel I.D. No. 05-008-2101 (78.95 acres)
- Parcel I.D. No. 05-008-2201 (78.62 acres)
- Parcel I.D. No. 05-005-2400 (5.75 acres)
- Parcel I.D. No. 05-005-3000 (150.32 acres)

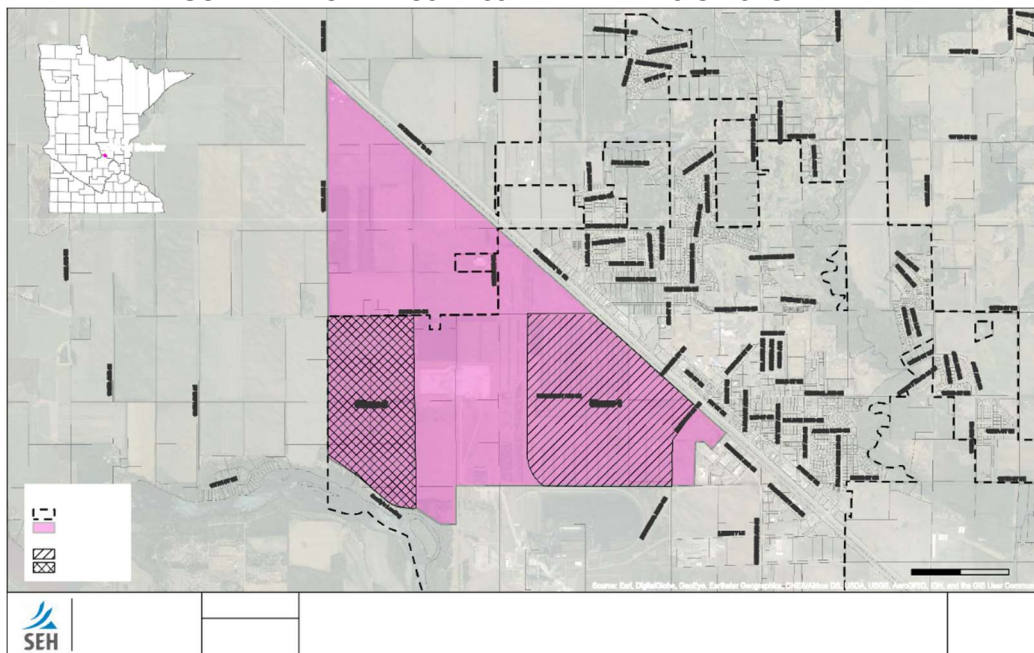


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The owner of these parcels, R.D. Offutt, has agreed to participate in the development of the Sherco Solar Project and to repurpose its existing agricultural land as a solar facility. We also believe that the land could only be annexed by the City, pursuant to the 2017 Orderly Annexation Agreement between the City of Becker and Township of Becker, if R.D. Offutt, as the owner of the property, submitted a “petition requesting annexation.” Given R.D. Offutt’s support for the Project, such an annexation request is unrealistic. Therefore, we hope you will agree that including these parcels in the Project also is appropriate.

Notably, none of these parcels are included in the City’s Business Park Expansion plan, as shown in Figure 1 below, which is a map of the total study area included in the 2019 Business Park Expansion Feasibility Report Prepared by SEH on March 18, 2019, and that was presented to and accepted by the Becker City Council during its May 7, 2019 Regular Meeting.¹

FIGURE 1: BECKER BUSINESS PARK EXPANSION STUDY AREA



This study area included two areas designated in the Feasibility Report as “Sherco 1” and “Sherco 2,” which are shaded in Figure 1 above, and as noted in the Feasibility Study, are 470 acres and 314 acres in size, respectively. The Feasibility Report included three “phases” for the development of all necessary water and sanitary sewer construction for the study area. As shown in the Figures appended to the Feasibility Report, the “Phase 1” infrastructure supported only a limited portion of the Sherco 1 and Sherco 2 sites, with the development in “Phase 2” and the “Ultimate Phase” completing the necessary infrastructure to serve the entirety of the study area.

¹ A copy of the Feasibility Report can be found at this link: <https://www.ci.becker.mn.us/DocumentCenter/View/2041/Final-Feasibility-Report---031819>



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The Feasibility Report indicated approximately \$22 million in probable costs for “Phase 1” of the infrastructure project, which is consistent with the Project Narrative submitted to the Minnesota legislature in support of a bonding request for utility infrastructure expansion:

The first phase of the trunk utility infrastructure project to serve approximately 450 acres of undeveloped property would include the construction of three major components: additional wells for added water capacity, trunk water main, and trunk sanitary sewer. The total infrastructure project is estimated at \$22 Million. The property within the City’s planned extended Business Park is not presently served by municipal water or sanitary sewer. The existing municipal sanitary sewer infrastructure serving the current Business Park has limited capacity available, which currently hinders growth opportunities.²

Consistent with this request, Minnesota’s 2020 Bonding Bill that was signed into law included \$20.5 million “[f]or a grant to the city of Becker to acquire land, predesign, design, construct, furnish, and equip public infrastructure, including water, sanitary sewer, storm sewer and drainage systems, roads, and lighting for a business park in the city of Becker. A portion of the water infrastructure for the business park will be installed in Becker Township.”³ Based on this background, we hope you will agree that the parcels identified above are all outside of the City’s planned business park and that the infrastructure being built near the Sherco Site using recently approved bonding funds is not intended to support those parcels.

Finally, with respect to your request for setbacks, I note that we previously agreed to the City’s request, during our January 27, 2021 meeting, to adjust the Project setbacks to allow right-of-way for the City to install municipal infrastructure under County Road 53 at a future date. Parcel 20-127-4000, however, is not part of the Project so we cannot provide any assurances for that area.

We are excited to continue discussions concerning the business park and redevelopment of the Sherco Site, including through the master planning discussions we recently began. As planned, we believe the Sherco Solar Project complements these economic development efforts, and we look forward to further discussions about how it can be successful for the City of Becker and the surrounding area.

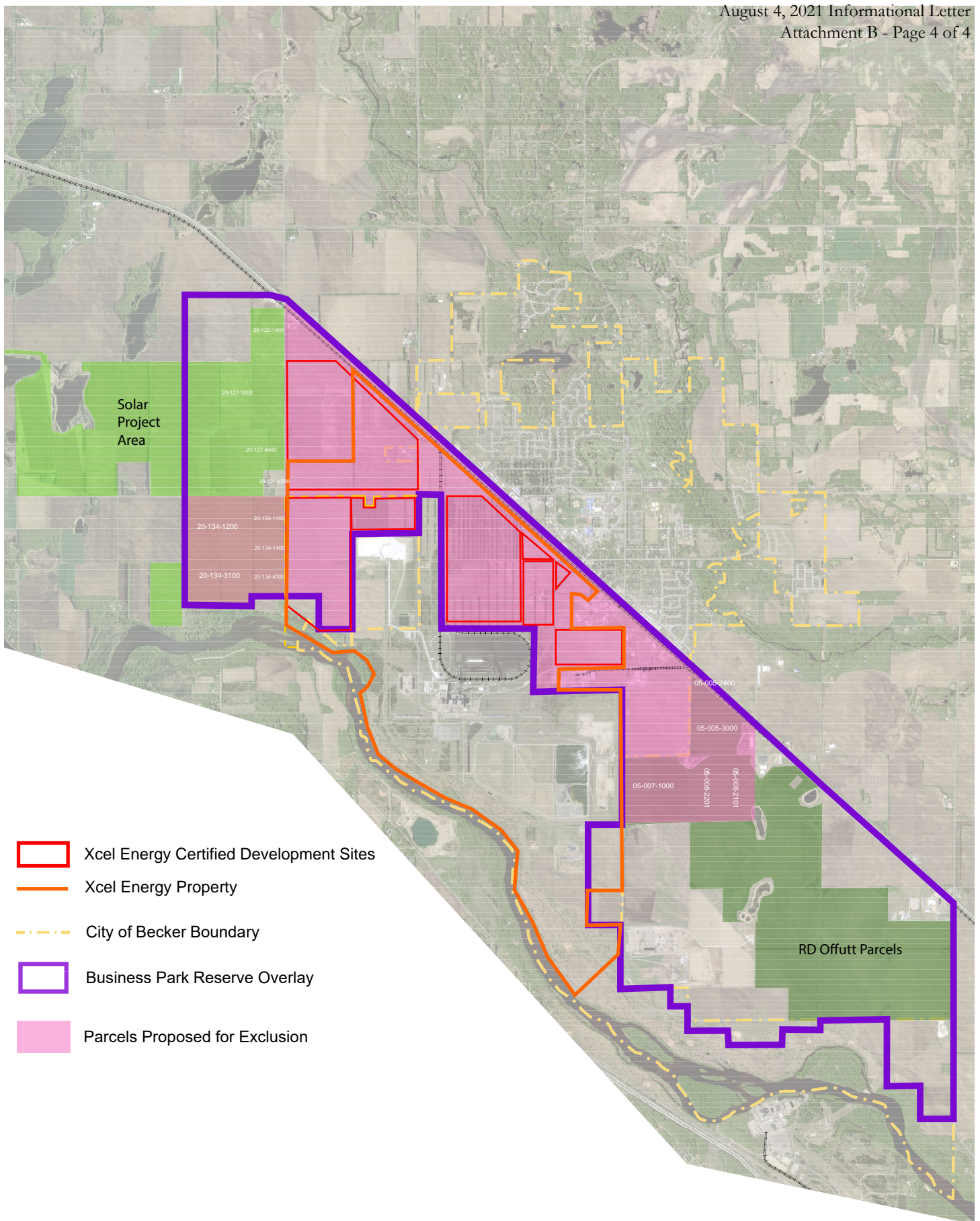
Sincerely,

A handwritten signature in black ink that reads 'John Marshall'.

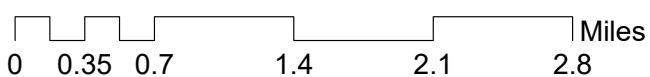
John Marshall
Senior Director, Community Relations

² <https://mn.gov/mmb-stat/documents/budget/capital-budget/preliminary-capital-budgets/2020/local-government.pdf>

³ <https://www.revisor.mn.gov/laws/2020/5/Session+Law/Chapter/3/>



Business Park Reserve Overlay



CERTIFICATE OF SERVICE

I, Mustafa Adam, hereby certify that I have this day served copies or summaries 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 Nos. E002/M-20-891
E002/TL-21-189

Dated this 4th day of August 2021

/s/

Mustafa Adam
Regulatory Administrator

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Greg	Prusinske	gprusinske@ci.becker.mn.us	City of Becker	PO Box 250 12060 Sherburne Ave Becker, MN 55308	Electronic Service	No	OFF_SL_20-891_Official
Generic Notice	Residential Utilities Division	residential.utilities@ag.state.mn.us	Office of the Attorney General-RUD	1400 BRM Tower 445 Minnesota St St. Paul, MN 551012131	Electronic Service	Yes	OFF_SL_20-891_Official
Kevin	Reuther	kreuther@mncenter.org	MN Center for Environmental Advocacy	26 E Exchange St, Ste 206 St. Paul, MN 551011667	Electronic Service	No	OFF_SL_20-891_Official

First Name	Last Name	Email	Company Name	Address	Delivery Method	View Trade Secret	Service List Name
Isabel	Ricker	ricker@fresh-energy.org	Fresh Energy	408 Saint Peter Street Suite 220 Saint Paul, MN 55102	Electronic Service	No	OFF_SL_20-891_Official
Susan	Romans	sromans@allete.com	Minnesota Power	30 West Superior Street Legal Dept Duulth, MN 55802	Electronic Service	No	OFF_SL_20-891_Official
Richard	Savelkoul	rsavelkoul@martinsquires.com	Martin & Squires, P.A.	332 Minnesota Street Ste W2750 St. Paul, MN 55101	Electronic Service	No	OFF_SL_20-891_Official
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Kevin	Schwain	Kevin.D.Schwain@xcelenergy.com	Xcel Energy	404 Nicollet Mall Minneapolis, MN 55401	Electronic Service	No	OFF_SL_20-891_Official
Will	Seuffert	Will.Seuffert@state.mn.us	Public Utilities Commission	121 7th PI E Ste 350 Saint Paul, MN 55101	Electronic Service	Yes	OFF_SL_20-891_Official
Colleen	Sipiorski	Colleen.Sipiorski@wecenergygroup.com	Minnesota Energy Resources Corporation	700 North Adams St Green Bay, WI 54307	Electronic Service	No	OFF_SL_20-891_Official
Ken	Smith	ken.smith@districtenergy.com	District Energy St. Paul Inc.	76 W Kellogg Blvd St. Paul, MN 55102	Electronic Service	No	OFF_SL_20-891_Official

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James M	Strommen	jstrommen@kennedy-graven.com	Kennedy & Graven, Chartered	150 S 5th St Ste 700 Minneapolis, MN 55402	Electronic Service	No	OFF_SL_20-891_Official
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Stuart	Tommerdahl	stommerdahl@otpc.com	Otter Tail Power Company	215 S Cascade St PO Box 496 Fergus Falls, MN 56537	Electronic Service	No	OFF_SL_20-891_Official

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Lisa	Veith	lisa.veith@ci.stpaul.mn.us	City of St. Paul	400 City Hall and Courthouse 15 West Kellogg Blvd. St. Paul, MN 55102	Electronic Service	No	OFF_SL_20-891_Official
Samantha	Williams	swilliams@nrdc.org	Natural Resources Defense Council	20 N. Wacker Drive Ste 1600 Chicago, IL 60606	Electronic Service	No	OFF_SL_20-891_Official
Joseph	Windler	jwindler@winthrop.com	Winthrop & Weinstine	225 South Sixth Street, Suite 3500 Minneapolis, MN 55402	Electronic Service	No	OFF_SL_20-891_Official
Patrick	Zomer	Pat.Zomer@lawmoss.com	Moss & Barnett a Professional Association	150 S. 5th Street, #1200 Minneapolis, MN 55402	Electronic Service	No	OFF_SL_20-891_Official

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Aaron	Brixius	Aaron.P.Brixius@xcelenergy.com	Xcel Energy	414 Nicollet Mall Minneapolis, MN 55401	Electronic Service	No	OFF_SL_21-189_Official Service List
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Generic Notice	Commerce Attorneys	commerce.attorneys@ag.state.mn.us	Office of the Attorney General-DOC	445 Minnesota Street Suite 1400 St. Paul, MN 55101	Electronic Service	Yes	OFF_SL_21-189_Official Service List
Jeremy	Duehr	jduehr@fredlaw.com	Fredrikson & Byron, P.A.	200 South Sixth Street Suite 4000 Minneapolis, Minnesota 55402-1125	Electronic Service	No	OFF_SL_21-189_Official Service List
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Generic Notice	Residential Utilities Division	residential.utilities@ag.state.mn.us	Office of the Attorney General-RUD	1400 BRM Tower 445 Minnesota St St. Paul, MN 551012131	Electronic Service	Yes	OFF_SL_21-189_Official Service List
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Melissa	Schmit	melissa@nationalgridrenewables.com	National Grid Renewables	8400 Normandale Lake Blvd Ste 1200 Bloomington, MN 55437	Electronic Service	No	OFF_SL_21-189_Official Service List
Will	Seuffert	Will.Seuffert@state.mn.us	Public Utilities Commission	121 7th PI E Ste 350 Saint Paul, MN 55101	Electronic Service	Yes	OFF_SL_21-189_Official Service List
William	Storm	bill.storm@state.mn.us	Department of Commerce	Room 500 85 7th Place East St. Paul, MN 551012198	Electronic Service	No	OFF_SL_21-189_Official Service List
Lynnette	Sweet	Regulatory.records@xcelenergy.com	Xcel Energy	414 Nicollet Mall FL 7 Minneapolis, MN 554011993	Electronic Service	Yes	OFF_SL_21-189_Official Service List
Haley	Waller Pitts	hwallerpitts@fredlaw.com	Fredrikson & Byron, P.A.	200 S 6th St Ste 4000 Minneapolis, MN 55402	Electronic Service	No	OFF_SL_21-189_Official Service List