**Development Agreement Framework**

*Glendive Wind to Prairie County:*

* 1. Maximum impact fee allowed under Montana law (0.5% of construction cost)
	2. Road Use Agreement with the County, to be financed by Glendive Wind
	3. Post the decommissioning bond(s) starting at the time of construction
	+ Review and update the bond value every 5 years
	+ Bond amount net of salvage value
	1. Setbacks from the edge of the monopole of the turbine to the object or boundary:
	+ Homes:
		- Non-participating landowner: 1 mile
		- Participating landowner: landowner’s discretion
	+ Property lines:
		- Non-participating landowner: 1.1x the turbine tip height (1.1x the turbine tip height is estimated to be 632 feet)
		- Participating landowner: 1.0x blade length + 10 meters (estimated to be 285 feet)
			* If a landowner has multiple contiguous parcels participating, setbacks from the property line(s) separating that landowner’s parcels shall be left to the landowner’s discretion—provided, however, that a foundation may never be located on a property line
	+ Above-ground communications and electric lines: 1.1x the turbine tip height (1.1x the turbine tip height is estimated to be 632 feet)
	+ Public roads: 1.1x the turbine tip height (1.1x the turbine tip height is estimated to be 632 feet)
	1. Aircraft Detection Lighting System (ADLS)
		+ Installation is conditional upon FAA approval
	2. An additional development agreement with the Eastern Plains Economic Development Corporation (EPEDC) that includes allocation of funds to causes selected by Prairie County residents (e.g., county EMS)
	3. Participation agreements for neighboring non-participating landowners
	4. Sponsorship fund of $10,000/year for Prairie County (e.g., Terry Yippee, County Fair, Christmas light parade, youth sports, etc.)
	5. Glendive Wind to produce and make public environmental summaries
		+ Including findings from visual studies
		+ Note: will have to protect privacy that private landowners and FWP require
	6. Provide quarterly public updates to Prairie County residents

*Prairie County to Glendive Wind*:

1. Tax benefit assessing 25% of taxable value for Years 1-5