



*MASHPEE WAMPANOAG*  
**COMMUNITY DEVELOPMENT CORPORATION**

**Community Meeting**

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**MWT General Membership Meeting**

**January 16, 2022**

# About

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CDC is developed to provide economic sustainability, promote social welfare and the development of our Tribal community

The Mashpee Wampanoag Tribe is the Sole shareholder

2014-ORD-007



# Board of Directors

	Terms
Talia Landry, President	2024
Nelson Andrews Jr., Vice President	2024
Denise Johnson-Hathaway, Treasurer	2022
Selena Hendricks, Recording Secretary	2024
Edwina Johnson-Graham, Shareholder Representative	2022
Angela Marcellino, Director	2022
Vanessa Lopes, Director	2023
Robert Kyle Bassett, Director	2023

1 OPEN SEAT - SEND LETTER OF INTEREST W/RESUME TO TRIBAL COUNCIL & CDC PRESIDENT



# Priorities

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Job Creation - Housing

Sustainability

Traditional Knowledge

Diverse Economy



# Agenda 1-16-22

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## Introduction

1. CDC Resolution & Policy Update  
Shellfish farm update
2. Solar energy Project Update     *Megan Amsler, Self Reliance*  
Hearth Act Adoption
3. Next Steps



# CDC- Why Created - Importance

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Traditions - Equity - Sustainability - Shared Responsibility

- Tribal economic development provides the foundation to a strong and growing community and healthy economy.
- Our focus is building workforce development initiatives for Tribal members, while creating lucrative business enterprises; all whilst maintaining our traditions.

# Resolutions

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1. **2021-MWCDC RES-001 Approval of Agreement of Services with Shruti Nagarajan**
2. **2021-MWCDC RES 002 Approval of agreement of Services with Yixin Shi**
3. **2021-MWCDC RES-003 Letter of Intent to U.S. Department of Treasury State Small Business Credit Initiative**
4. **2021-MWCDC RES-004 Semi-Annual Shareholder Representative Regular Meeting Dates**
5. **MWCDC Resolution 005- Terminate First Light Oyster Farm Project**

# Old Business

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## Policies adopted 2021

1. Non-Disclosure, Non-compete, & Conflict of Interest form
1. CDC Meeting Code of Conduct
2. CDC Board Of Director Agreement
3. Meeting Conduct and Procedure

# New Business

## Seeking to create

1. Business Corporation Code
2. LLC Code
3. Business Site Leasing Code (Hearth Act)



# Solar Energy Projects

MWT TRIBAL UTILITY COMPANY

## GOAL

Complete Solar & MicroGrid projects for Mashpee Wampanoag Community Development Corporation to establish a **tribally-owned utility company** with assets to provide energy and energy resiliency services.



# Timeline

## 2017

- Received BIA Grant to Conduct Feasibility study for solar energy on tribal lands

## 2018

- Feasibility study completed by Self Reliance
- General Body Meeting

## 2019

- Hired Self Reliance for pre-development services for solar energy
- Developed RFQ's for potential sites at Maushop Farm, Housing Project, & Gov't Center

## 2020

- Released RFQ for all 3 project sites
- Conducted walk through with solar proponents.
- Received RFP's from proponents on (Maushop Farm and Government Center Sites)
- Letter of Intent sent to 2 proponents
  - ECA- Maushop Farm
  - AED- Community & Government Center

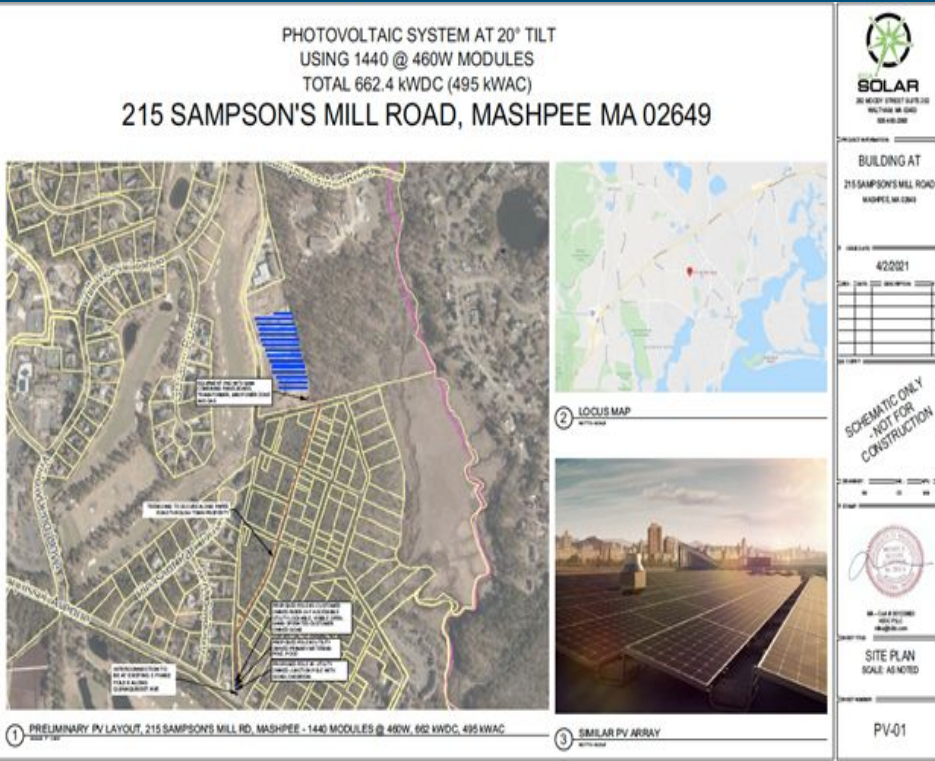
## 2021

- Re-release RFQ for housing site
- Conducted walk through with proponents
- Received quotations
- BIA Site Visits

# Solar Energy at the Farm Property

ECA Solar, a MA-based company, was the company selected to develop, design, construct, own, maintain and operate an approximately 662.4 kW (DC) ground mounted solar-powered electric generating facility (“Solar Energy Facility”) on a portion of the Property located at 215 Sampson’s Mill Road, Mashpee MA and sell the capacity and electric energy produced by the Solar Energy Facility to MW CDC via a Power Purchase Agreement, executed concurrently with this Agreement, under a 20-year Term.

Utility interconnection application is complete for the solar project at the Farm site. A utility pole at the street has been updated and construction will begin once the contract is signed-early 2022.





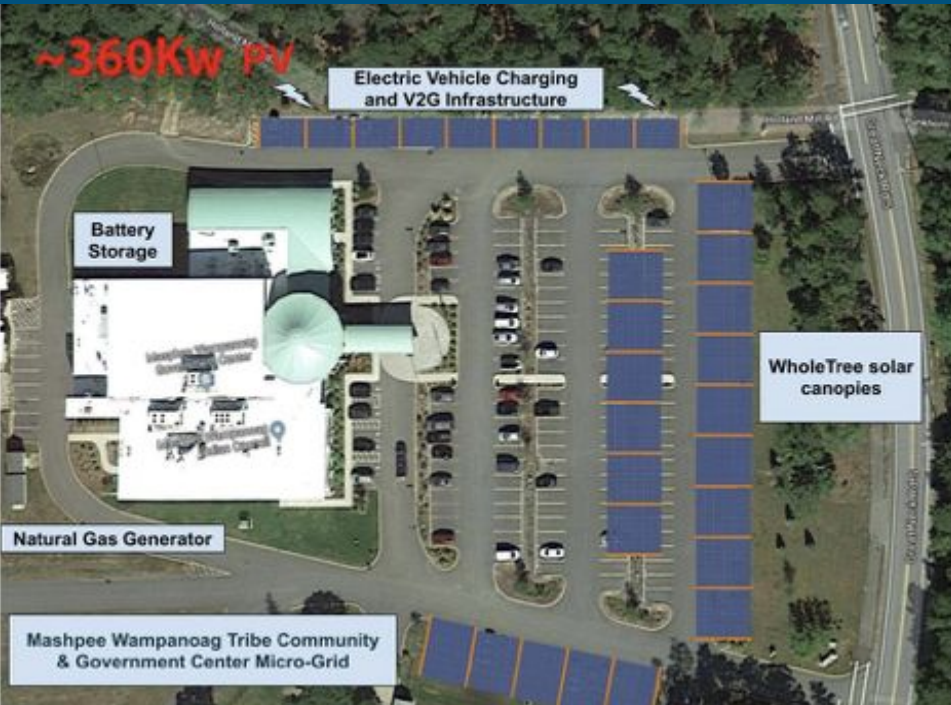
Agrivoltaics are solar installations that allow for the land to continue to be used as farmland while capturing the sun's energy on the panels. The height of the panels is ~8 feet off the ground and well spaced rows. Panels offer shade for plants, reduces evaporation and protects from excessive heat and rainfall events

<https://ag.umass.edu/clean-energy/fact-sheets/dual-use-crop-livestock-considerations>



# Solar Carports at the Community & Gov. Center

Mashpee Wampanoag Tribe CDC is negotiating a contract with Associated Energy Developers (AED) for the installation of the Whole Tree solar carport and the additional ground-mounted PV at the rear of the Mashpee Wampanoag Tribe's Community and Government Center, located at 483 Great neck Road South, Mashpee, MA.



This project is designed with the option for the CDC to purchase the solar assets after year 6, or negotiate the partnership into the tribal utility company.

The Community & Government Center solar project has utility interconnection work in the queue. Awaiting contract and construction will begin in 2022.

### WholeTrees<sup>®</sup> Carport Specifications

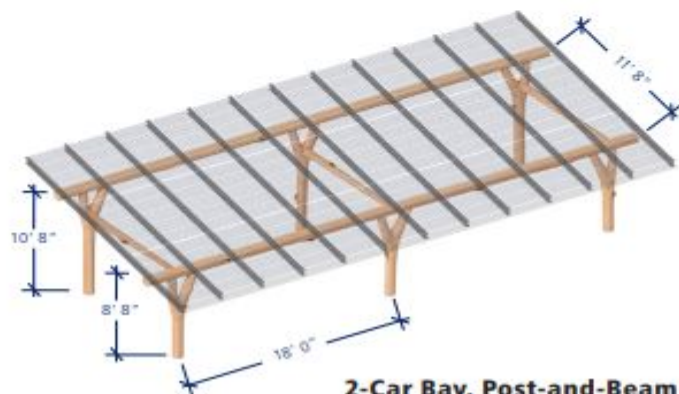
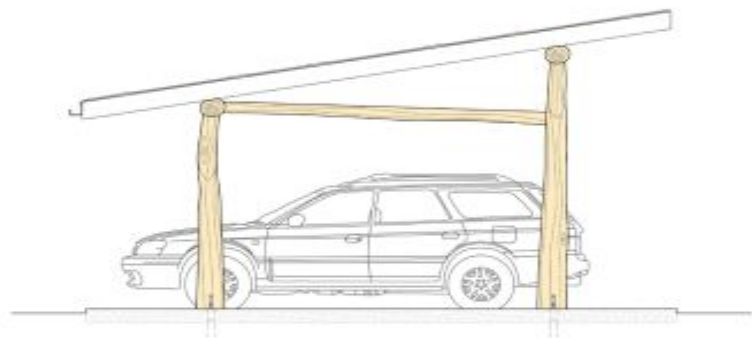
**Timber species:** Black locust or white oak, culled from managed forests in southwestern Wisconsin. FSC-certified and site-specific timbers available upon request.

**Timber service life:** Expected 50+ years, using the above decay-resistant species. Individual timbers are also replaceable, should external damage occur.

**Connections:** Steel fasteners, engineered for both lateral and axial loads as well as easy installation.

**Sealant:** Timbers are sealed with non-toxic Heritage<sup>®</sup> finish or approved equivalent.

**Technical standards:** WholeTrees design stresses are in accordance with ASTM D2899 "Standard Practice for Establishing Allowable Stresses for Round Timber Piles."



2-Car Bay, Post-and-Beam Design





# Rooftop Solar First Light Homes

Solar and Micro-grid assets under evaluation for project at First Light Homes:

- On-site rooftop solar on homes
- Energy storage systems in homes configured for resilience for Tribal elders as the primary focus. Secondary focus is energy storage and resilience configuration for the remaining homes and facilities at the Meetinghouse Road site.
- Solar at the First Light Community Center.
- Larger battery storage interconnected with the natural gas generator located at the wastewater treatment facility on the same property.
- Electric vehicles and chargers with the ability to interface bidirectionally with the grid and homes, helping to decarbonize Tribe's overall energy usage in buildings and transportation.

- Prices range from \$1.6 million to \$1.3 million
- Systems range is size depending on shading and roof direction
- Overall project range: 577 kW to 482 kW
- Bids from two local companies
- Opportunity to have solar on the homes be part of tribal utility



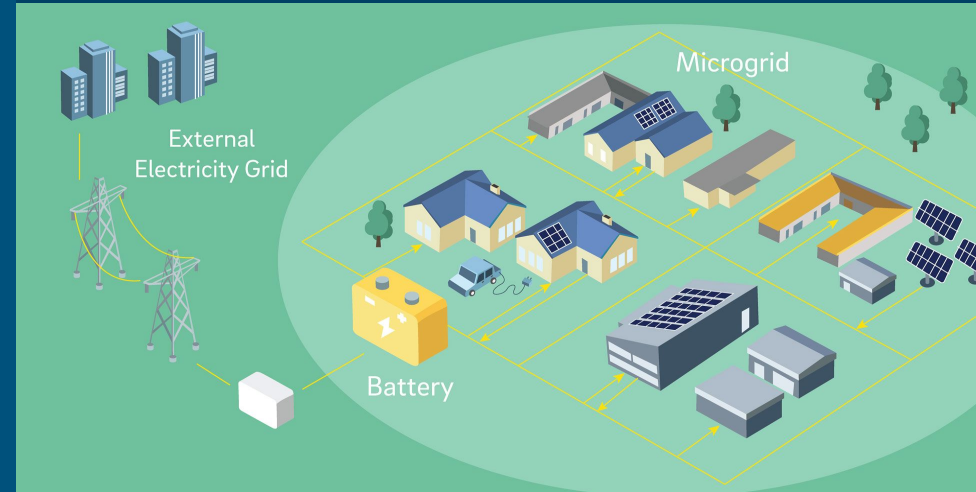
## Layout of Panels



## Proposed MicroGrid Goals

- To provide energy resiliency for critical functions in times when the grid is down
- To help support the regional grid when energy demand is high (and be compensated through financial incentives)
- To build energy assets that are mainstays of a tribal utility, which can serve its members with renewable energy, stable costs and help keep \$ in the tribal economy

The installation of a main meter from which all of the homes in the First Light development are sub-metered may be a key step in the process of building in the infrastructure to provide the Tribe the ability to establish sovereignty over the electricity assets and create a microgrid that can still support the region's grid when the energy usage is high.



# HEARTH Act

The Helping Expedite And Advance Responsible Tribal Home Ownership Act of 2012

The HEARTH Act was signed into law in July of 2012

The HEARTH Act amends the Long-Term Leasing Act (at 25 U.S.C. § 415(h)) to allow tribes to lease tribal land without BIA approval, under BIA-approved Tribal Regulations. The goal is to streamline the process for tribes seeking to enter into long term (25 year) leases-subpart E is specific to solar and wind energy-without a burdensome process.

Adopting the HEARTH Act has benefits to all Tribal business activities on reservation land.

# Next Steps

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Shareholder Representative Meeting

January 26, 2022 - TC Meeting

Present: Articles of Incorporation

CDC Budget

Solar Projects

Hearth Act

Meet with Housing Commission & Dept. with  
received proposals

SSBCI Application

Questions?