

**B&G Meeting Tuesday, January 16, 2024**  
**2:30**

Topic	Minutes from meeting
<b>Computer lab, 2:35</b>	Attendees: Henry Schantzen, Andy Richardson, Mariah White, Chris Dubis, Sandy Borkowski, Josh Carlson, Casey Johnson
<b>Review Agenda</b>	
<b>BMS Building Corp business</b>	
Updates	<ul style="list-style-type: none"> <li>● Formal confirmation that Henry (chair), Mariah (Treasurer), and Meghan (secretary) will remain the 3 BMS Building Corp Board members.</li> <li>● WHV tested the water done in the main building boilers. Additional chemical treatments need to be added, so Kurita / Freemont Water was contacted to come and test and balance the water to prevent scaling/build up. Freemont tested the system, all chemical treatments have been deemed effective and working as expected. Fremont will come back in the fall for another check. No additional chemicals were required at the time of this inspection.</li> <li>● Emergency lighting checks were completed the first week of each month..</li> <li>● The 2 Walkthrough inspection lists from the Indoor Air Quality Plan have been completed/gone through. They are here: <a href="#">Inspection docs 12.29.23</a></li> </ul>
Building Manager report	<ul style="list-style-type: none"> <li>● Changed garbage service to Miller Scrap from SRS, which will offer a significant financial savings.</li> <li>● The solar garden we have subscribed to is now online. We will start receiving those invoices soon. Again, a financial savings for us. December savings were \$179.00. <ul style="list-style-type: none"> <li>○ This is how it works: Winona and Pepin Garden became commercially operational on 11/1/23. In the month of November, the solar gardens were generating electricity, which is metered by Xcel. On the 15th of the following month, 12/15/23 in this example, Xcel processes the solar bill credits for the electricity generated in the previous month at the fixed rate and allocates them to each subscriber, depending on the size of their subscription. These bill credits will appear on the next Xcel bill we receive.</li> <li>○ Nokomis Energy will receive a statement from Xcel on the 15th as well, and use this data to invoice subscribers at the discounted rate on the 1st of the following month (1/1/24). The Nokomis invoices will go out after Xcel has</li> </ul> </li> </ul>

processed the bill credits and the invoice will always be less than the bill credit received from Xcel for that month.

- Example, let's say the gardens produced 100,000 kWh in November and we are subscribed to 10% of the garden, you would receive a bill credit for 10,000 kWh at the value of solar rate listed in Exhibit B of the garden terms. For year 1, the rate is 9.4 cents/kWh, so you'd get a bill credit of \$940 on your December Xcel bill. The discount rate is 1 cent/kWh, so Nokomis would invoice you for \$840 on January 1st. If you have autopay on, \$840 would be withdrawn on January 15th.
- This process will repeat every month for the life of the solar gardens.

Facility Location (County): Winona  
 Premises Owned or Controlled By: Winona Garden LLC ("Garden")  
 Xcel SRC Garden #: SRC082467  
 Facility Capacity: 1,000 kWAC / 1,373.400 kWDC  
 Solar Panel (Brand, Power) Boviet

Subscriber Premise:	Xcel Account No.:	Premise No.:	Allocation: % of garden	Allocation Amount:
1321 Gilmore Ave, Winona MN 55987	4775191	303519875	15.21771%	209.000 kW = 314,615.030 kWh

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**Additional business**

Next meeting: 3/19/24 (every other month)

Adjourn

2:55