



# City of Blue Lake Economic Development Commission Meeting Agenda

Tuesday January 14, 2025 at 4:30PM

*Unless Otherwise Noted, All Items on the Agenda Are Subject to Action.*

MEETING LOCATION: Skinner Store 111 Greenwood Road, Behind City Hall, Blue Lake.

Public Input can be given to the Commission by contacting the City Clerk at [cityclerk@bluelake.ca.gov](mailto:cityclerk@bluelake.ca.gov), or by phone at 707-668-5655 until 3:30p.m. on Tuesday January 14, 2025. Written comments may be submitted via email or by submission to the City Clerk at City Hall.

1. Establish a Quorum of the Commission
2. Motion to Approve Agenda
3. Public Input – *The Public is invited to present petitions, make announcements, or provide other information to the Commission that is relevant to the scope of authority of the City of Blue Lake that is not on the agenda. The Commission may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Commission may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Commission takes up each specific agenda item.*
4. Approve the Minutes from November 12, 2024, Commission Meeting- Action
5. Battery Energy Storage System Project Discussion-Discussion
6. Retail Cannabis Ordinance- Discussion/Recommendation
7. Business Outreach-Discussion
8. City of Blue Lake Project Updates-Discussion
  - a. Blue Lake Community Visioning Strategic Plan
  - b. Powers Creek District
9. Chamber of Commerce Report
10. City Manager and Staff Report
  - A. Parks and Recreation Event Schedule Update
11. Announcements
12. Future Agenda Items
13. Motion to Adjourn

**A request for disability-related modification or accommodation, including auxiliary aid or services, may be made by a person with a disability who requires a modification or Accommodation in order to participate in the public meeting, by contacting the City Clerk at 707-668-5655, at least 24 hours prior to the commencement of the meeting.**

# BLUE LAKE ECONOMIC DEVELOPMENT COMMISSION MINUTES

**Tuesday, November 12, 2024, at  
Skinner Store – 111 Greenwood Road**

*Unless Otherwise Noted, All items on the Agenda are subject to Action.*

**1. Establish a Quorum of the Commission at 4:32 pm.**

**Commissioners Present:** Roxanne Rothery, Cindy Trobitz-Thomas, Jake Hussin, Darcey Lima and Kelli Costa

**Commissioners Absent:** None

**Staff Present:** City Manager Mandy Mager

**Others Present:** Councilmember Christopher Firor, Lori Ponte and Justin Noyb

**2. Motion to Approve Agenda**

**Motion:** Costa

**Second:** Trobitz-Thomas

**Passed:** Unanimously

**Public Comment:** No public comments.

**3. Public Input:**

Lori Ponte requested the Commission make reports to the City Council after meetings. Councilmember Christopher Firor was introduced as the Council liaison to the Commission. He reports to the full Council. Lori would still like a member of the Commission to report to the Council.

**4. Approve the Minutes from the Previous Commission Meeting**

**Motion:** Costa

**Second:** Hussin

**Passed:** Unanimously

**Public Comment:** No public comments.

**5. Retail Cannabis Ordinance ~ Ad Hoc Committee member Rothery distributed an “Overview of the Current Patchwork Situation” addressing cannabis rules and regulations in California and local jurisdictions activities. The Commission discussed the overview with specific questions regarding ‘accessory sales’ The Committee will provide more information on “accessory sales” and other questions (number, retail, distribution, growing, special zone, etc) raised at the next meeting. Once complete, the City Manager will provide options to the City Council for consideration.**

**Public Comments:**

Lori Ponte is not interested in having cannabis sales in Blue Lake, especially in the downtown. If Council does approve, the Opportunity Zone would a better place to open/operate.

**6. Vacant Commercial Property Assessment and Ordinance ~ City Manager Mager is keeping on the Agenda. The need for an ordinance continues to grow, due to health and safety issues. An Ordinance would allow the City to have some leverage to collaborate with the owners to get the buildings repaired addressed (carrot and stick).**

There has been interest on the Stardough’s property. Over the years there have been numerous potential businesses interested in renting, but the property owners were considering reopening a restaurant. That may have changed, and they are more open to consider renting.

The City had to shut down the sidewalks next to the Emporium due to building structural failure and integrity issues. Want to prevent the building from further deterioration. The Emporium is a key historic building in the downtown.

**Public Comment:**

Lori Ponte suggested looking at residential areas. Possibly looking at volunteer community support for homes like the historic Fountain house.

7. **Business Outreach** ~ City Manager Mager suggested the City may want to offer a Marketing and Branding Session for local businesses with Noah Samson, Visual Concepts and a one on one class on Canva. Possibly invite the SBDC to provide business training.

**Public Comment:** No public comments.

8. **City of Blue Lake Project Updates**

- a. Blue Lake Community Visioning Strategic Plan ~ bring back this winter and secure funds to hire a facilitator.
- b. Town Square Construction Project ~ the Old Crows are working on the shade trellis with lumber donated North Fork Lumber.
- b. Powers Creek District ~ The Bike Park is moving forward. The paving is 70-75% complete. The winter months will be focused on fundraising (bingo, corporate sponsors, tee shirt sales, etc.). The battery storage project will be discussed with the Council at their next meeting. Power Transitions based out of Texas is interested in developing the site carved out of a portion (6 acres) of the proposed RV Park. The Commission asked questions about the proposed project (noise, compatibility with adjacent uses, mitigation, site cleanup, etc.)

**Public Comment:**

Lori Ponte asked where the closest facility is located.

9. **Chamber of Commerce Report** ~ Chamber President Justin Noyb reported on the following Chamber Activities:

- Annie and Mary Day has moved from July to the first Sunday of August.
- Adopt a Fire Hydrant Project is moving forward.
- Working on signs and website update.
- The Blue Lake Chamber will be hosting a Chamber mixer in January at Prash Hall.
- Inactive board members who miss 3 meetings in a row will be removed from the Board.

**Public Comment:** No public comments.

10. **City Manager and Staff Report**

- a. Parks and Recreation Schedule Update ~ December 7<sup>th</sup> is the tree lighting, holiday parade and Community Dinner at Prash Hall.

**Public Comment:** No public comments.

**11. Announcements**

- Winter Wonderland Horse Story Tour will be December 21<sup>st</sup> from 5:00 pm to 7:00 pm on the Museum strip.
- The Blue Lake Museum is having their Holiday Art and Craft Fair at the Mad River Grange on Nov 30<sup>th</sup> from 11-4 pm.
- Lori Ponte announced the Community Potluck will be Nov. 9<sup>th</sup> at the Mad River Grange. Shooting for another one on February 22<sup>nd</sup>.
- Next Regular Meeting is December 10<sup>th</sup>, 2024 (2<sup>nd</sup> Tuesday 4:30 PM Skinner Store).

**12. Future Agenda Items**

- Chamber of Commerce Report
- Event Calendar
- Business Outreach and Economic Development Education
- City Manager and Staff Report, Project List Updates and Discussion
- Blue Lake Community Visioning and Strategic Plan Discussion
- Retail Cannabis Ordinance

**13. Motion to Adjourn at 5:52 PM**

**Motion:** Hussin

**Second:** Costa

**Passed:** Unanimously



# City of Blue Lake

## Economic Development Commission

**Date:** January 14, 2025  
**Item Subject:** Battery Storage Project  
**Submitted By:** Mandy Mager, City Manager

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### **General Information:**

In April of 2024, the City reclaimed control of the former Blue Lake Power Plant site; this property had been leased to Blue Lake Power for over 30 years. The property was reclaimed through a legal court proceeding, which essentially served as a tenant eviction.

For the last several years, the City has been planning for the eventual reclamation of the property, as well as acknowledging that the City would most likely be left with a large-scale clean-up obligation. The City has been estimating the clean up of the site to cost approximately \$1 million and has been factoring this into ongoing development plans.

The City has undergone a large scale master planning exercise to identify development opportunities in the Powers Creek District, including the former plant site. The City received funding from EDA to conduct an economic analysis for the development of an RV park and campground, as well as other support economies.

Through this process, the City identified the opportunity to repurpose the existing transformer and substation on the power plant site for a battery storage project, and designed into the RV park and campground project the estimated footprint of this development.

The City has been working with Redwood Coast Energy Authority for several years to evaluate future options for the power plant infrastructure and has a signed MOU with RCEA to assist the City in attracting battery storage and other renewable projects to the site. The City has evaluated the installation of a large-scale solar project and it was deemed infeasible due to the cost of the installation and the fact that the installation would not be large enough to be economically feasible.

Recently, the City was approached by PowerTransitions regarding a battery storage project (BESS); the company is proposing to purchase six acres of the power plant property to install a two-phase BESS project. Phase 1 would include a 12MW BESS and the second phase would increase the project to a 100MW BESS. Under the proposal, PowerTransitions would appraise the City's

property and using the value of the land and infrastructure, would reduce the purchase price by the cost to fully clean up the property, including removal of the existing plant infrastructure, buildings and fuel pile. The City would be paid the residual value of the land.

Cleaning up the site will allow the City to move forward with recreation development in the district and will lift the current liability associated with the existing plant and the environmental impacts associated with the continued degradation of the site.

The battery storage project is consistent with the zoning for the property and issues related to noise can be mitigated to meet the noise standards established for the zone and the eventual rezoning of the site. Environmental issues related to BESS projects include the potential for fire; the proposed BESS project would meet all NFPA and building code standards, including container suppression systems. PowerTransitions is proposing a Lithium Iron-Phosphate project; this is a newer technology and to date this technology has recorded zero fires associated with the systems.

Options to address concerns related to the sale of City-owned property include deed restricting the property to limit future development, as well as granting the City the right of first refusal to purchase the property in the event that the Company decides to sell. Future rezoning of the property could further protect the development potential of the property to ensure future development meets the objectives of the City.

A BESS project will allow the City to repurpose the existing power infrastructure, will clean-up the property for additional development and will allow the City to participate in meeting renewable energy goals for our region and community.

On December 10, 2024, the City Council authorized the execution of an Exclusive Right to Negotiate Agreement with PowerTransitions. This ERN allows the City to continue the vetting process, conduct due diligence investigations and provide opportunities for the community to engage in discussions regarding the proposed project.

To that end, I am providing this report to the Economic Development Commission, and encourage the commission to fully and actively engage in the fact finding process, while at the same time assisting in the development of Council recommendations as it pertains to on-going economic development opportunities at the project site.

**Background Material Provided:** PowerTransitions Presentation



**POWERTRANSITIONS**

# **Presentation to the City of Blue Lake City Council Redevelopment of Blue Lake Power**

**NOVEMBER 12, 2024**



# Agenda

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I. About PowerTransitions

II. Our Development Proposal

III. Community Benefits

IV. Understanding Battery Storage



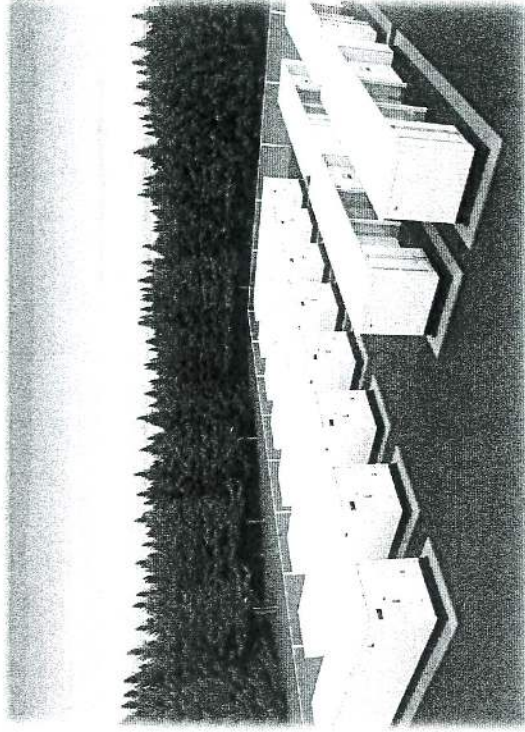


## About Us

# PowerTransitions Restores Tax Basis for Communities by Investing its Capital to Transition Retired Facilities to its Next Best Use

### Our Mission:

- Acquire and redevelop **Retiring or Retired** legacy power and industrial facilities in the U.S.
- Restore **local communities** with
  - tax basis restoration,
  - site cleanup,
  - jobs
- Clean these sites **aesthetically and environmentally**. We take the Costs, Risks, and Liabilities to ready legacy facilities for renewables
- **Invest our capital** to create **utility-scale** renewable power solutions and, where appropriate, ready these facilities for other next-best use



# Who We Are – Select History of PowerTransitions



2009-2015



### S&S Deconstruction Brownfield Redevelopments

- Key Project: Manage Liabilities for Southeast Texas Nuclear Gas & Renewable Generation Port One
- Key Project: EIT Acquisition of State Line Generating Plant



2016-2023



### Formation of Redevelopment Capital Partners

- Key Project: EIT Acquisition of Westrock Connector Paper Mill
- Key Project: Chemby Power Facility acquired, managed & sold to Alstom



2023-2024



- Mar 2023 Funding secured
- Feb 2024 Redevelopment at Vermont Yankee former nuclear plant site begins



## Deep Power, Environmental & Brownfield Redevelopment Expertise

- \$100bn+ & 150+ Years of Energy Transaction Experience, including Global Infrastructure Development
- 100+ Global Utility-Scale Energy Projects
- \$500m+ Environmental Liabilities Managed
- 30+ Large-Scale Brownfield Redevelopment Power & Industrial Projects



# Who We Are – EnCap Investments



- **PowerTransitions** is financially backed by EnCap Investments LP.
- **EnCap** is a leading Energy & Energy Transition growth equity investment fund based in Houston, TX
- **19 GW** Storage and Renewables in Operation and Construction
- **3 GW** Storage and Renewables in Late-Stage Development
- **350+** Active Investors
- **275+** Top-Tier Management Teams Backed
- **\$40B** LP Capital Commitments

**Energy Transition**  
 2 Active Funds  
 \$1.7B of Capital Commitments

**Upstream**  
 5 Active Funds  
 17 Total Funds  
 ~\$24.5B of Capital Commitments

**Midstream**  
 4 Active Funds  
 ~\$8.7B of Capital Commitments

**Active Energy Transition Investments**

**Realized Energy Transition Investments**

## EnCap Energy Transition Leadership



**Jim Hughes**  
 Managing Partner  
 Relevant Experience:

- First Solar
- AEP/Services
- Prisma Energy
- Enron



**Tim Rebhorn**  
 Managing Partner  
 Relevant Experience:

- Prisma Energy
- First Solar
- Quail Nuclear
- Resolutions Mgmt.



**Shawn Cumberland**  
 Managing Partner  
 Relevant Experience:

- Quinbrook
- Infrastructure
- Arctas Capital
- Enron



**Kellie Metcalf**  
 Managing Partner  
 Relevant Experience:

- Pattern Energy
- Barclays Bank
- Fortis Bank
- Florida P&L

## Our Development Plan

Our goal is to work closely with the City and community stakeholders to clean up the biomass site, to build energy storage and enable community development

### Our plan -

#### **Phase IA Development**

- ✓ Demo and remediate the existing biomass facility
- ✓ Develop 12.5MW battery storage

#### **Phase IB Development**

- ✓ Demo and remediate of the remainder of the site
- ✓ Develop ~100MW battery storage
- ✓ Support co-development of public projects

Phase IA Development  
12.5 MW Battery Storage

Plant IB Development  
100 MW Battery Storage

Site Cleanup Enabling  
Battery Storage and Next  
Use by the City of Blue Lake



## Community Benefits



## Powering Progress Empowering Community

# \$175m+

### PowerTransitions Investment in the Community

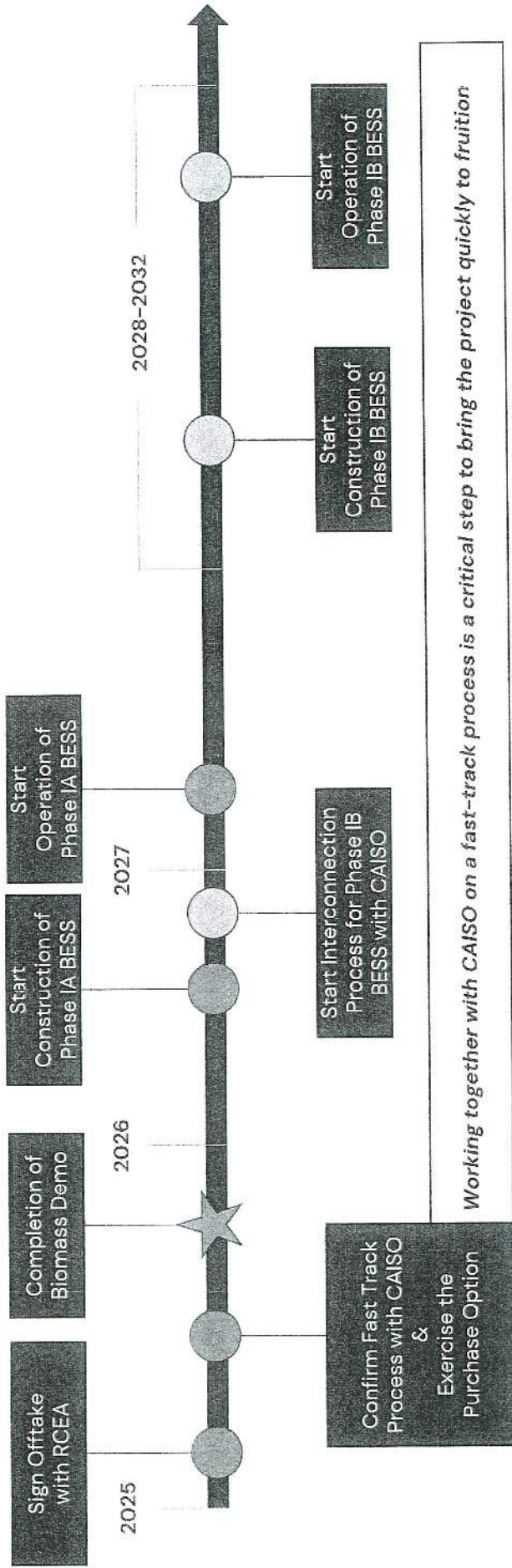
#### Redevelopment Benefits

- ✓ Property taxes for the community
- ✓ Safe environmental cleanup of the site
- ✓ Local employment
- ✓ Local goods and services
- ✓ Support local grid resiliency and stability
- ✓ Meetings with and support for local schools and community organizations
- ✓ Education for the local community on sustainable energy



## Project Timeline

*Our redevelopment team will work together with the City to implement the development projects for the benefit of all stakeholders*



Not to scale. For illustrative purposes

STRUCTURAL CONSULTANTS & ENGINEERS



## What is Battery Storage

### Think of Grid Storage as Your Phone Battery, But Bigger

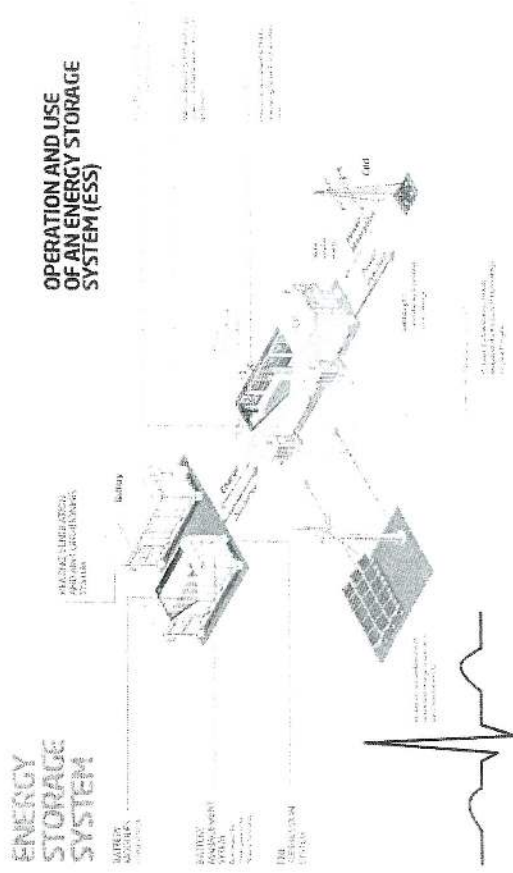
- Same basic technology as personal devices
- Captures electricity for use when needed
- Provides backup power and grid reliability

#### System Components

- Batteries and racks
- Inverters (DC to AC conversion)
- Monitoring equipment
- Safety systems
- Protective enclosures

#### Key Benefits

- Zero emissions
- No moving parts
- Enhances grid reliability
- Supports clean energy integration
- Reduces power outages



# Battery Storage Lifecycle

## **Development Management:**

### **Supplier Code of Conduct & Supply Chain Protocol**

#### **Human Rights and Labor Rights:**

- Our company's Supplier Code of Conduct mandates respect for human rights and adherence to fundamental labor rights

#### **Anti-Corruption**

- Suppliers must comply with all anti-corruption laws

#### **Traceability and Sustainability**

- Our Supply Chain Protocol requires traceability of raw materials to ensure:
  - Social, environmental, and quality standards are upheld
  - Compliance with U.S. laws
  - Customs clearance for all equipment and components

## **End-of-Life Management:**

### **Reuse and Recycle Protocol**

#### **Repurposing for Second-Life Applications**

- Batteries with residual capacity can be used for less demanding applications

#### **Recycling**

- Valuable metals like lithium, cobalt, nickel, and manganese are recovered by specialized facilities for recycling
- Recovered materials can be used to produce new batteries, reducing environmental impact

#### **Safe Disposal of Non-Recyclable Components**

- Prevents environmental contamination from toxic substances



## Fire Protection and Safety

### *Ensuring safety of the community is our top priority*

- This is why we're focused on lithium iron phosphate (LFP) technology
  - LFP is a significant evolution in energy storage relative to prior lithium-ion batteries in safety and performance
  - No fire incidents associated with LFP energy storage facilities
- Our team will work closely with the Blue Lake Volunteer Fire Department and other community stakeholders to:
  - design the safest layout
  - ensure superior equipment supply and operational excellence

**Underwriters Laboratories (UL) 9540/A "Standard for Safety of Energy Storage Systems and Equipment"**

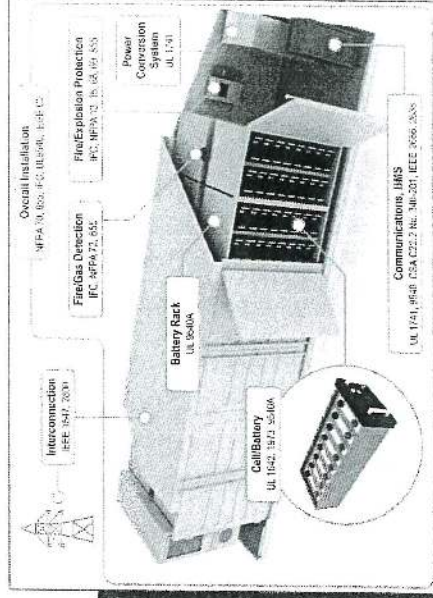
**National Fire Protection Association 855**

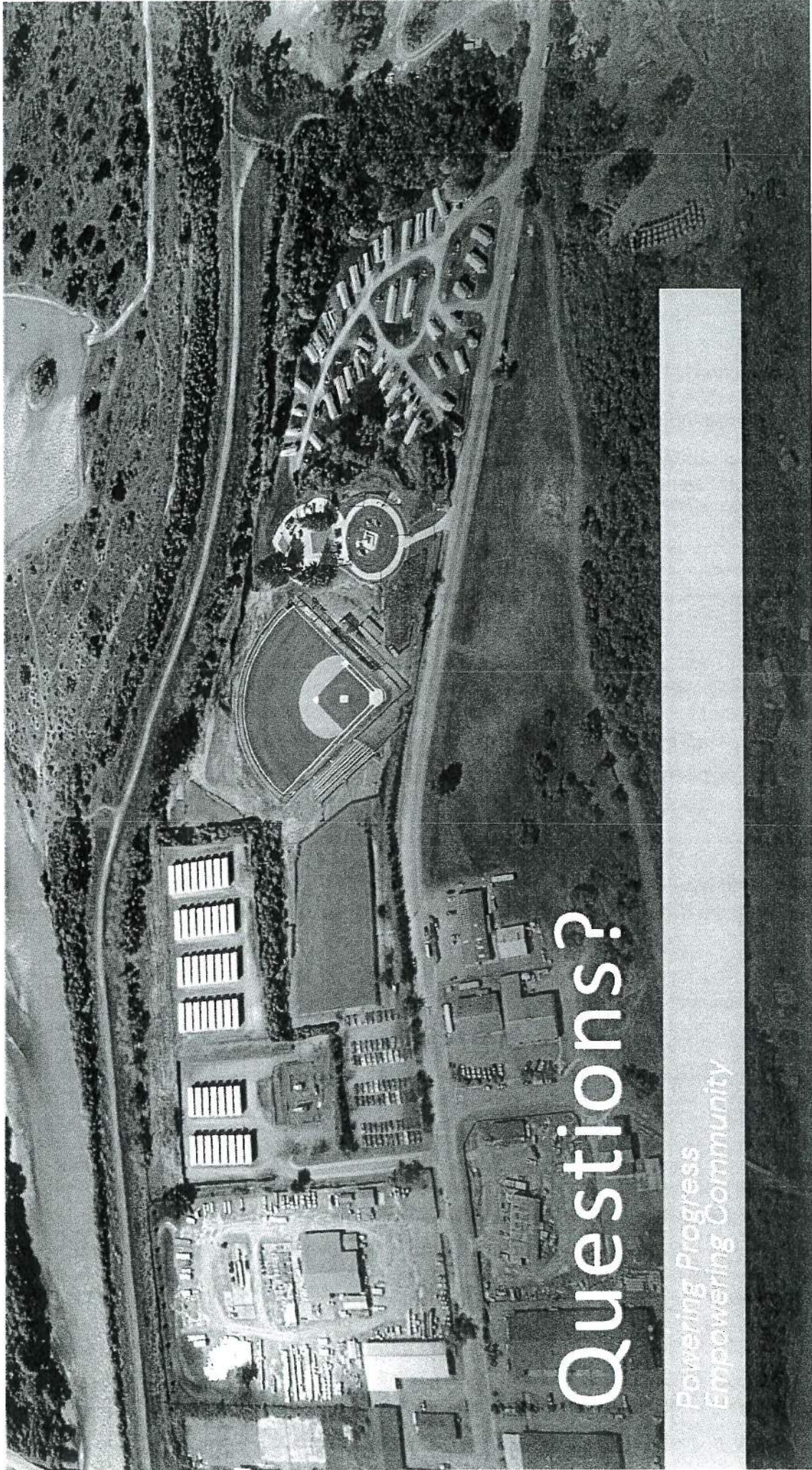
**UL 1973 (battery) and UL 1741 (inverter) standards**

**National Electric Code 705** has expanded and applies to power-production systems connected to the electrical grid.

**California Building Standards Code** contains a wide range of valuable information for connecting electrical equipment including batteries.

The **California Fire Code** and **California Electrical Code** are important for the installation and operation of energy storage technologies.





# Questions?

*Powering Progress  
Empowering Community*

Thank You



[www.power-transitions.com](http://www.power-transitions.com)