



Sewer Authority Mid-Coastside
WASTEWATER TREATMENT FACILITY

SAM Board Presentation

Solar & Battery

Power Purchase Agreement (PPA)

4/13/2026

COLDWELL
ENERGY

AB
ALLIE BRIDGE
ENERGY SOLUTIONS



Agenda

- Background
- Current Landscape
- Key Issues
- Bid Process & Results
- Project Overview
- Schedule & Next Steps
- Recommendation



Background

- Desire for on-site renewable energy for financial and environmental stewardship
- Energy is a significant operating cost
- SAM explored on-site renewable energy
- No available capital to purchase – market conditions created financial viability



Current Landscape

- Federal Incentives Improved
 - Public Law 117-169 (8/16/2022)
 - Public Law 119-21 (7/4/2025)
- Private owners can invest, own & receive improved tax credits and accelerated depreciation (PPA)
- Milestone requirements
 - **7/4/2026 physical work, 12/31/2030 – Placed in service**
 - If 7/4/2026 missed, 12/31/2027 placed in service
- PG&E rate increases continue



Key Issues

- 25-year term to cash flow each year and satisfy statutory requirements GC 4217.12
- SAM will need to demonstrate site control, requiring City of Half Moon Bay permission
- Project approval after CEQA completion – Categorically exempt (legal counsel believes likely appropriate)
- Time is of the essence, CEQA and Coastal permitting - **7/4/2026 physical work**



Bid Process & Results

- 11/13/25 RFP issued with 3rd party support
- 3 responsible bids

		Coldwell Energy	Opterra	Syserco Energy Solutions
Pricing	50%	50	30	20
Experience & Qualifications	30%	25	30	25
Contract Terms	10%	10	10	10
Creativity & Adaptability	10%	5	5	10
		90	75	65

- Board presentation 1/26 – Location change
- City planning meeting 3/17 – Ground mounted removed



Project Overview

- Solar (roofs & carports) & Battery
- 3rd party owned, SAM purchase power produced
 - 25 years, 3% annual escalation
 - 206 kWdc solar, with a battery 415kW/836 kWh
- No upfront capital from SAM
 - \$2.9M savings over 25 years.
- Current emergency generator for backup power
- ~25% of power currently used by plant



Project Overview





Schedule & Next Steps

- TODAY: Public Hearing, Authorize CEQA process move forward, categorical exemption \$10k reimbursement NTE.
- Staff complete negotiation Coldwell/Jua/City of HMB
- 2 weeks: Project approval with CEQA, Project Vote
- NTP: Design, permitting, and physical work test before 7/4/26 (Risk on Coldwell Energy)
- Completion before 12/31/2030 (next summer target)



Recommendation

1. Authorize the General Manager to:

- i. Expediently complete negotiation of a Power Purchase Agreement (PPA) compliant with Government Code 4217.10 et seq. with Coldwell Energy subject to such revisions as may be recommended by SAM Legal Counsel and the City of Half Moon Bay
- ii. Bring back a proposed PPA for the Board's consideration and possible approval, along with completed CEQA documentation, on an expedited timeframe that ensures SAM's continued eligibility to receive federal alternative energy incentives/credits (which will otherwise expire on July 4, 2026)
- iii. Reimburse Coldwell up to \$10,000 for preparation of CEQA documents supporting the PPA (reimbursable only if SAM does not enter into the PPA).

2. Continue Public Hearing until 4/27/26