

## Kathleen Ramsay

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**From:** Dave Hallam <dhallam10@gmail.com>  
**Sent:** Friday, November 02, 2018 2:17 PM  
**To:** Erik Holm  
**Cc:** Anders Holm; Kathleen Ramsay  
**Subject:** Re: Potential Middlebury Hydro-Electric Sites

Thank you for the update Erik. I will be in New Mexico from Nov 3rd through the 11th and unavailable. Maybe we can catch up upon my return.

David

On Nov 2, 2018, at 1:51 PM, Erik Holm <[erikinboston@yahoo.com](mailto:erikinboston@yahoo.com)> wrote:

Hello Dave,

Your update is appreciated and timely. We have conference calls scheduled for Monday with top level representatives from a local utility and developer as well as a local investor with access to hundreds of millions of capital.

Our FERC license application for both sides of the river is public record and available for review. As part of the process, we hired Kleinschmidt from Maine, who has extensive experience with Otter Creek and hydropower in Vermont to perform an analysis of both of our license applications. It was evident very quickly the East side of the river would be prohibitively expensive even in the best of circumstances due the poor condition and potential for contamination from the site.

As further background of the potential issue, the West Side facility was decommissioned in 1966 and was removed correctly. The East side however was simply abandoned and has yet to be decommissioned, with many parts of the facility remaining at the site. Any forward movement would require the full decommissioning of the site as a first step, and of course it would have to be based upon modern environmental standards.

Based on this, we decided to hold onto the preliminary permit but to focus attention on the West side of the river. And based on the above we were not surprised to hear MALT was anxious to unload the East side property despite the hydro potential.

We would still welcome a fresh look at the site but would ask for a level of transparency regarding site plans that the Town itself required from us and was provided willingly. Plans from any developer will need to meet or exceed those we have provided but have thus far been absent from discussion.

We look forward to working with Middlebury as well as local experts on moving forward, and we hope to have reports from our discussions with several of Vermonts best known entities next week. FERC license updates for both projects are forth coming.

It might make sense for us to follow up with you mid-week and let apprise you of any updates based upon our calls. We have your number and would be more than happy to set up a discussion.

Thanks again for the update Date,

Anders and Erik

On Wednesday, October 31, 2018, 10:01:15 AM EDT, Dave Hallam <[dhallam10@gmail.com](mailto:dhallam10@gmail.com)> wrote:

Anders and Erik,

The Town of Middlebury encourages you to continue to find a developer for your site, however this effort is going slowly. As of this date, the Town has no knowledge of an impending agreement you may have

with a developer for a hydro-electric facility.

In January 2014, the Town purchased the former David Page Cotton Mill site from the Middlebury Area Land Trust. At one point in it's history the mill was driven by a hydro-mechanical system.

The Town has decided to inform potential developers of this site. Although the David Page site will need more investment than the Holm's property, it may still be an attractive alternative.

I will be contacting potential developers this week, and in the true spirit of transparency, I needed to inform you of the Town's decision first.

David  
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