

**REGULAR SESSION –WEDNESDAY JUNE 17, 2020**

STATE OF KANSAS        )  
  ) SS  
CITY OF KANSAS CITY )

The Board of Public Utilities of Kansas City, Kansas (aka BPU, We, Us, Our) met remotely in Regular Session on Wednesday, June 17, 2020 at 6:00 P.M. The following Board Members were on the teleconference: Ryan Eidson, President; Robert L. Milan, Vice President; Mary Gonzales, Secretary; Jeff Bryant, Rose Mulvany Henry and Thomas Groneman.

Also on teleconference: William Johnson, General Manager; Angela Lawson, Deputy Chief Counsel; Lori Austin, Chief Financial Officer/Chief Administrative Officer; Jim Epp, Executive Director Water Operations; Johnnetta Hinson, Executive Director Customer Service; Jerry Ohmes, Executive Director Electric Supply; Jeremy Ash, Executive Director Electric Operations; Dong Quach, Executive Director Electric Production; David Mehlhaff, Chief Communications Officer; Dennis Dumovich, Director of Human Resources; Randy Otting, Director of Accounting; Brian Laverack, Director Network Operations; Greg Kindle, President WYEDC and Gina Riekhoff and Keven Wempe with Gilmore & Bell.

A tape of this meeting is on file at the Board of Public Utilities.

Mr. Eidson called the Board Meeting to order at 6:00 P.M. He welcomed all that were listening or viewing the meeting. He stated the COVID 19 Pandemic has resulted in a State of Emergency disaster declared by the Governor which has made it necessary to conduct these meetings using technology instead of in person. Those wishing to offer comments during the Visitors Comments section can click on the raised hand feature at the bottom of the application or window or press Star 9 and be connected by phone only. Please bear with us as this is our first attempt to incorporate the Visitors Section into this technology. As always, the public may email or call the BPU with any concerns. The Agenda and the presentation may be found on the BPU website. If you are using Zoom, it will appear on your screen. Mr. Eidson introduced himself and the other Board Members along with the GM, and Legal Counsel.

Roll call was taken and all Board Members were present via teleconferencing.

Motion was made to approve the Agenda by Ms. Gonzales, seconded by Mr. Bryant, and carried.

Motion was made to approve the Minutes of the Regular Session of June 3, 2020 by Mr. Milan, seconded by Mr. Bryant, and carried.

Mr. Eidson turned the meeting over to Mr. Johnson.

There were no visitors wishing to address the Board.

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Mr. Johnson asked Ms. Austin to present Resolution No. 5254 to ask the Board for approval for the refunding of our 2020 Revenue Bonds.

Ms. Austin said this agenda item was looking to move forward with a debt issuance. She said also on the call were Ms. Gina Riekoff and Keven Wempe from Gilmore and Bell who are our Bond Counsel.

Motion was made by Ms. Gonzales to approve Resolution No. 5254, seconded by Ms. Mulvany Henry and carried.

Mr. Johnson said for the next item he would give a brief update on COVID. They were continuing to keep everything going in the right direction. He and Ms. Austin were working with the UG to identify some refunding opportunities, both under the CARES Act and under FEMA.

Mr. Johnson asked Mr. Dumovich if he had anything to add.

Mr. Dumovich stated we currently had one positive test that is in quarantine, however they should be returning to work tomorrow. We have four others on quarantine, none for their own symptoms, positive exposures outside of the work environment. Our numbers remain very low.

Mr. Johnson said the next item was Greg Kindle, President of WYEDC to give an economic development update.

Mr. Kindle had a power point presentation. (attached)

Ms. Mulvany Henry asked if the Board could get an electronic copy of the presentation.

Mr. Johnson said he would.

Mr. Johnson thanked Mr. Kindle for the job he is doing day in and day out in helping retain companies in our city and all of the hard work that goes into bringing new companies and new places of business into our community. He keeps us abreast of any and all changes that are taking place, certainly working with the BPU and the UG.

Mr. Johnson asked Mr. Ohmes to give an update on the Electric Supply Division.

Mr. Ohmes had a power point presentation. (attached)

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Mr. Johnson reminded the Board that on June 25 there will be a joint BPU/UG meeting. It was originally scheduled for 2 P.M. and we got a call from the UG asking if we could push it back to 3 P.M. He said that Mr. Eidson and Mr. Milan attend that meeting as President and Vice President. In the past they would rotate between having the meeting at the UG and the BPU. This will be a Skype meeting.

Mr. Johnson said he will continue communicating with the Board on future Board Meetings and any other calendar events as they come up. He said he would follow up with them to get some things on their calendars.

Ms. Mulvany Henry said in the Special Session on the budget review for the UG last week there was a suggestion that the PILOT be increased by 1%. She trusts that all of the Board Members and Mr. Johnson were keeping their eye on that if that should occur.

Mr. Johnson said he has not had discussions with the UG yet.

Ms. Lawson said prior to a vote being taken on that issue by the UG; the Charter Ordinance requires a joint meeting between the BPU and the UG to confer on that matter.

Ms. Mulvany Henry asked if we have an agenda for the June 25<sup>th</sup> meeting. If so, is a PILOT increase included on the agenda.

Ms. Lawson said she didn't believe there was an agenda yet but that would not suffice as a joint meeting for that. It would have to be a meeting with a quorum of both groups.

Mr. Johnson said he had not had a discussion with Mr. Bach yet. That meeting will take place next week on building that agenda. A lot of things on it were simply carry over. There is a new item section. There is a section that rolls over from meeting to meeting. He said he will see if there's an opportunity to put that discussion on the agenda for both BPU and the UG to have some discussion. Normally, and he was only speaking of the past, the County Administer would let the BPU General Manager know more about where they will be going with the budget once they get it past their initial preliminary discussions with the Commissioners. So BPU normally knows about what will take place prior to the Commission fully voting on that and that includes the PILOT and everything else that may go in there, especially if it is going to affect BPU. As Ms. Lawson said, any increase in PILOT will require both and all elected officials, both groups to get together to have a discussion.

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Mr. Bryant said his question was for Ms. Lawson. In nine years he fought at least one time when the Commission has raised the PILOT since he's been elected and they have never had a joint meeting about that.

Ms. Lawson said they did have one over at the Reardon Center.

Mr. Bryant said that was right after he first got elected and he didn't remember that one being about raising the PILOT as much as it was when Holland was Mayor and it was about what we can do to unify the direction between the Board and the Commissioners.

Ms. Lawson said she would have to go back but there was a joint meeting regarding the PILOT prior to it being raised.

Mr. Milan said she was correct, we had the meeting. Nathan Barnes was on the Commission at that time. It was at 13.9% and the consideration was to take it down to 11.9% and in two years down to 9.7%. That never happened.

Mr. Johnson said he did have a discussion with Ms. Lawson on Monday and he did recall a meeting at the Reardon Center. He also recalled a meeting where the Board went over to the UG. They were all sitting in front of the Board of Commissioners where they normally sit but he didn't remember what that meeting was about.

Mr. Milan said there was a meeting at the Reardon Center and all the Board were present side by side and that was done.

Ms. Lawson said it was one big table at the Reardon Center.

Mr. Milan said it was several big tables in a square. It took place.

Ms. Gonzales said she concurred with Mr. Milan. She remembered the meeting and he is accurately describing what happened.

Mr. Bryant said he was glad to hear that because they voted to raise the maximum they could for the Mill Levy. He knew there were budget issues but one of the biggest complaints we get from our customers was the PILOT fee that is added on to our bill. This would be a punch in the face to a lot of our customers.

Mr. Milan said another issue he hears about is they don't need the Board approval to raise the trash collection 35 cents. Was that accurate or not?

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Ms. Lawson said that was correct. As to the maximum Mill Levy, they often set it higher than they do the final Mill Levy as they can always go down but they can't go up so it's often set in case it's needed. It could go to that but it could also be lower. Trash and sewer charges are set by the UG. Those do not require BPU input.

Mr. Johnson said water pollution, storm water and the other UG fees also do not require a BPU vote.

Ms. Mulvany Henry asked Mr. Johnson if there are UG resources that respond to questions from customers about those fees that come on the BPU bill.

Mr. Johnson said those were continuing discussions they were having with the UG and it is not the first time. He was also taking to them about a BPU bill redesign. On our current bill is a number for customers to call the UG. What has happened in the past is the UG would turn around and redirect the public back to BPU. He was trying to get some Subject Matter Expert over to the UG to pick up the calls and answer those questions from the public. His hope is that will happen.

Mr. Milan said our customers were going to make sure they let all Board Members know that we are not responsible for the increase. It is not correct.

Ms. Gonzales said she remembered from the last bill design when we separated out the charges where they could see what BPU charges were and what UG charges were. Several years ago in one of those joint meetings, she was sure Mr. Johnson was there, she and Mr. Alvey were representing the BPU and the UG wanted to not call the PILOT the PILOT, they wanted to change the name of the PILOT. She said Mr. Alvey and she were adamant about that and she would still be about changing it to some unrecognizable name.

Mr. Johnson said he remembered that very well and he would certainly support that too and keep the PILOT identified on the bill as what it is; Payment in Lieu of Taxes. It should go down in the category of the other UG charges so the public understands that BPU is not responsible for charging that fee, we are simply collecting the fee and passing it straight through to the UG. Some of the current discussions are even though we've separated those charges on the current bill is to have one page for the BPU bill only and then have another page on the reverse side, the whole section of just the UG by itself. Mayor Alvey does say he supports that and we'll keep looking in that direction. If the Board has any other ideas he would certainly be open to what suggestions they may have. It seems to be the path we're on to

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try to have a page for the BPU and a separate page for the UG unless something comes up where it doesn't make sense to do that.

Mr. Milan said the water pollution right now was more than the PILOT program. His bill showed he was paying \$25 for water pollution and about the same amount for the PILOT. That didn't make sense to him. We can't answer those questions from our customers. It is just added to the bill.

Mr. Johnson said one other thing he would say about a new proposed bill, if we do what he just said then that will give them more room on the bill to describe what those fees are in greater detail. That may work for some customers but we still plan on putting a phone number on there for the UG for the public to be able to call them if we can't explain what those fees are well enough to their understanding.

Ms. Gonzales asked if in that proposed bill the PILOT would be on the back with the UG charges.

Mr. Johnson replied that the PILOT would be with all of the other UG charges. The BPU charges would be on a stand-alone page and all the UG charges would be on a separate page.

Mr. Bryant said on the page that has the UG charges it would be nice to find a way in the formatting to include the phone number for each of the departments responsible for each of the fees put on there so the general public would easily be able to find out what number they can call if they have an issue with waste water or trash. He thought some people at the UG might have an issue with it but in the long run it would be good customer service and viewed as a positive from our customers and the UG's customers showing that we were making a concerted effort to make living in Wyandotte County and communicating with your officials and the departments that run things easier.

Mr. Johnson said he was making a note of that. Fully disclosing everything, he was also asking the UG to pay for part of that project so all of the costs aren't just bared by BPU alone.

Mr. Bryant said that was a fair request considering they are asking us to cover the charges of billing all their fees and then doing the transfers of all the monies.

Mr. Eidson said if we have a meeting with them before something like that were to happen do we have a say in it, was there a vote?

Ms. Lawson said no, it just requires that the two entities confer.

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Ms. Mulvany Henry said if Mayor Alvey was on board with it, have the Commissioners been opposed to it.

Mr. Johnson said no, it came up in December in their joint meeting. Their meeting in March he went back and looked at the last two agendas. It was on the December agenda. The March agenda was more COVID related. There was too much stuff on there so we decided to have staff work together on it and he hasn't gotten much push back when it was talked about in December. There seemed to be support for it but they only had two Board Members and two At Large Commissioners present. The full body of commissioners wasn't there and our full Board wasn't represented. There was no push back and there was an understanding that yes, this was a move in the right direction. We'll see where it goes with our future meetings.

Ms. Mulvany Henry addressed Ms. Lawson and asked if they were really required to confer on it and there was not a vote on it how did the change occur.

Ms. Lawson said the UG has to pass a resolution and vote on it and then that has to be transmitted to the BPU by a certain date and if it's not then it stays the same as the preceding year.

Ms. Mulvany Henry said so the UG would have to draft the resolution.

Ms. Lawson said correct and then they have to vote on it in a public meeting and then once its passed they would have to provide the formal notice to the BPU.

Mr. Milan asked if September was the deadline for that to take place.

Ms. Lawson said the vote would be before then and the notice is due the first day of September so he was correct.

Ms. Gonzales addressed Ms. Mulvany Henry and said they were present and able to state their case at the meeting and she believed they thought they were getting something in the promise of the reduction in the following year or whenever it was supposed to happen but it just never happened.

Mr. Milan said correct.

Ms. Gonzales said they did get to speak their piece but in the end the UG are the ones that decide.

Mr. Milan said our rate increase is on hold isn't it.

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Mr. Johnson asked if he was referring to water or electric.

Mr. Milan said both of them.

Mr. Johnson said we haven't done a formal Cost of Service study or rate design for electric yet. We did put our water rate hearings on hold. We'll certainly have to pick that back up and set a new schedule for it.

Ms. Gonzales asked if they had to start all over with the 90 day notice on the water.

Mr. Johnson asked Ms. Austin where they left off with that.

Ms. Austin said basically we put a notice out to postpone so we didn't actually cancel the rate hearing we just stated to be postponed until a date to be determined later. When they pick it up they don't have to start the entire process all over again.

**Board Comments**

Mr. Eidson asked how the five employees that were injured were doing and were they back to work.

Mr. Ash said one was back to work at full capacity, no restrictions, getting along fine. The other four remain off work however they remain hopeful. One of them has an appointment tomorrow and they hoped he could be released to some kind of reduced duty or possibly even full duty with some special coverings on one of the arms. The other three will likely remain off for the foreseeable future with one of them probably off for a few weeks. The other one had some underlying health conditions and that is prohibiting the healing process from being as fast as they'd like it to be. He has been speaking with all of them daily or every other day as much as they'll respond. Their spirits are good. They did have a peer counseling session with a psychologist that works with PTSD type of situations, catastrophes and traumatic events. They were able to get four of the five to participate and that was outstanding for everyone involved. That doctor is going to be working with us going forward on anything we might need. He asked Mr. Dumovich if that was about how he understands everything.

Mr. Dumovich said he was exactly right on. They hoped one gets back to work very soon. The others will be working through with our work comp program. Everything seems to be going well so far.



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Mr. Eidson said thanks for the update.

Mr. Groneman thanked everybody for the updates and he had a Public Works Safety meeting on Monday, June 22. There's really nothing on the agenda that directly affects BPU. They will get an update on the KC Levy project to see where that is going.

Mr. Milan had no comments.

Mr. Bryant said the Finance Meeting at the UG basically revolved around the current state of finances for the UG for the last quarter. There weren't a lot of updates. As everyone knew, our city, as well as every other city, is struggling with sales tax revenue. For the time being they are trying to watch their outlay of cash just like we do.

Ms. Gonzales thanked Mr. Kindle and Mr. Ohmes for their updates and a big thanks to Mr. Ash for the update on our injured employees. She's keeping them in her thoughts and prayers. She appreciated knowing how they were getting along.

Ms. Mulvany Henry thanked Mr. Kindle, Mr. Ohmes and Mr. Ash for their updates. She appreciated knowing how the five men were getting along. It's good to know that there is some progress being made. For the public that is listening or will be at a later date, please reach out to your elected officials regarding the proposed increase in the PILOT. They've heard the discussion and it's not the BPU that sets the PILOT rate. If you have a story about how that will impact your life please share that with your elected officials. Personally, she thought any increase will disproportionately affect those that are struggling in our community and we've just seen what our unemployment figures look like so hopefully we don't add to that burden by making a decision along those lines.

Motion was made to adjourn the meeting at 7:24 P.M. by Mr. Bryant, seconded by Ms. Mulvany Henry and carried.

ATTEST:

*Not Signed by Secretary  
due to Pandemic*  
Secretary

*Jenny Burleg-Krenzer  
EXECUTIVE ASSISTANT  
6/30/20*

APPROVED:

*[Signature]*  
President



# BPU BOARD

ECONOMIC DEVELOPMENT UPDATE  
JUNE 17, 2020



# PROJECT ANNOUNCEMENT

## Catholic Charities (Rita)

Project Type: <b>Expansion</b>	<ul style="list-style-type: none"><li>• Relocating/expanding to 600 Minnesota</li><li>• 60 retained employees</li><li>• Additional downtown programming/visitors</li></ul>
WYEDC Investors Engaged:	<ul style="list-style-type: none"><li>• Unified Government</li><li>• Mark One Electric</li></ul>
Drivers:	<ul style="list-style-type: none"><li>• Need more space</li><li>• Remain in urban location</li></ul>



**\$1.75M**  
investment

**37,333**  
square feet



# PROJECT ANNOUNCEMENT

## Reardon Center

Project Type: <b>Redevelopment /Expansion</b>	<ul style="list-style-type: none"><li>• 500 Minnesota Avenue</li><li>• 80 Unit Market-Rate residential</li><li>• 12,000 sf commercial/fitness space</li><li>• 11,000 sf event space</li><li>• 38,000 sf athletic space</li></ul>
WYEDC Investors Engaged:	<ul style="list-style-type: none"><li>• Unified Government</li></ul>
Drivers:	<ul style="list-style-type: none"><li>• Downtown interest</li><li>• Downtown vision</li><li>• UG partnership</li></ul>



**\$22.75M**  
investment

**110,000**  
square feet



# PROJECT ANNOUNCEMENT

## Junior Achievement

Project Type: <b>Attraction</b>	<ul style="list-style-type: none"><li>• Northwood Shopping Center, 2844 W. 47<sup>th</sup> Ave.</li><li>• Youth Learning Lab – career development and innovation center, 10,000 kids annually</li><li>• 12 FTE</li></ul>
WYEDC Investors Engaged:	<ul style="list-style-type: none"><li>• Lane4</li><li>• UG</li></ul>
Drivers:	<ul style="list-style-type: none"><li>• Central KC location</li><li>• Growing market</li></ul>



**\$4.5M**  
investment

**21,000**  
square feet

# PROJECT ANNOUNCEMENT

## KidZone Learning Center (Wesley)

Project Type: <b>Redevelopment</b>	<ul style="list-style-type: none"><li>• 5101 Leavenworth Road – former church</li><li>• Childcare center – 84 spots infant through school age</li><li>• Olathe Wesleyan Church</li><li>• Operational Sept. 2020</li></ul>
WYEDC Investors Engaged:	<ul style="list-style-type: none"><li>• Unified Government</li><li>• Continental Consulting Engineers</li></ul>
Drivers:	<ul style="list-style-type: none"><li>• Lack of childcare in the community</li></ul>



**\$1.5M**  
investment

**12,210**  
square feet

# PROJECT ANNOUNCEMENT

## Turner Logistics Center (Turner)

Project Type: <b>Attraction</b>	<ul style="list-style-type: none"><li>• Building 1 (406K s.f. )&amp; Building 2 (187K s.f.)</li><li>• Operational end of 2020</li><li>• In tandem with Turner Diverging Diamond</li></ul>
WYEDC Investors Engaged:	<ul style="list-style-type: none"><li>• NorthPoint Development, Continental Consulting Engineers, Unified Government, TranSystems, KS Dept. of Commerce, KS Dept. of Transportation</li></ul>
Drivers:	<ul style="list-style-type: none"><li>• Market demand</li><li>• Land availability</li><li>• Public/Private partnership</li></ul>



**\$32M**  
investment

**593,000**  
square feet

# PROJECT ANNOUNCEMENT

## Village West Apartments P3 (Terzo)

Project Type: <b>Attraction</b>	<ul style="list-style-type: none"><li>• 330 luxury apartments, 4 buildings</li><li>• 3<sup>rd</sup> phase of the Village West development</li></ul>
WYEDC Investors Engaged:	<ul style="list-style-type: none"><li>• NorthPoint Development</li><li>• Perry Investments</li><li>• Renaissance Infrastructure Group</li><li>• BPU</li><li>• UG</li></ul>
Drivers:	<ul style="list-style-type: none"><li>• Market demand</li><li>• Location/Team</li></ul>

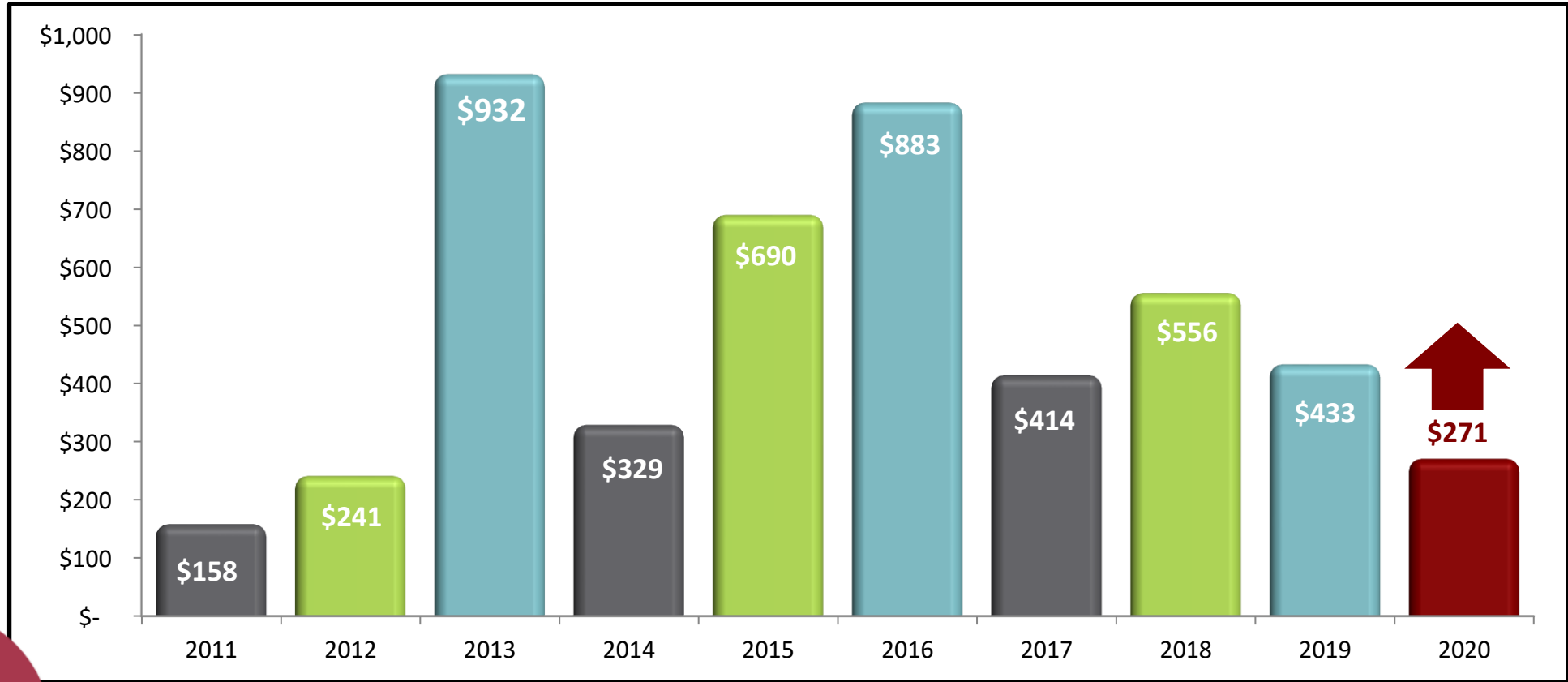


**\$47.5M**  
investment

**104,880**  
square feet



# RESULTS YTD



219  
jobs

1,211,694  
square feet

# PROJECT UPDATE

## Juvenile Justice Center

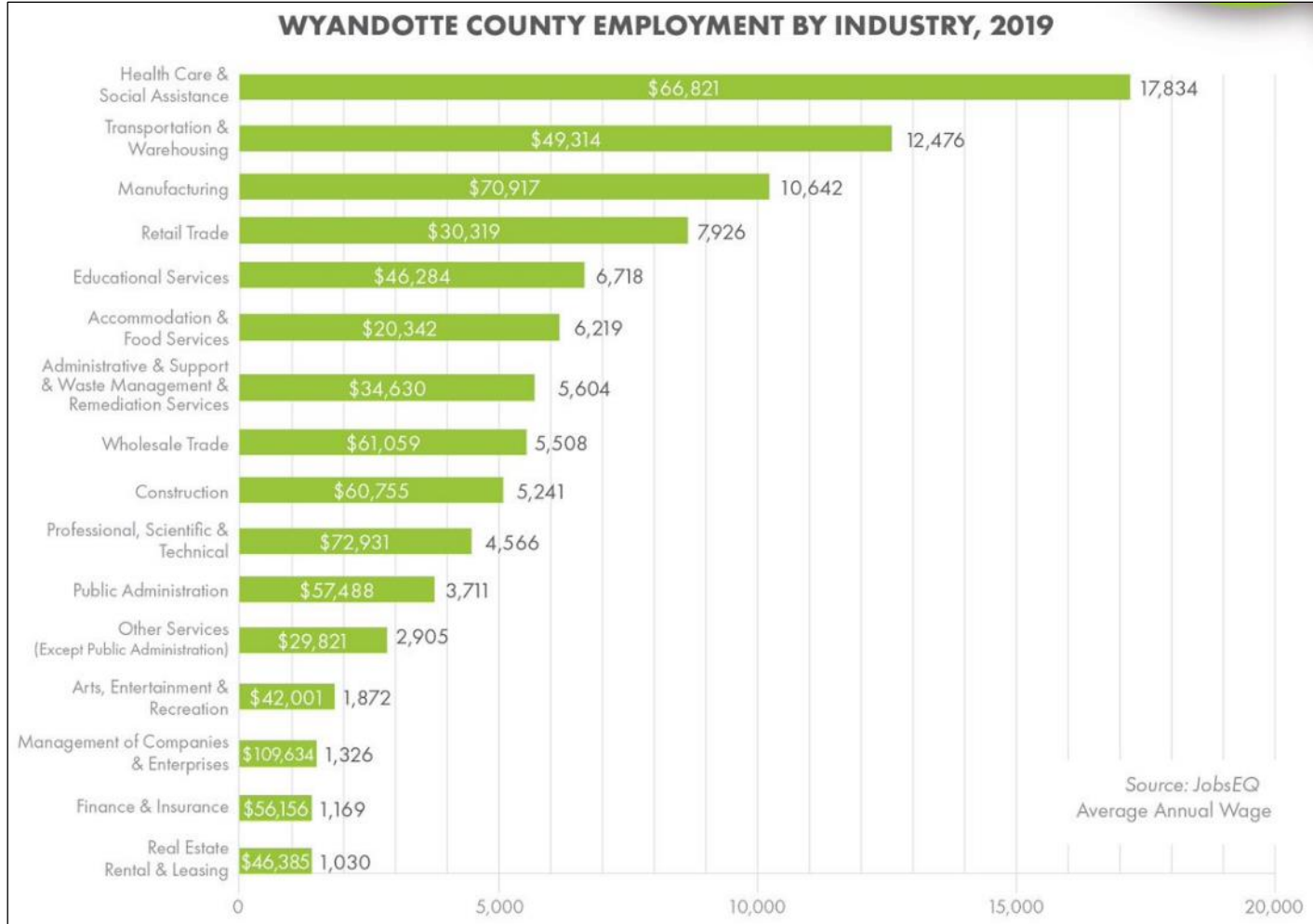


# PROJECT UPDATE

## The Woodlands (Super Bowl)



# BRE WORKFORCE DATA



## Quick Hits

### Unemployment:

	WYCO	KS	U.S.
March	3.8%	2.9%	4.5%
April	14.8%	11.6%	14.4%

- Retail/Service sectors hardest hit
- 79% Manufacturing operational
- 58% Sales decrease
- 28% Supply Chain Disruption



**THANK YOU**

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 **WYANDOTTE**  
ECONOMIC DEVELOPMENT COUNCIL

# Electric Supply Update

June 17, 2020

# Electric Supply Update

- Recap of the SPP Integrated Marketplace
- BPU's generation resources
- How BPU's generation works in the SPP Market

# The Southwest Power Pool (SPP)

- SPP is a Regional Transmission Organization that oversees the bulk electric grid and wholesale power market with a footprint that spans 14 states
- SPP serves as the Consolidated Balancing Authority for all of the Member Operating areas within its footprint



# Consolidated Balancing Authority (CBA)

- As the CBA, SPP is responsible for balancing the region's supply (generation resources) and demand (customer load), maintaining frequency, and monitoring MW flows between adjacent Member Operating Areas
- SPP facilitates the centralized unit commitment process

# Day-Ahead Market

- Financially-binding market for energy and operating reserves, conducted on the day prior to the official Operating Day
- Allows for some price certainty against potentially volatile Real-Time prices
- Offer in all available generation resources & bid in expected customer load

## Reliability Unit Commitment Process (RUC)

- Process used to resolve any discrepancies between the demand forecast (customer load) and market-cleared supply (generation) by committing or de-committing resources

# Real-Time Balancing Market

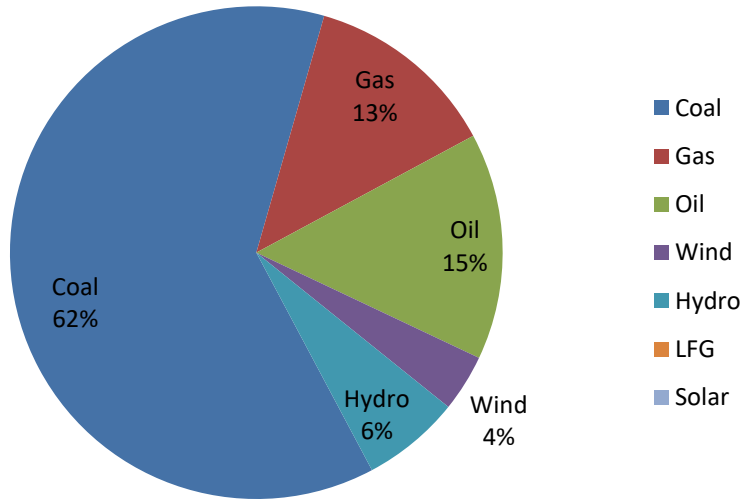
- The CBA will continue to co-optimize the balancing of load and generation while meeting Operating Reserve requirements at the least cost to participants
- Financially driven mechanism by which SPP operationally balances the Real-Time load and generation committed by the Day-Ahead Market and RUC process

# BPU's Generation & PPA's

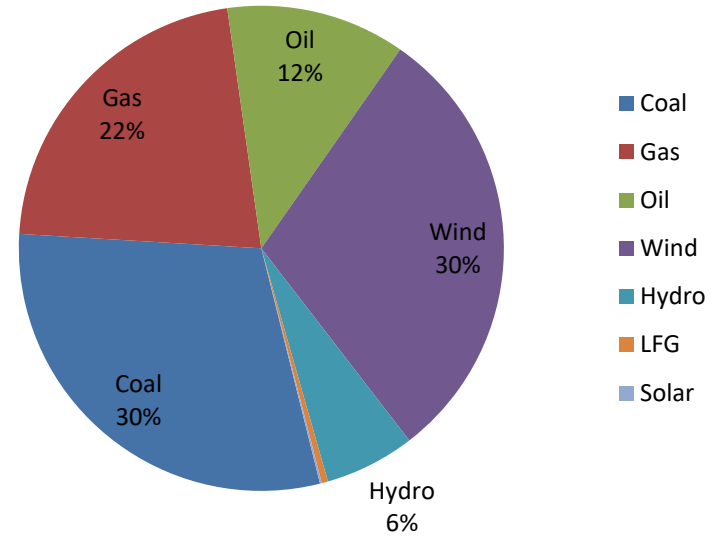
		2010	2020
Coal	Nearman	238.1	250.1
Coal	Q1	73.7	0
Coal	Q2	106.9	0
Gas	CT1	12.6	0
Oil	CT2	48.9	48.9
Oil	CT3	51.3	51.3
Gas	CT4	72.8	72.8
Gas	Dogwood	0	110
Wind	Smoky Hills	25.2	25.2
Hydro	WAPA	4.8	4.8
Hydro	SPA	38.6	38.6
LFG	LFG	0	3.55
Hydro	Bowersock	0	7
Wind	Alexander	0	25
Wind	Cimarron	0	200
Solar	Community Solar	0	1

# BPU's Generation & PPA's

## 2010 Generation Capacity



## 2020 Generation Capacity



- Demand Bid
  - Submit forecasted load to SPP using WebTrader Integrated Marketplace application
  - Forecasting tool is the Pattern Recognition Technologies (PRT) application; PRT takes into account different variables including but not limited to historical load patterns and weather data
  - 2019 peak load 483 MW (7/19/2019)
  - 2020 peak load 430 MW (6/15/2020)

- Resource Offer Entry
  - Offer all available generating units with associated resource offer pricing and unit commitment status
  - Market
  - Self
  - Reliability
  - Outage
  - Not Participating



- Renewables (Smoky, Cimarron, Alexander, Oak Grove & Bowersock)
  - Unit commitment status “Market”
- Combustion Turbines (CT2, CT3 & CT4)
  - Unit commitment status “Market”

- Nearman Steam Unit 1 (N1)
  - Self scheduled unit commitment status
  - Reasons for self scheduling N1
    - Economics
      - Market prices (LMP) compared to N1 fuel costs
      - Additional costs associated with taking the unit on/offline
      - Wear and tear on the unit
  - Last month Nearman was taken offline due to low IM prices



# Electric Supply Update

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- Questions?