

AEIC in partnership with
Sustainable Design and Development

Presentation for the
Town of Tuxedo

April 22, 2019

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Tuxedo Sustainability Park

“The worlds first sustainability park and the greenest town in America”

- 1. A Landmark Eco-tourism Site**
- 2. The worlds first un-fenced utility-scale Solar Project**
- 3. An Audubon wildlife sanctuary with Bee Farms, game trails and a pollinators paradise**
- 4. Designer Cottage Tiny-homes with outdoor recreation at the forefront**
- 5. An Electric Bus, Electric Bikes and EV Charge Stations**
- 6. A ‘Green-line’ bike path connecting the towns amenities**
- 7. STEM Education Program for local schools**

Economic Impact

\$60m - \$70m Direct investment in the town to build the project

Offering the Town 1 Megawatt of Free Energy for 25 years

- Equal to an upfront gift of \$3m for the plant and \$6m+ of savings and revenue over the project lifetime*

Land Lease Payments over the project lifetime

- \$250k per year for up to 25 years (TBD); or \$5,000,000 upfront and \$1/yr for 99 years

20 % Profit share from Designer Tiny Homes, maintained and operated by SDD

Electric Bus gifted to Town and used as shuttle to trailhead and town amenities

Eco-tourism is one of the fastest growing segment in the travel industry

* Calculation assumes cost of \$0.18/kwh

Environmental Impact

- **Increase carbon absorption by 300% by producing renewable energy**
- **Add 3,000,000 trees and increase the natural balance of wildlife**
- **Audubon Sanctuary, Bird Roosts, Bee Farm and Game Trails maintained on site**
- **Electric Bus and EV Charge Stations reduce carbon footprint**
- **Town of Tuxedo will be Net Zero energy consumer**
- **Support Town ban of single-use plastics**
- ★ **Forest re-planted after the project life cycle and protected for the remaining 74 years**

Social Impact

First of its kind Eco-tourism Site

Greater Accessibility to town amenities and small businesses

Increased wildlife education through programs and on-site amenities

STEM Program with a \$2000 / year scholarship grant for 99 years

Electric Bus and Electric Bikes attracts more visitors and creates a better experience



Birds and Wildlife love solar farms

<https://www.audubon.org/conservation/climate/solar>



All-electric bus helps solve transportation issue



Tiny-home village provides lodging for visitors



Wildflowers create a pollinators paradise

<https://www.audubon.org/conservation/climate/solar>

Q. How much \$\$\$ out of
Tuxedo's Pocket?

ZERO

Developer Background

AEIC

John Watson, Managing Director

Michael Coleman, Partner

Sustainable Design and Development

(Formerly Solar Design and Development)

Bradley Francis, President

Project Background

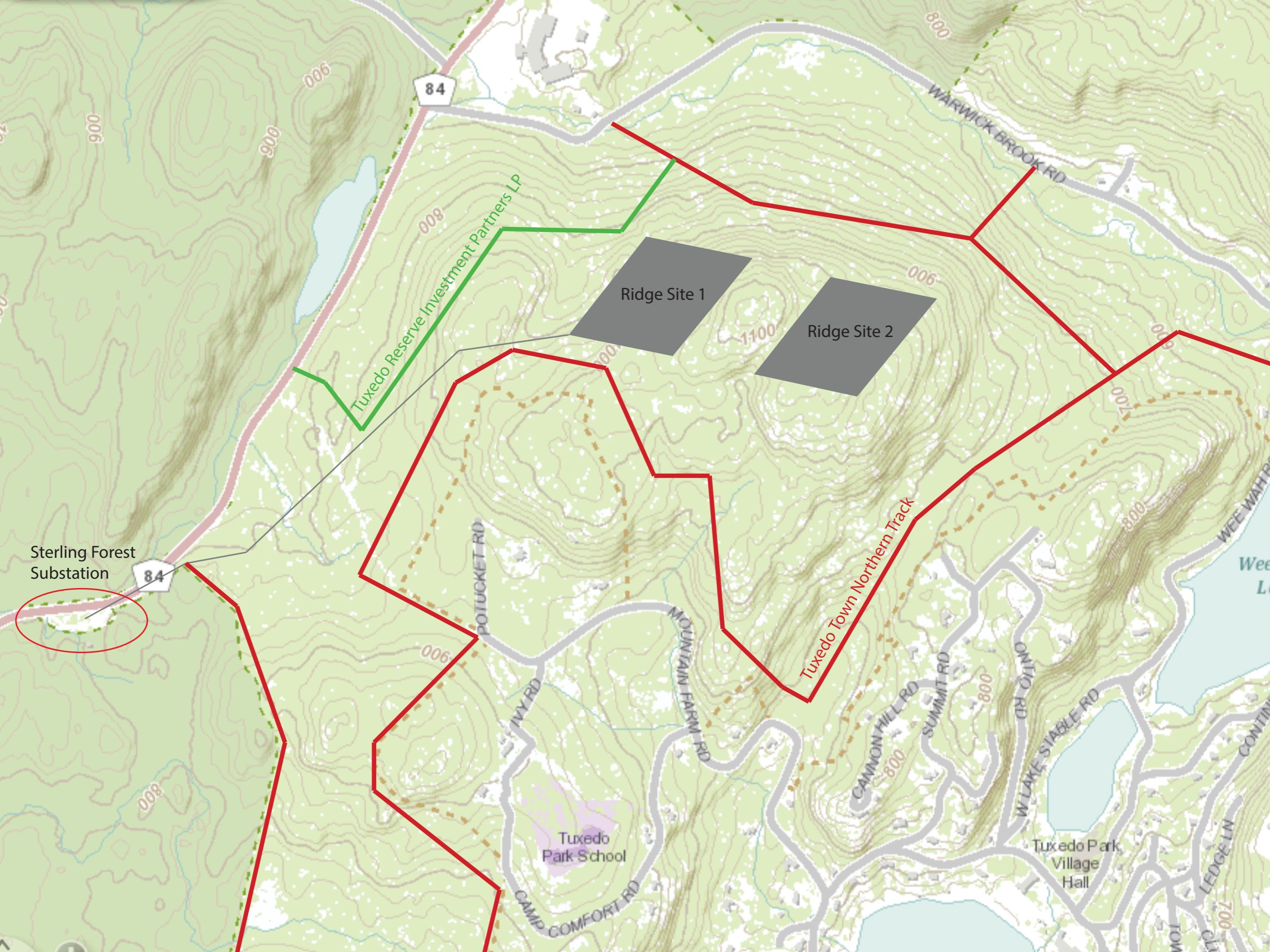
Only works in this exact area because of the substation and load center for IBM

Substation Identified: O&R Sterling Forest Substation No. 67
1190 Long Meadow Road

Land Identified: Tuxedo Town Northern Tracks ~ 700 Acres

Financing Already in Place

Team Ready to invest resources and move forward



Sterling Forest Substation

84

84

Tuxedo Reserve Investment Partners LP

Ridge Site 1

Ridge Site 2

Tuxedo Town Northern Track

POTUCKET RD

IVY RD

MOUNTAIN FARM RD

CANNON HILL RD

SUMMIT RD

ONTARIO RD

W LAKE STABLE RD

LEDGE LN

Tuxedo Park School

Tuxedo Park Village Hall

006

900

900

008

800

WARWICK BROOK RD

006

1100

008

006

008

CAMP COMFORT RD

800

700