



Wind Energy Developer Checklist

Developer Name:

Local Developer Contact Name:

Proposed Project Location:

Date:

The following checklist can be used to learn more about wind projects being proposed your property and about the developer that is proposing a lease agreement. This checklist is for educational purposes only and should not supplant qualified legal advice. Questions in the checklist were originally developed by Bradley Haight, Hackstaff Gessler, LLC, and have been modified by Sarah Hamlen, MSU Extension.

Answers to these questions can be obtained by either independent research, or directly interviewing the corporate representative. The research and responses you obtain can be used to structure a property agreement that appropriately reflects the abilities and intentions of the developer. Property agreements for wind projects are very complex and require qualified legal assistance to negotiate and structure.

General Developer Corporate Information			
	Yes	No	Comments
I clearly understand the formation and corporate structure of the developer. (Type of company (LLC, C-corp), ownership, etc.?)	<input type="checkbox"/>	<input type="checkbox"/>	
I understand the amount of experience that employees who will be working on the proposed project have in wind development. They can reference other developed projects in which they have been involved.	<input type="checkbox"/>	<input type="checkbox"/>	
I know who the principle investors in this company are.	<input type="checkbox"/>	<input type="checkbox"/>	
I understand the development relationships of this firm – (Are they a pre-developer? Do they have partnerships with other companies during the development phase?)	<input type="checkbox"/>	<input type="checkbox"/>	
I understand the supply agreements for turbines that are typically used by this developer. (Manufacturer, number of units, commitment of equipment?)	<input type="checkbox"/>	<input type="checkbox"/>	
Corporate Financial Status Information			
	Yes	No	Comments

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The developer has explained to me how turbine acquisitions are being financed.	<input type="checkbox"/>	<input type="checkbox"/>	
The developer has explained to me how the operations of the corporation are being financed (Private backing, IPO, Institutional backing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	
I know the developer's current staffing levels and the staffing levels of the developer from a year ago.	<input type="checkbox"/>	<input type="checkbox"/>	
Has this developer recently delayed other projects?	<input type="checkbox"/>	<input type="checkbox"/>	
Has this developer indicated any project development cutbacks in recent months?	<input type="checkbox"/>	<input type="checkbox"/>	
Development and Operations History			
	Yes	No	Comments
I know what other projects this developer has developed or co-developed? (Locations, number, size, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	
Has the developer indicated which projects they have sold in the past? (When in the development/operation cycle? Where? Why? To Whom?)	<input type="checkbox"/>	<input type="checkbox"/>	
I know the percentage of projects that this firm has historically developed relative to the amount of land they have leased.	<input type="checkbox"/>	<input type="checkbox"/>	
I understand the financing models being used for pre-development, construction, and operation of the proposed project.	<input type="checkbox"/>	<input type="checkbox"/>	
I know the equipment the developer plans to use and the supply arrangements that are in place. (Type, size, order status)	<input type="checkbox"/>	<input type="checkbox"/>	
Project Details			
	Yes	No	Comments
I know the target project size in number of MW.	<input type="checkbox"/>	<input type="checkbox"/>	
I understand the total number of acres that the developer intends to lease.	<input type="checkbox"/>	<input type="checkbox"/>	
I know the number of MW the developer intends to place on my property?	<input type="checkbox"/>	<input type="checkbox"/>	
I know the number of acres that will be encumbered by the proposed wind farm. (may be different than total acres leased)	<input type="checkbox"/>	<input type="checkbox"/>	
The developer has identified the intended power purchaser.	<input type="checkbox"/>	<input type="checkbox"/>	
The developer has indicated any project sale plans or possibilities.	<input type="checkbox"/>	<input type="checkbox"/>	
I know the intended development date of the proposed project.	<input type="checkbox"/>	<input type="checkbox"/>	

Project Status			
	Yes	No	Comments
A timeline and plan for wind assessment has been established. (Number of anemometers, projected installation dates, locations, amount of time for data collection, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	
Is resource information available or projected on my property? (capacity factors, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	
A timeline for transmission interconnection study and agreements has been identified. (Date when developer will enter the queue, anticipated study completion date, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	
A plan and timeline for studies has been identified. Studies include environmental, avian, soils, archaeological, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
Project Interconnection and Transmission			
	Yes	No	Comments
A transmission route and interconnection location has been identified.	<input type="checkbox"/>	<input type="checkbox"/>	
The company is actively pursuing transmission and interconnection studies and I have verified their study status with the utility.	<input type="checkbox"/>	<input type="checkbox"/>	
I know the existing capacity on the transmission line the developer is proposing to use.	<input type="checkbox"/>	<input type="checkbox"/>	
I understand the plans for building new transmission or adding capacity to existing lines. I have verified these plans with the utility.	<input type="checkbox"/>	<input type="checkbox"/>	
Are rights-of-way secured or to be secured for any proposed transmission development?	<input type="checkbox"/>	<input type="checkbox"/>	
Agreement			
	Yes	No	Comments
A form has been provided?	<input type="checkbox"/>	<input type="checkbox"/>	
Are any development rights secured in the proposed agreement other than wind? (Transmission easement, other forms of energy production, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	
The term and renewal time lines are identified and are consistent with industry standards.	<input type="checkbox"/>	<input type="checkbox"/>	
Are a minimum number of megawatts to be installed on my property identified?	<input type="checkbox"/>	<input type="checkbox"/>	
Can I participate in siting turbines on the project?	<input type="checkbox"/>	<input type="checkbox"/>	
Are any project timelines or deliverable milestones identified in the agreement?	<input type="checkbox"/>	<input type="checkbox"/>	
Other Projects			

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	Yes	No	Comments
Is this developer pursuing other projects at this time?	<input type="checkbox"/>	<input type="checkbox"/>	
I know where the other projects are being pursued.	<input type="checkbox"/>	<input type="checkbox"/>	
I understand the status of those projects?	<input type="checkbox"/>	<input type="checkbox"/>	
I know the intended power purchaser for the other projects.	<input type="checkbox"/>	<input type="checkbox"/>	
I know the priority ranking of the project being proposed on my property in relationship with the other projects being pursued by this developer.	<input type="checkbox"/>	<input type="checkbox"/>	
Compensation/Equity			
	Yes	No	Comments
Is an execution fee proposed?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there an option/evaluation fee?	<input type="checkbox"/>	<input type="checkbox"/>	
Does the contract propose an installation fee?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a royalty percentage, escalator, minimum royalty and escalator identified?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there miscellaneous fees? (transmission, substation, roads, renewal fees)	<input type="checkbox"/>	<input type="checkbox"/>	
Is an equity stake suggested? (If so, at what percentage and on what conditions?) (If an equity stake is offered, does the developer have authorization from the State Auditor's Office to offer equity?)	<input type="checkbox"/>	<input type="checkbox"/>	
Owner Development			
	Yes	No	Comments
Can I carve out a community wind project on my property?	<input type="checkbox"/>	<input type="checkbox"/>	
Can I install small turbines on my property (less than 150 kW)?	<input type="checkbox"/>	<input type="checkbox"/>	
Can I develop solar or other renewable energy on my property?	<input type="checkbox"/>	<input type="checkbox"/>	
Can mineral exploration and development take place on my property?	<input type="checkbox"/>	<input type="checkbox"/>	

General Observations