



Public Community Meeting Minutes – Airport Power Inc

Date: December 4th, 2023

Time: 5:30 PM – 6:30 PM

Location: Virtual Session via Google Meet, Meeting ID: meet.google.com/vsk-mgkr-bws

Overview:

The Proponent Airport Power Inc., owned by Under Sun Acres Green Energy Inc., conducted a virtual public community meeting to share the information about its proposed natural gas-fired engines generation facility in Windsor ON, at 4325 County Rd 42 near the intersection of Baseline Rd and 8Th Concession Rd, which will be submitted into the Independent Electricity System Operator (“IESO”) Long-Term 1 Request for Proposals (“LT1 RFP”) to support the Ontario electricity system increasing needs for capacity and reliability. The project slides were presented, and formal group questions and answers period was opened to the public.

The following is the summary of the Meeting Minutes. Appendix A contains the Airport Power Inc. slides presented during this virtual public meeting. Appendix B contains screenshots with time stamps of the virtual meeting taking place on Dec.4th.

Meeting Minutes:

- 5:20 PM Google Meeting room opened to the public.
- 5:30 PM Greeted attendees and provided time to allow the public to enter the session.
- 5:40–6:05 PM Presentation by Airport Power Inc. team.

Welcomed attendees and stated the purpose of the public community meeting to share the Airport Power Inc. proposed project planned for submission into the IESO LT1 procurement. Introduced the Project Name: Airport Power Inc. and the Proponent Name: Airport Power Inc. and communicated the project website: www.undersunacres.com/cogen-api

Communicated the Need and Background to the attendees that the goal of the LT1 RFP is to fulfill the need of the province’s capacity gap, and competitively procure up to 2505MW of year-round capacity services. Related the natural gas-fired facilities’ critical role in the LT1 procurement as a diversification of resources to ensure reliability and affordability, and fulfil short-term energy needs to contribute to the province’s longer-term energy transition in the pathways to decarbonization. Communicated the LT1 RFP requirement that any proposed natural gas-fired project implements a required GHG Abatement Plan for natural gas to comply with the Clean Electricity Regulations under the Canadian Environmental Protection Act 1999.



Introduced the Qualified Applicant, Under Sun Acres Green Energy Inc. and its controlled entity relationship to the Proponent Airport Power Inc. The Qualified Applicant background of operating greenhouses and natural gas-fired cogeneration delivering up to 12.93 MW electricity output to the Ontario electricity system.

Introduced the Project, Airport Power Inc. its technology using two natural gas-fired power engines of total Nameplate Capacity of 6.67MW. Communicated the location of the project site at 4325 County Rd.42, Windsor, ON, N0R 1K0. Discussed the project development status with key milestones including target environmental assessment period Q1'24-Q2'24, target construction period of Q4'24-Q1'27, target commercial operation date of May'27 and other important project milestones. Discussed the key safety aspects of the proposed project including that the project will use a proven natural gas-fired system technology, in a containerized solution fully ESA and TSSA approved and compliant with the Environmental Protection Act noise pollution control guidelines. Shared that the qualified applicant has developed standard operating procedures for operation, maintenance, emergency response and pre-incident plants which will be made available to the first responders. Also, the existing Emergency Response Plan will be adopted with input from local emergency services and the fire department. The plan will include details and procedures for safety shut down of the system if outside standard operating parameters before an incident can occur. It will also include periodic training for the staff and first responders.

6:05–6:25 PM Group Questions and Answers

Following the presentation there were no questions from the attendees.

6:30 PM Thank You

Concluded the session and shared the contact Information for any future questions.



APPENDIX A


Airport Power Inc. slides presented during this virtual public meeting on Dec.4th, 2023.




WELCOME

Public Community Virtual Meeting, Dec.4th '23
for the proposed IESO LT1 Project

Project Name: Airport Power Inc.
Proponent Name: Airport Power Inc.
Project Website: www.undersunacres.com/cogen-api



The Need and Background

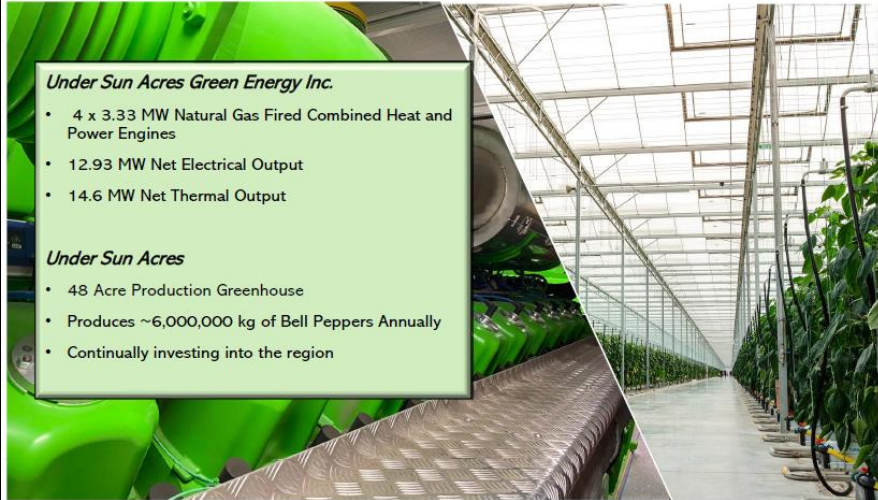


Independent Electricity System Operator (IESO)

- Long Term 1 RFP fulfils the need of Province capacity gap due to:
 - Nuclear fleet refurbishment / retirement
 - Increased demand due to electrification of heavy industries, transportation and other
- Competitively Procure up to 2505 MW of year-round capacity services
 - 1600 MW Electricity Storage Facilities
 - 905 MW Non-Storage Facilities (Generation)



Qualified Applicant: Under Sun Acres Green Energy Inc.
(owns the proponent: Airport Power Inc.)



Under Sun Acres Green Energy Inc.

- 4 x 3.33 MW Natural Gas Fired Combined Heat and Power Engines
- 12.93 MW Net Electrical Output
- 14.6 MW Net Thermal Output

Under Sun Acres

- 48 Acre Production Greenhouse
- Produces ~6,000,000 kg of Bell Peppers Annually
- Continually investing into the region

Project Name: Airport Power Inc.
Proponent Name: Airport Power Inc.
Project Website: www.undersunacres.com/cogen-api



Technology:
Two (2) Natural Gas Fired Power Engines

Nameplate Capacity:
6.67 MW

Project Development Status:

• Pre-feasibility Stage:	Completed
• Planning Stage:	Completed
• Community Engagement:	In-Progress
• Municipal Support Resolution:	Q1-Q2'24
• Submission into LT1 RFP:	Dec'23
• Indigenous Duty to Consult:	Q1'24 – Q2'24
• Environmental Assessment:	Q1'24 – Q2'24
• Interconnection Approvals:	Q1'24 – Q2'24
• Construction:	Q4'24 – Q1'27
• Commercial Operations Date:	May'27



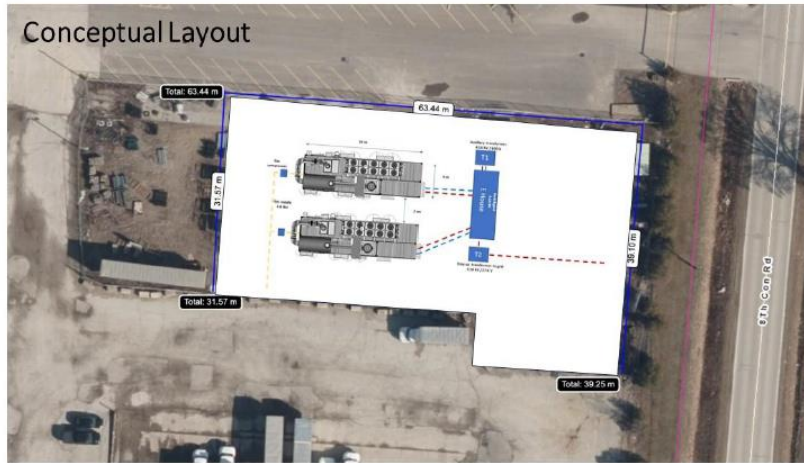
Project Location:
4325 County Rd.42
Windsor, Ontario
NOR 1K0
Municipality of City of Windsor



Project Name: Airport Power Inc.
Proponent Name: Airport Power Inc.
Project Website: www.undersunacres.com/cogen-api



Conceptual Layout



Questions & Answers



Thank You

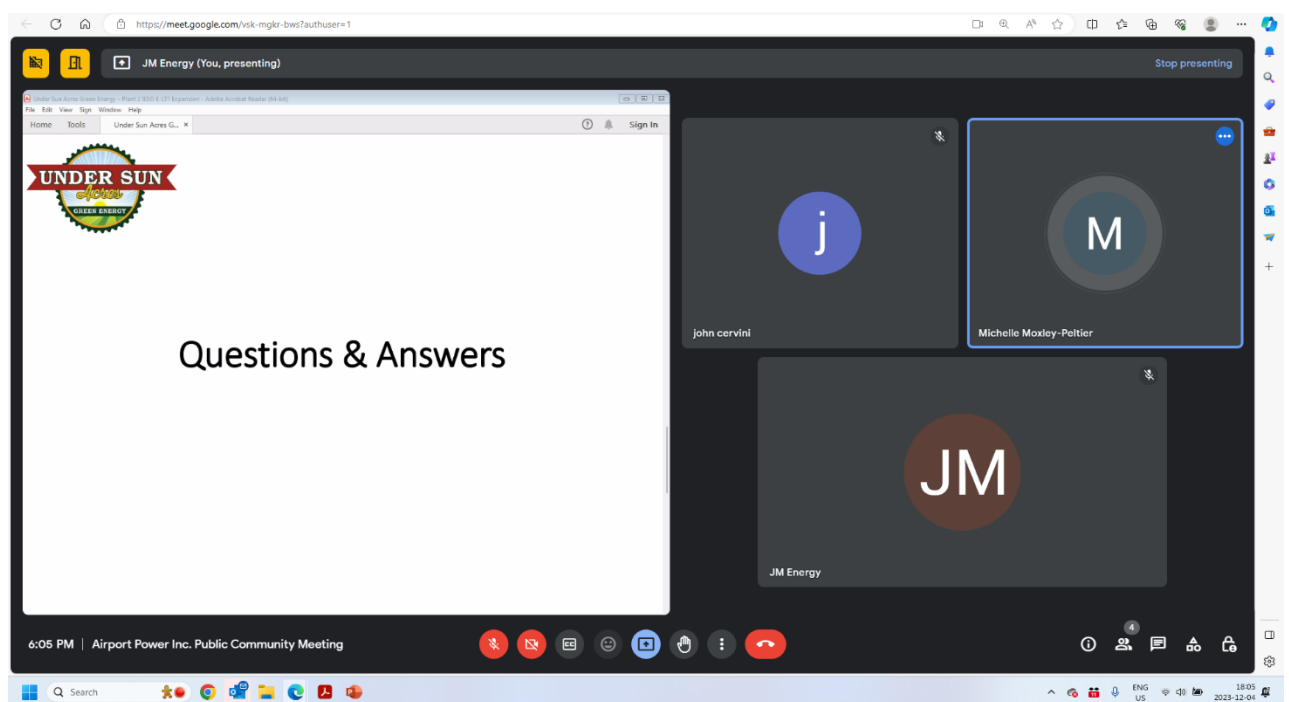
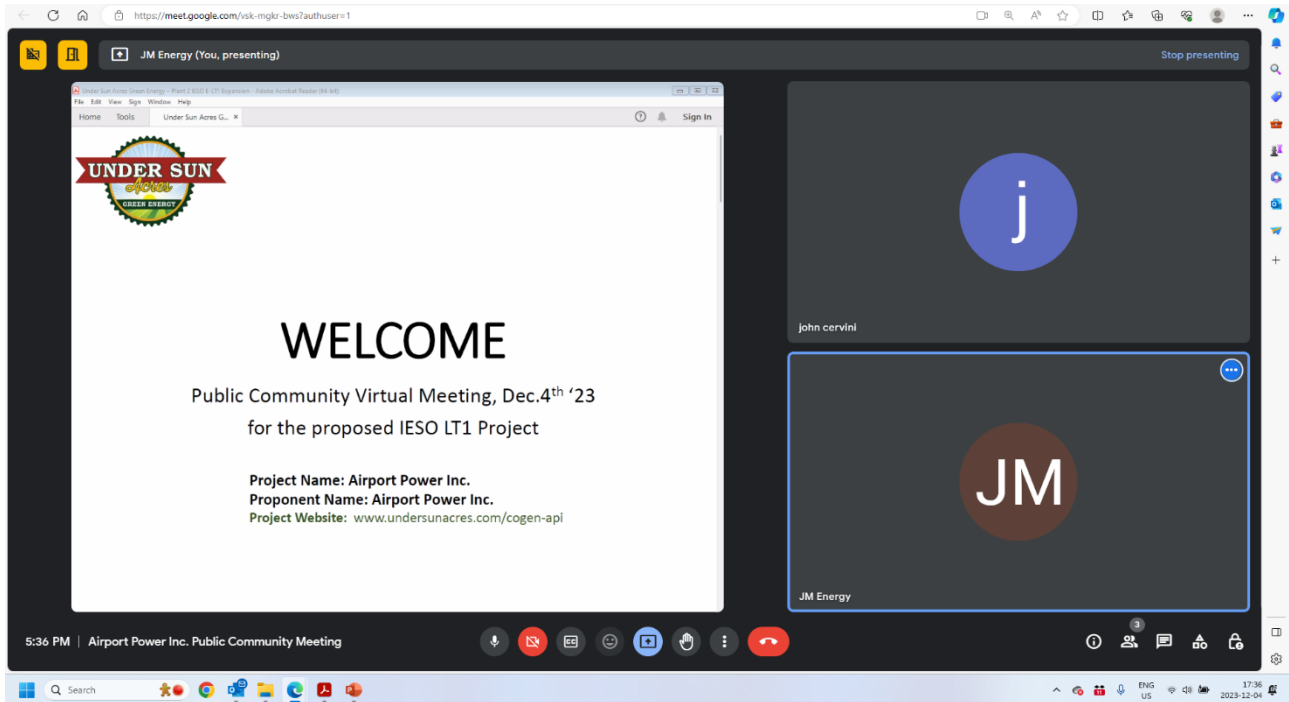
Contact Info.

John Cervini John.cervini@fulfillholdings.com 519-326-9567 Ex. 11	Chris Del Greco chris@undersunacres.com 519-326-9567 Ex. 1
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APPENDIX B

Screenshots of the virtual public community meeting taking place on Dec.4th






https://meet.google.com/vsk-mgkr-bws?authuser=1

JM Energy (You, presenting) Stop presenting

Under Sun Acres Green Energy - Plant 1 (500 8.0T) Suspension - Adobe Acrobat Reader (94.4%)

File Edit View Sign Window Help

Home Tools Under Sun Acres G... x Sign In




Thank You

Contact Info.

John Cervini John.cervini@fulfillholdings.com 519-326-9567 Ex. 11	Chris Del Greco chris@undersunacres.com 519-326-9567 Ex. 1
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john cervini



JM Energy

6:31 PM | Airport Power Inc. Public Community Meeting

ENG US 18:31 2023-12-04