

Ahoskie Energy

A BEAUFORT ROSEMARY PROJECT

Frequently Asked Questions

Early-stage project overview. The project concept, design and schedule remain preliminary and will continue to evolve through engineering, environmental review, community engagement and permitting.

Project Highlights

What is Ahoskie Energy?

Ahoskie Energy is an early-stage proposal for an approximately 1,200-megawatt natural-gas-fired combined-cycle power plant in Hertford County, near the Town of Ahoskie. The current concept uses a 3x1 combined-cycle configuration and air-cooled technology. The project is not yet approved, and important details will be refined as development progresses.

What is a 3x1 combined-cycle facility?

The current concept generally includes three natural gas combustion turbines working with one steam turbine. Heat from the combustion turbines is recovered to produce steam and generate additional electricity, allowing a combined-cycle facility to use fuel more efficiently than a simple-cycle facility. Final equipment selection and configuration have not been completed.

What does air-cooled technology mean?

Air-cooled technology uses large fans and ambient air to condense steam rather than relying on a conventional water-cooled cooling tower. This significantly reduces the amount of water required for cooling. The facility would still have some water needs, and the amount will depend on the final design, but it is a fraction of what would be required for wet cooling.

Where would the project be located?

The proposed site is adjacent to N.C. Highway 11, near existing natural gas and electric infrastructure and outside the Town of Ahoskie's current municipal limits. The site and facility layout remain under evaluation.

Why is this site being considered?

Large power projects require suitable land, road access and connections to natural gas and high-voltage transmission infrastructure. This location offers proximity to important existing infrastructure, which may reduce the need for additional off-site facilities. Environmental conditions, setbacks, access, constructability and community considerations are also being evaluated.

Who is developing the project?

Ahoskie Energy is being developed by Beaufort Rosemary, a greenfield energy developer whose team has experience with energy infrastructure projects across the United States.

Permitting and Regulatory Oversight

Is Ahoskie Energy approved?

No. The project is in an early stage of development. It cannot be constructed or operated unless it obtains the permits, authorizations and agreements required for its final design. The project will continue to be evaluated through engineering, environmental studies, agency review and applicable public processes.

What permits and approvals could be required?

Approvals will address land use, air emissions, stormwater, erosion and sediment control, wetlands and streams, floodplains, water supply, wastewater, road access, building and fire codes, natural gas facilities and electric interconnection. These permits are all evaluated by the applicable regulatory bodies at the local, state and federal levels. No facility like this is built without proper plans, reviews and approvals.

Who regulates the facility?

A facility of this type is subject to multiple layers of oversight. Hertford County and other local authorities would address applicable land-use, building, fire and local requirements. The North Carolina Department of Environmental Quality would administer key state environmental programs, including air-quality review and stormwater management. Federal agencies will have roles under federal environmental, safety, wetland, energy or pipeline requirements. PJM and the applicable transmission owner would oversee the electric interconnection process.

How would air emissions be reviewed?

The project will be required to apply for and obtain the applicable air-quality permit before constructing or operating regulated emission sources. The review would quantify anticipated emissions, evaluate required control technology and determine enforceable limits, monitoring, testing, recordkeeping and reporting obligations. The final facility will have to operate in accordance with those requirements. Emissions monitoring is reported regularly through Continuous Emission Monitoring Systems (CEMS) that measure and record emissions in real time.

Will the public be able to review project information?

Some approval processes include public records, notices and opportunities for public input as provided by law. The exact process varies by permit. Ahoskie Energy also plans to share non-confidential and non-proprietary project information as studies are completed and material decisions are made. This information will all be available on our website and, as applicable, through the regulating authority for the applicable permit.

Environmental, Water and Safety Considerations

What environmental work is being performed?

Environmental review is an ongoing part of project development. Studies to be completed will address wetlands and streams, protected species, cultural resources, air quality, water use and aquifer impact, stormwater, noise, traffic and other site-specific conditions. The scope of each study will be guided by the developing design and to ensure environmental stewardship and protection of the natural resources in the area.

How much water would the plant use?

A final water balance has not been completed. The planned use of air-cooled technology is intended to substantially reduce cooling-water needs compared with a conventional wet-cooled facility. The project will evaluate the amount, source and management of water as engineering advances and will obtain any required authorizations before use. Typically, a facility this size would utilize less than 0.5 million gallons of water a day, relatively similar to farming operations on large tracts of land.

How would groundwater and nearby wells be protected?

The project will be designed and reviewed under requirements intended to protect surface water and groundwater. The appropriate evaluation and protective measures will depend on the final water source, site design, drainage plan, materials used onsite and agency requirements. Those details will be developed through engineering and environmental review rather than predetermined at this early stage. If the project determines it will utilize well water, an aquifer impact study will be conducted to determine if there is potential for any impact to neighboring wells. Depending on the result of that study, the Project is committed to work together with those neighbors to mitigate the impact in an appropriate manner.

Significant stormwater management plans are developed prior to any construction occurring. Stormwater plans are developed early, with retention ponds incorporated into each stage of the design process and revised as the final equipment is chosen and the layout is refined. Prior to any work on site, the North Carolina Department of Environmental Quality is brought into the picture to ensure that the plans to manage water flow on the site are managed appropriately. Permits to construct the site are not issued without these plans and sign-offs in place.

What pollutants would the plant emit?

Burning natural gas produces air emissions, including nitrogen oxides, carbon monoxide, carbon dioxide and smaller amounts of other regulated pollutants. The air permit application will identify and quantify the pollutants associated with the final equipment. Modern control technology, operating limits and compliance requirements will be established through the air-permitting process. The emission limits set by the regulatory bodies, in this case the EPA, are designed to consider and protect those most at risk. Emissions are monitored and controlled, and facilities are not allowed to run unless they meet these strict standards.

Would the facility be safe?

Power plants are industrial facilities and must be designed and operated accordingly, with safety being considered as one of the most important things. The final facility will be subject to applicable building, fire, electrical, environmental and worker-safety requirements. Its design will include appropriate systems for prevention, detection, shutdown, containment and emergency response based on the equipment and materials ultimately selected. Any and all chemicals on site will be properly stored to prevent accidents and will have spill prevention plans and proper cleanup procedures that staff must follow.

Would local emergency responders be involved?

Yes. The Project will coordinate with local fire, emergency-management and public-safety officials prior to construction permits being issued. This is an important part of developing and operating a facility of this type. The appropriate access, response planning, training and communication measures will be developed as the design and regulatory requirements become more specific. The Project will ensure that emergency response teams will have the equipment and knowledge to properly respond to the unlikely event that there is an emergency.

Neighbors, Construction and Community

How would noise be addressed?

The facility is being designed to comply with applicable requirements, using appropriate equipment selection, site layout and sound-control measures where needed. Construction and commissioning can also create temporary noise, which will be addressed through the plans and conditions applicable at that stage.

What would the facility look like?

The project will include major power-generation equipment, exhaust stacks, an air-cooled condenser, electrical and natural gas facilities and supporting buildings. Heights, locations, lighting, buffers and landscaping have not been finalized. Those features will be refined as engineering and site planning advance. Buffer is being allocated along all property lines around the facility to create as little disturbance as possible.

How would nearby homes and properties be considered?

Potential effects on nearby properties are an important part of the development process. Setbacks, buffers, drainage, noise, lighting, traffic and views will be considered as the site plan is refined and reviewed. As our plans and design become more refined we will seek to coordinate with nearby residents if either (a) any of our studies come back to say that there is potential for them to be impacted, or (b) if there are any direct concerns that are raised. We are committed to keeping an open line of communication between the Project and our neighbors to ensure transparency throughout the development process.

What would construction involve?

Construction would likely occur over multiple years and include site preparation, foundations, equipment delivery and installation, buildings, utility connections, testing and commissioning. Traffic, dust, noise, work hours and road access would be evaluated through construction planning and applicable approvals. The construction schedule remains preliminary; however, this would not be multiple years of constant, heavy construction. Rather it would take the form of most construction projects with it being a bell curve where construction ramps up, peaks, and ramps back down.

How many jobs and how much tax revenue would the project create?

A project of this scale is expected to support substantial construction employment, a smaller permanent operating workforce and a significant new taxable investment. Hundreds of construction jobs could be expected over the course of construction, with roughly 15 - 20 permanent jobs once the facility is operating and bringing in millions of tax dollars annually. These figures will be refined as the project equipment and design is more certain.

What happens next?

The next steps include continued engineering, environmental review, electrical grid interconnection work, commercial discussions and engagement with local officials, agencies and the community. As the project becomes more defined, Ahoskie Energy will provide updated information and address more detailed questions. Moving forward will depend on the results of that work and receipt of all required approvals.

Economic and Community Benefits

How can a natural gas power plant benefit the local community and county?

A natural gas power plant can represent a significant long-term investment in the community where it is located. While the specific benefits vary by project and location, a new facility can generate economic activity during both construction and long-term operations.

Potential community benefits may include:

- **New tax revenue.** A major power generation facility substantially increases the local tax base and can provide other locally negotiated payments. These revenues can help support schools, emergency services, public safety, infrastructure, and other county priorities without requiring the same level of public services as many other types of large development.
- **Construction employment and spending.** Construction of a power plant typically requires a large workforce over a multi-year period. This can create opportunities for local and regional contractors, skilled trades, equipment suppliers, transportation providers, restaurants, hotels, fuel providers, and other businesses.
- **Permanent skilled jobs.** Once operational, the facility can provide long-term employment in areas such as plant operations, electrical and mechanical maintenance, instrumentation and controls, environmental compliance, administration, and site management. These positions are generally skilled jobs that support year-round economic activity.
- **Opportunities for local businesses.** An operating power plant requires ongoing goods and services, including maintenance, landscaping, security, equipment, construction services, transportation, professional services, and other support. Where practical, local and regional businesses would have opportunities to compete for this work.
- **Infrastructure investment.** Depending on the project, development may support improvements to roads, utilities, natural gas infrastructure, electrical infrastructure, communications systems, or other facilities that can provide broader benefits to the surrounding area.
- **Support for community organizations.** We believe that a major project should be a long-term community partner. If a project reaches commercial operation, we expect to support local nonprofit organizations, charities, schools, community programs, and other organizations serving the surrounding area. The amount and structure of this support would be developed for each project in coordination with the local community.

Does the community benefit only during construction?

No. Construction generally creates the largest short-term increase in employment and local spending, but many of the most important benefits can continue for decades after the plant begins operating.

A power plant is a long-lived infrastructure investment. During its operating life, it will continue to contribute to the local tax base, provide permanent employment, purchase goods and services, support local contractors, and contribute to community organizations.

Will all construction workers and contractors be local?

Large power projects require certain specialized skills and equipment that may need to be brought in from outside the community; however, we anticipate bidding out work associated with construction, and local partners will absolutely be considered for these roles.

Projects of this size also create opportunities for local and regional workers and businesses across a broad range of services. As development advances, the project can work with local economic-development organizations, workforce programs, contractors, and other community partners to help identify qualified local businesses and workers that may be able to participate.

Who can I contact for more information?

Dylan Casey at Beaufort Rosemary can be contacted through www.ahoskieenergy.com, by email at info@ahoskieenergy.com, or by phone at (804) 710-3222. We want to hear from the community, and a member of the project team will follow up.

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