

**SIGNATURE PAGE**


**P-31-2022**

To the Monmouth County Board of County Commissioners:

**THE UNDERSIGNED HEREBY DECLARES THAT  
I (WE) HAVE CAREFULLY EXAMINED THE SPECIFICATIONS.  
I (WE) HEREBY CERTIFY PRICES QUOTED ARE IN ACCORDANCE  
WITH YOUR REQUIREMENTS.**

Company Name: EPP Renewable Energy, LLC  
(PRINT)

Preparer's Name: Steven A. Gabrielle  
(PRINT)

Signature:  7/22/22  
(DATE)


Address: 1605 N Cedar Crest Blvd, Suite 509  
Allentown, PA 18104

Telephone No.: 610-737-6812

Fax No.: \_\_\_\_\_

E-Mail Address: steve.gabrielle@energypowerpartners.com  
**\*\*\*(This should be the email where Contracts would be sent)\*\*\***

Contact Person: Steve Gabrielle

FEIN:   
(Federal Employee ID)

(Revised 2/2017)

***ECONOMIC BENEFITS SUMMARY FORM***

Vendor SHALL COMPLETE AND RETURN WITH PART B OF PROPOSAL

Vendor must complete this form without making any alterations to its format. Fill in values where appropriate and circle appropriate answers as indicated. Attach more information as necessary to fully explain the economic benefits of your proposal.

Vendor COMPANY NAME: EPP Renewable Energy, LLC

LFG To RNG facility capacity proposed at initial installation: 3600 scfm

(in units of raw inlet LFG flow (scfm). Need not equal LFG available at installation)

**Proposal Option #1**

Description: Vendor 100% owns, permits, designs, builds, operates, maintains, negotiates with end users and RIN purchasers, etc. for the LFG to RNG facility, for 20 years utilizing excess LFG from the MCRC and operating on a leased portion of County land. Vendor acknowledges that Vendor will assume all costs, labor, and equipment to design, permit, construct, and operate Vendor's facility. In return, the Vendor shares a royalty with the County as follows:

Select one or multiple bullets:

- Vendor will pay County 15% percent of all gross revenue received
- Vendor will pay County \_\_\_\_\_ percent of all environmental attribute gross revenue, and/or
- Vendor will pay County \_\_\_\_\_ percent of \_\_\_\_\_ or a flat rate of \$ \_\_\_\_\_ per month (optional).

*If royalty is based on all gross revenue:*

Vendor's estimated total gross revenue in the first full year of operation is estimated to be \$22,063,965 (Vendor shall attach basis for estimate). Vendor estimates their facility operation will begin on 1/1/2025 Vendors estimated total gross revenue for the 20 year operating term is \$442,220,185 (provide back up for this estimate).

*If royalty is based only on RIN gross revenue:*

Vendor's estimated gross revenue from RIN's only in the first full year of operation is estimated to be \$ \_\_\_\_\_ (Vendor shall attach basis for estimate). Vendor estimates their facility operation will begin on \_\_\_\_\_ (date). Vendor's estimated gross revenue from RIN's only for the 20 year operating term is \_\_\_\_\_ (provide back up for this estimate).

*If royalty is based on other things besides gross revenue or RIN gross revenue:*

Vendor's estimated \_\_\_\_\_ from \_\_\_\_\_ in the first full year of operation is estimated to be \$ \_\_\_\_\_ (Vendor shall attach basis for estimate). Vendor estimates their facility operation will begin on \_\_\_\_\_ (date). Vendor's estimated \_\_\_\_\_ from \_\_\_\_\_ for the 20 year operating term is \$ \_\_\_\_\_ (provide back up for this estimate).

**Proposal Option #2**

Vendor and County partner on all aspects of the project (i.e.: ownership, capital costs, permitting, design, construction, operation, maintenance, finding vehicle fleets to purchase the RNG, RIN sales/revenue, etc.) for 20 years. If this proposal option is selected by Vendor, provide the following with your proposal:

- Vendor’s split of this partnership is: \_\_\_\_% for County and \_\_\_\_% for Vendor.
- Vendor estimates their facility operation will begin on \_\_\_\_\_ (date).
- Vendor’s estimated Capital Cost (that both parties will split) is \$ \_\_\_\_\_ (provide back up for this estimate).
- Vendor’s estimated 1<sup>st</sup> year O&M cost (that both parties will split) is \$ \_\_\_\_\_ (provide back up for this estimate).
- Vendor’s estimated 1<sup>st</sup> year gross revenue (that both parties will split) is \$ \_\_\_\_\_ (provide back up for this estimate).
- Vendor’s 20-year operating term gross revenue (that both parties will split) is \$ \_\_\_\_\_ (provide back up for this estimate).

Vendor shall attach draft terms and conditions for this partnership.

**Proposal Option #3**

Other Alternative. Vendors may provide alternate payment provisions modifying the metrics in Option #2 above. Attach details on the alternative and describe if payments will escalate annually or quarterly and the basis for the escalation.

**All Proposal Options**

Explanation of other service or benefits the Vendor offers the County: (attach additional pages if necessary):

EPP proposes two additional forms of royalty payments to the County to incentivize increased LFG collection which will benefit all parties through the production and monetization of greater volumes of RNG.

- 1) A LFG Collection Improvement incentive in the form of an additional 0.5% royalty for every 2% of LFG collected over the baseline expected collection, capped at an additional 2.5% royalty
- 2) Wellfield improvement capital contributions in the form of \$1M in Year 5, \$1.5M in Year 10 and \$2M in Year 15. These capital contributions are specifically allocated for improvements to the gas collection system (new well drilling, lateral replacements, well pumps, automated control system improvements, etc.). All improvements shall be mutually agreed on by EPP and the County and its representatives.

Value of other services or benefits the Vendor offers the County: \$ 15,555,505 (sum of 1 & 2 above)

Vendor acknowledges that production from Vendor’s facility is secondary to the operation of the MCRC, including without limitation regulatory compliance. Collecting LFG to meet environmental regulations and/or otherwise in connection with the operation of the MCRC will take precedence over collecting LFG for commercial use if the two conflict.



Vendor’s Signature

Date 7/22/22



ECONOMIC BENEFITS FORM BASIS FOR ESTIMATES		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Project Month Start	Project Month End	01/01/25	01/01/26	01/01/27	01/01/28	01/01/29	01/01/30	01/01/31	01/01/32	01/01/33	01/01/34	01/01/35	01/01/36	01/01/37	01/01/38	01/01/39	01/01/40	01/01/41	01/01/42	01/01/43	01/01/44
Year Fraction		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Production</b>																					
Base LFG Curve (SCFM)		3,193	3,203	3,212	3,221	3,230	3,238	3,246	3,253	3,260	3,267	3,274	3,281	3,287	3,293	3,298	3,304	3,309	3,314	3,319	3,324
LFG Collection Improvements (SCFM) - 10%		319	320	321	322	323	324	325	325	326	327	327	328	329	329	330	330	331	331	332	332
Plant Inlet Capacity (SCFM)		3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Processed Gas (SCFM)		3,513	3,523	3,533	3,543	3,552	3,561	3,570	3,578	3,586	3,594	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Transportation Market RNG (MMBtu)		410,020	411,254	412,438	414,710	414,671	415,722	416,731	418,846	418,634	419,529	420,217	421,369	420,217	420,217	420,217	421,369	420,217	420,217	420,217	421,369
Fixed Price RNG (MMBtu)		410,020	411,254	412,438	414,710	414,671	415,722	416,731	418,846	418,634	419,529	420,217	421,369	420,217	420,217	420,217	421,369	420,217	420,217	420,217	421,369
Total RNG (MMBtu)		820,041	822,507	824,877	829,420	829,342	831,443	833,463	837,692	837,267	839,058	840,435	842,737	840,435	840,435	840,435	842,737	840,435	840,435	840,435	842,737
<b>Transportation Market Pricing</b>																					
Gross Received D3 RIN (\$/gal) <sup>1</sup>		2.77	2.86	2.94	2.69	2.77	2.72	2.82	2.95	2.86	2.77	2.40	2.35	2.32	2.27	2.23	2.19	2.19	2.19	2.19	2.19
Gross Received Brown Gas (\$/MMBtu)		3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
<b>Fixed Price Pricing</b>																					
Fixed Price RNG (\$/MMBtu)		15.15	15.30	15.45	15.61	15.77	15.92	16.08	16.24	16.41	16.57	16.74	16.90	17.07	17.24	17.41	17.76	18.12	18.48	18.85	19.23
Gross Received Brown Gas (\$/MMBtu)		3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
<b>Revenue</b>																					
Transportation RNG		2,460,122	2,467,521	2,474,631	2,488,260	2,488,025	2,494,330	2,500,389	2,513,076	2,511,802	2,517,175	2,521,304	2,528,212	2,521,304	2,521,304	2,521,304	2,528,212	2,521,304	2,521,304	2,521,304	2,528,212
D3 RINs		13,295,220	13,801,135	14,242,764	13,098,696	13,470,338	13,257,617	13,791,079	14,489,186	14,051,835	13,624,251	11,826,059	11,619,227	11,438,255	11,184,968	11,003,617	10,817,011	10,787,456	10,787,456	10,787,456	10,817,011
Voluntary Carbon Credits		96,817	101,963	107,370	113,359	119,016	125,284	131,867	139,163	146,047	153,678	161,626	170,172	178,193	187,103	196,458	206,846	216,595	227,424	238,795	251,422
Fixed Price RNG		6,211,807	6,292,796	6,374,037	6,473,234	6,537,347	6,619,454	6,701,887	6,803,252	6,867,802	6,951,318	7,032,348	7,122,130	7,173,698	7,245,435	7,317,889	7,484,697	7,613,532	7,765,802	7,921,118	8,101,677
Total Revenue		22,063,965	22,663,416	23,198,802	22,173,549	22,614,726	22,496,685	23,125,222	23,944,676	23,577,485	23,246,422	21,541,337	21,439,741	21,311,450	21,138,609	21,039,268	21,036,765	21,138,886	21,301,987	21,468,674	21,698,321
<b>Royalties</b>																					
Base Royalty Payment (15%)		3,309,595	3,399,512	3,479,820	3,326,032	3,392,209	3,374,509	3,468,783	3,591,701	3,536,623	3,486,969	3,231,200	3,215,961	3,196,718	3,170,821	3,155,890	3,155,515	3,170,833	3,195,298	3,220,301	3,254,748
LFG Collection Improvement Royalty Payment (2.5%)		551,599	566,585	579,970	554,339	565,368	562,417	578,131	598,617	589,437	581,161	538,533	535,994	532,786	528,470	525,982	525,919	528,472	532,550	536,717	542,458
Wellfield Improvement Capital Contributions		-	-	-	-	1,000,000	-	-	-	-	1,500,000	-	-	-	-	2,000,000	-	-	-	-	-
Total Royalty Expenses		3,861,194	3,966,098	4,059,790	3,880,371	4,957,577	3,936,920	4,046,914	4,190,318	4,126,060	5,568,124	3,769,734	3,751,955	3,729,504	3,699,292	3,681,872	3,681,434	3,699,305	3,727,848	3,757,018	3,797,206
Effective Royalty		17.5%	17.5%	17.5%	17.5%	21.9%	17.5%	17.5%	17.5%	17.5%	24.0%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
EPP 20 Yr Total Gross Revenue Received		442,220,185																			
County of Monmouth 20 Yr Total Royalty Received		81,888,532																			
County of Monmouth 20 Yr Total Royalty Received 3.0% NPV		61,081,674																			

<sup>1</sup> ICF D3 RIN Forecast minus 10% buyer share for Years 1 - 10, 20% buyer share for years 11-20