

Stephanie LaBrune

From: Jake Hay (NEE) <jacobh@newenergyequity.com>
Sent: Wednesday, May 20, 2026 3:17 PM
To: Stephanie LaBrune
Subject: Community Solar lease
Attachments: City of Pipestone_Second Amendment to Lease.EV.pdf; City of Pipestone First Amendment to MOL.EV.pdf

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Categories: Council Meeting

Good afternoon, Stephanie,

We spoke months ago about extending the community solar lease with the city. The delays have all come from Xcel, and the interconnection queue that Xcel has to qualify projects. We believe we can still get the project done, but we need to keep the lease in place.

I am hoping the city will consider the amendment attached.

1) First Amendment to Memorandum of Lease

City of Pipestone First Amendment to MOL.EV

This is a recorded notice document. It doesn't change the full lease itself, but updates what is on record publicly. It updates the development timeline that is publicly recorded. The development period now runs until December 31, 2028

2) Second Amendment to Land Lease

City of Pipestone Second Amendment to Lease EV

This is the actual lease amendment.

Confirms that the lease is officially effective April 27, 2021. Retroactively validates everything done under the lease since then.

-Updates the development timeline. Runs until December 31, 2028, or Ends earlier if the project becomes operational

-Adds a development period extension payment. If the developer extends the development period:
They pay the City \$2,000

-Updates all payment terms.

During Development:

One-time payment: \$250

-During Operations:

Rent = \$15,000 per MW (AC) per year

Increases 2% annually

-At Construction Start:
"Break Ground Bonus":
\$5,000 per MW (DC)

-Execution payment to the City
The City receives \$2,000 just for signing this amendment
This is separate from project payments. It's essentially a document/execution fee

Thank you and please reach out if you have any questions.



AN ALLETE COMPANY



Book time to meet with me

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