



BOEM BUREAU OF OCEAN
ENERGY MANAGEMENT

Gulf of Maine Offshore Wind

Eastham, MA
July 17, 2024

Zach Jylkka and Luke Feinberg, Renewable Energy Program Specialists

Meeting Purpose and Agenda

Purpose:

- Engage with the Outer Cape community to **exchange information about the Gulf of Maine leasing process**
 - *What has happened?*
 - *What is happening now?*
 - *What is coming?*
- Address **common questions and concerns**
- Provide an opportunity for **dialogue**

Agenda

- **Welcome and context**
- **BOEM presentation – leasing process in Gulf of Maine (20 mins)**
- **Dialogue (45 mins)**
- **BOEM presentation – lease stipulations, bidding credits, Environment Assessment (10 mins)**
- **Dialogue (15 mins)**
- **Adjourn (8pm) - Additional opportunity to connect with BOEM and MA at posters**

Ground Rules

Meeting Guidelines

Share the floor

- Speak one at a time
- Be brief

Engage Effectively

- Show others the respect you'd want
- Respect a range of views
- Expect civil behavior of one another



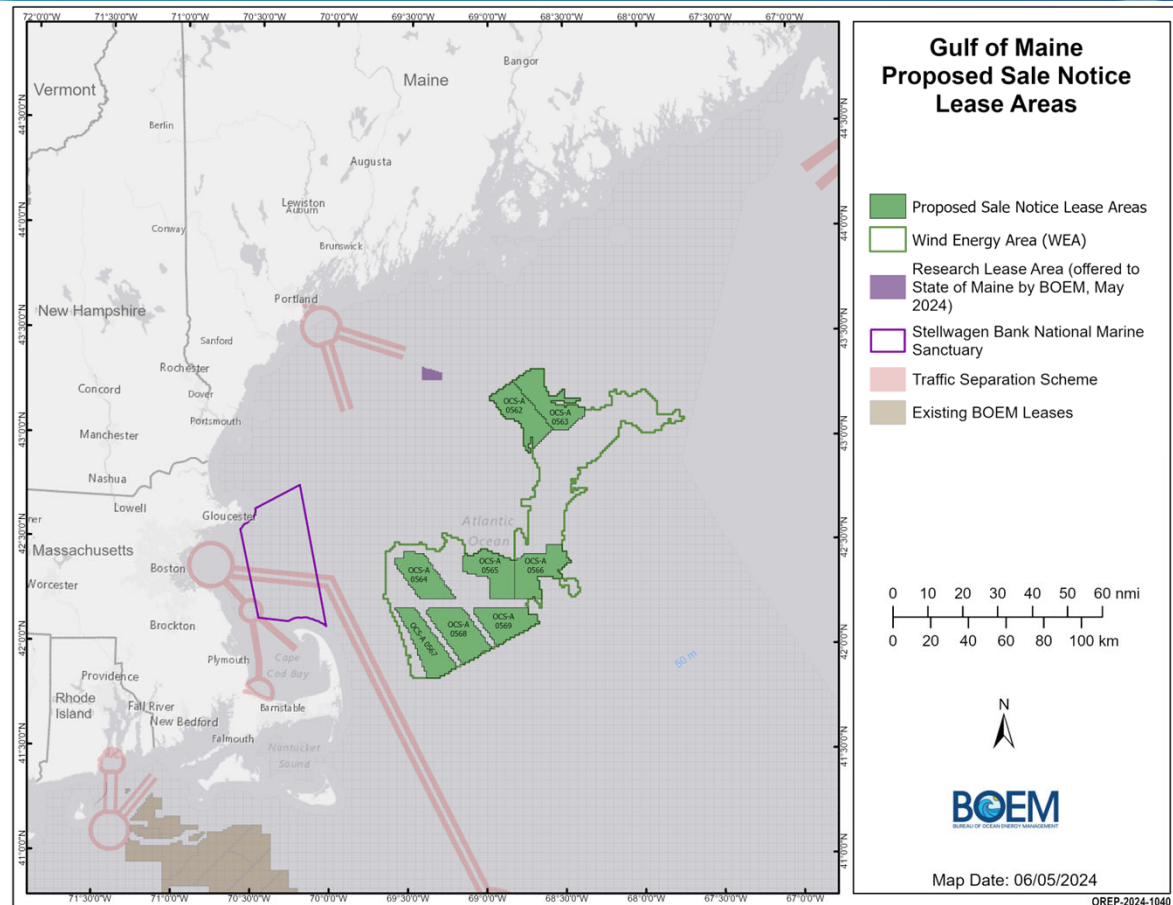
BOEM's Office of Renewable Energy Programs

Agency Mission: facilitate the responsible development of renewable energy resources on the OCS through conscientious planning, stakeholder engagement, comprehensive environmental analysis, and sound technical review.

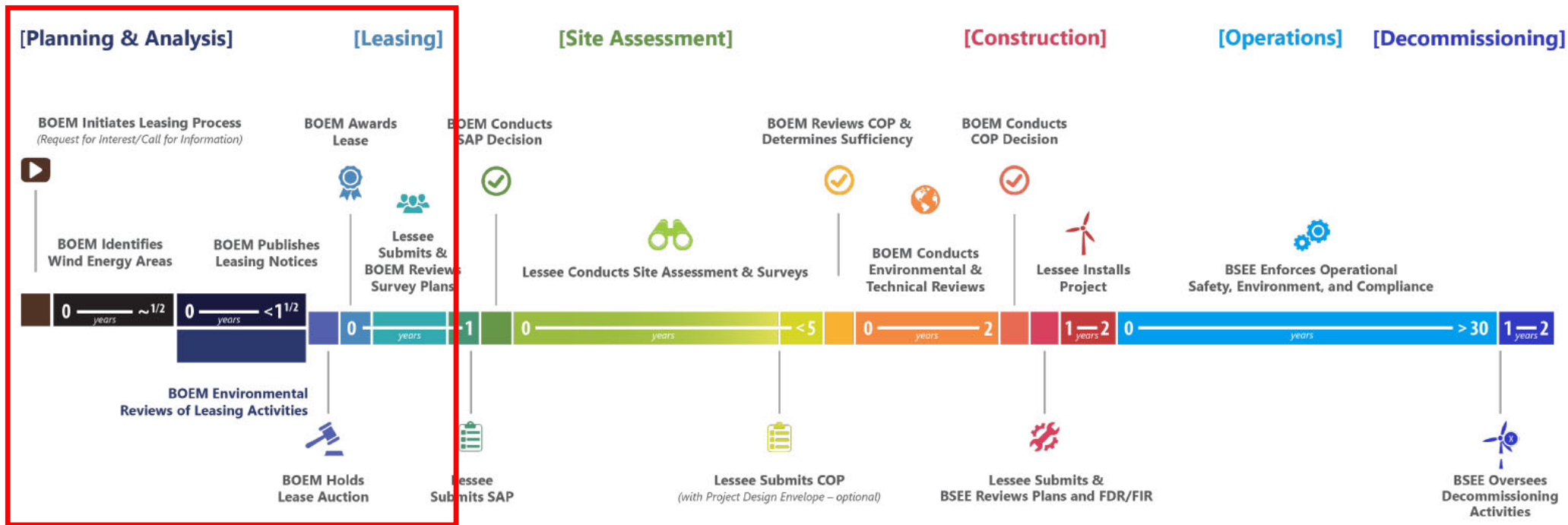


Proposed Sale Notice (PSN)

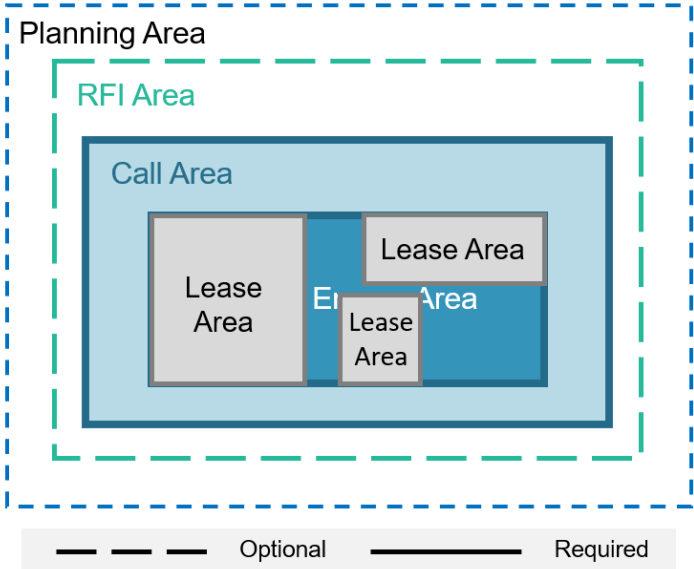
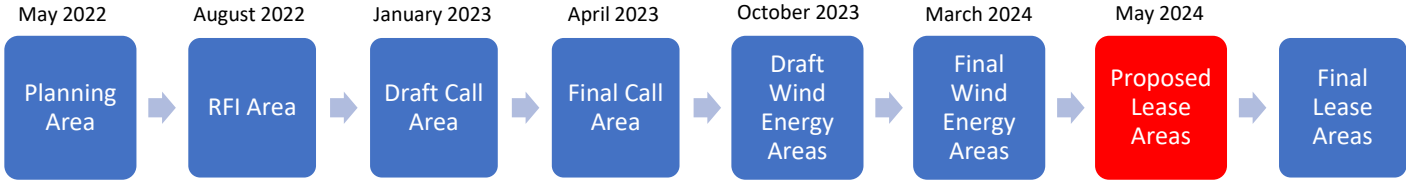
- On April 30, 2024, the Interior Department [announced](#) its proposal for a first offshore wind energy auction in the Gulf of Maine.
- The PSN published in the [Federal Register](#) on May 1, 2024, initiating a 60-day public comment, which closed on July 1, 2024.
- All [PSN comments](#) can be found at Regulations.gov by searching for **BOEM-2024-0026**.
- A Draft Environmental Assessment on proposed leasing activities published on June 21, 2024, and the 30-day comment period associated with that notice closes on July 22, 2024. To comment, visit Regulations.gov and search for **BOEM-2024-0030**.



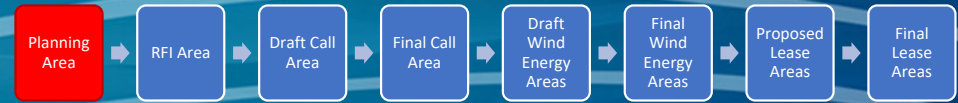
Renewable Energy Authorization Process



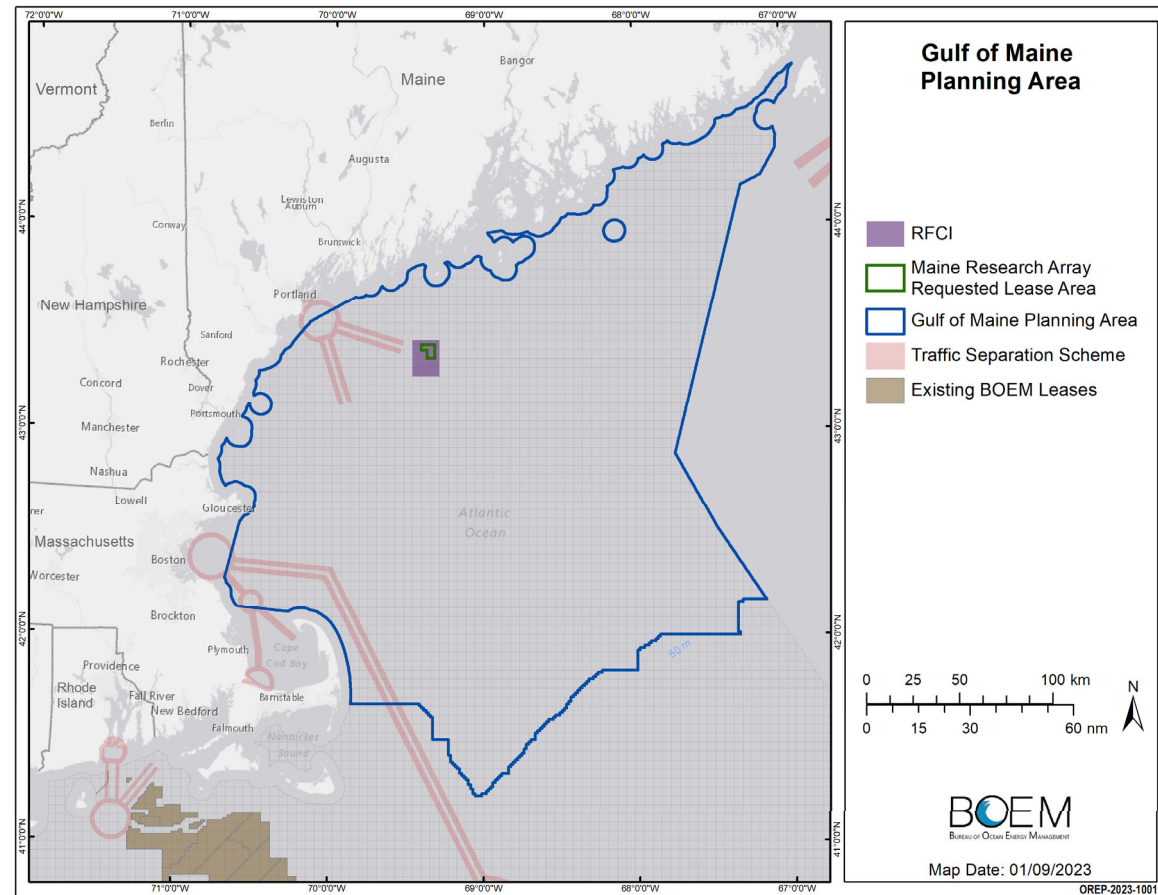
Gulf of Maine Planning & Leasing Process



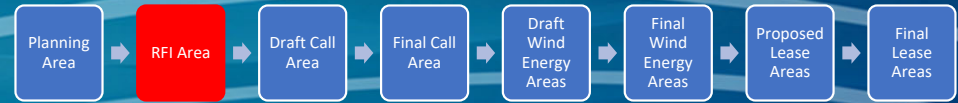
Planning Area



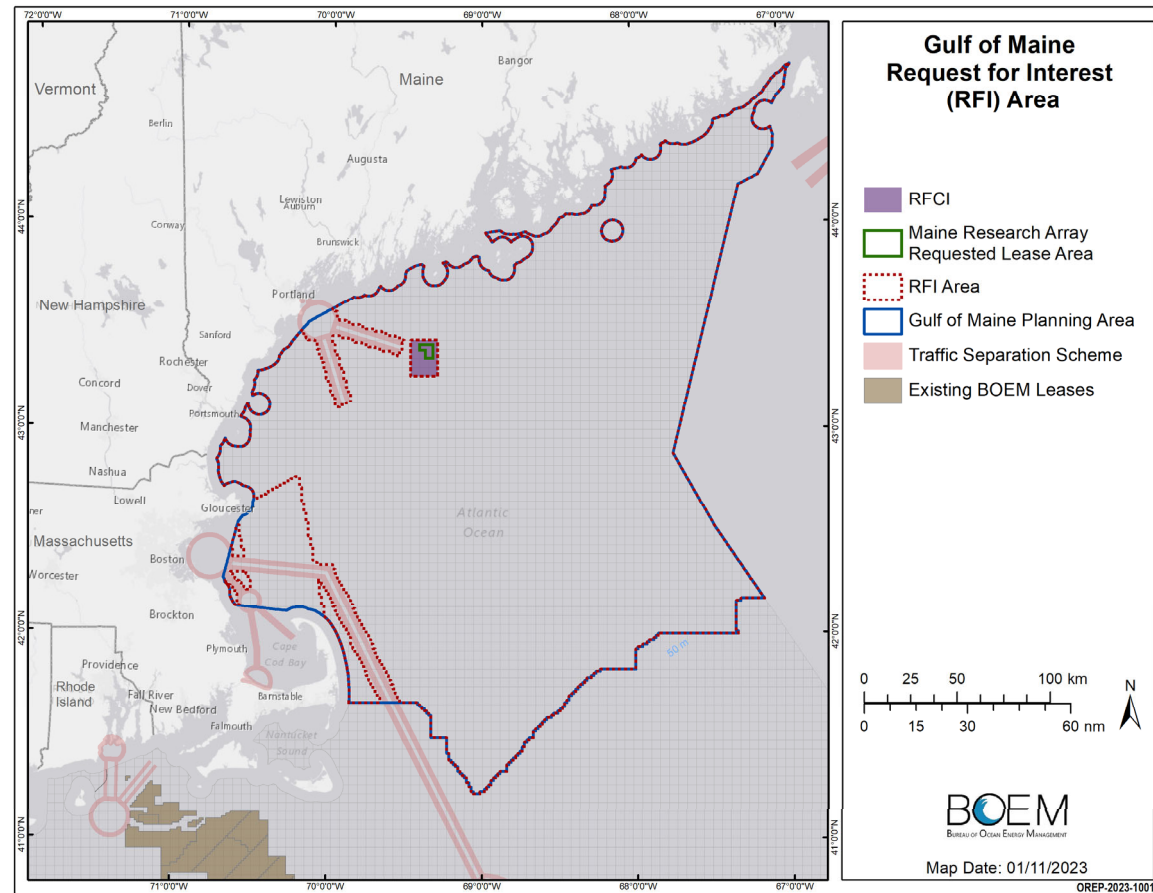
- Preliminary and optional step in the BOEM Planning Process
- Shared Planning Area and Draft RFI Area at the [May 2022 Task Force meeting](#)



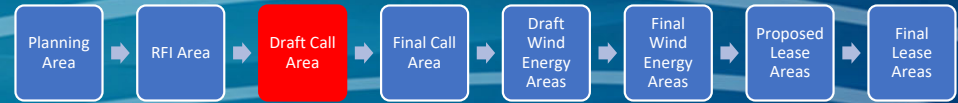
Request for Interest (RFI) Area



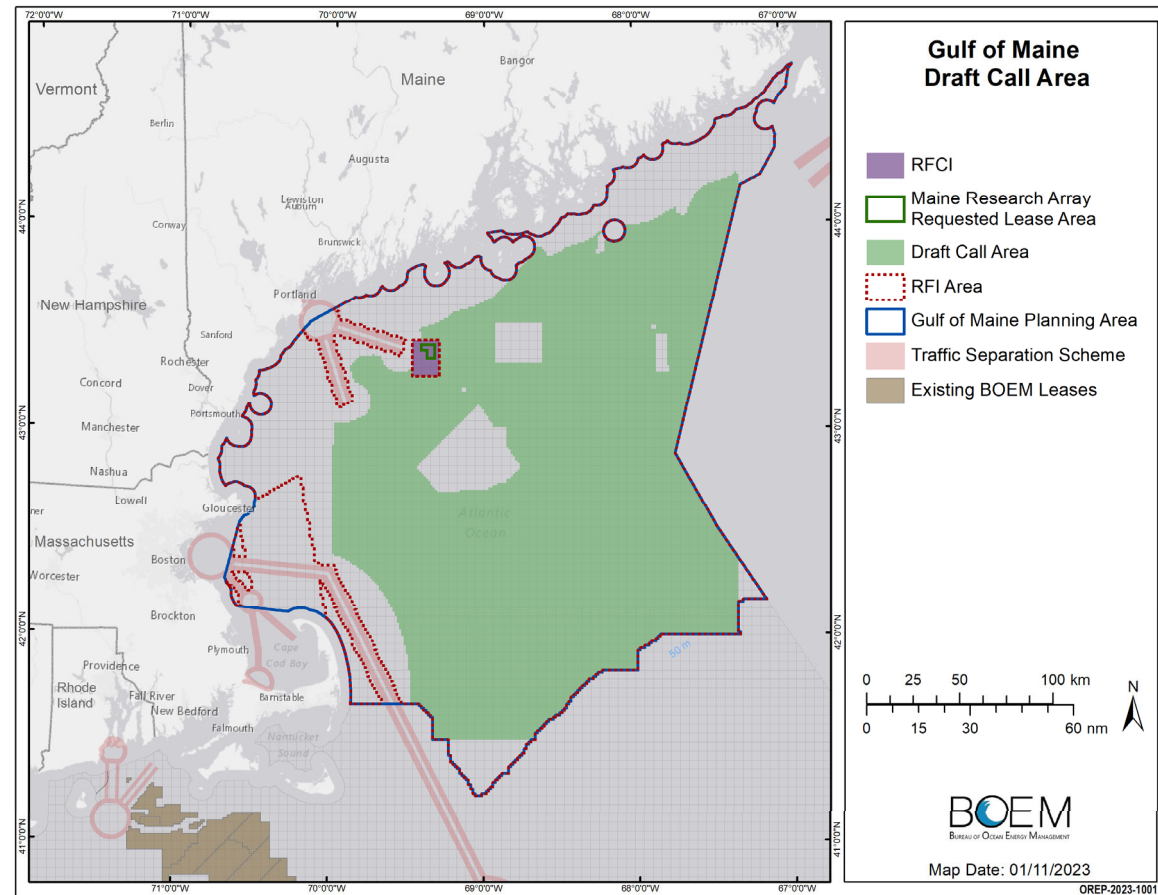
- Published RFI on August 19, 2022
 - 45-day comment period closed October 3, 2022
- RFI Area excluded “incompatible areas”
 - National Park System, National Wildlife Refuge System, National Marine Sanctuary System, or any National Monument (§585.204)
 - Existing Traffic Separation Schemes (TSS), fairways, or other internationally recognized navigation measures
 - Unsolicited lease request areas that are the subject of a separate request for competitive interest



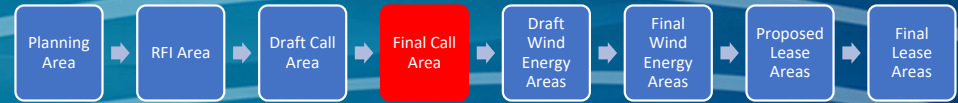
Draft Call Area



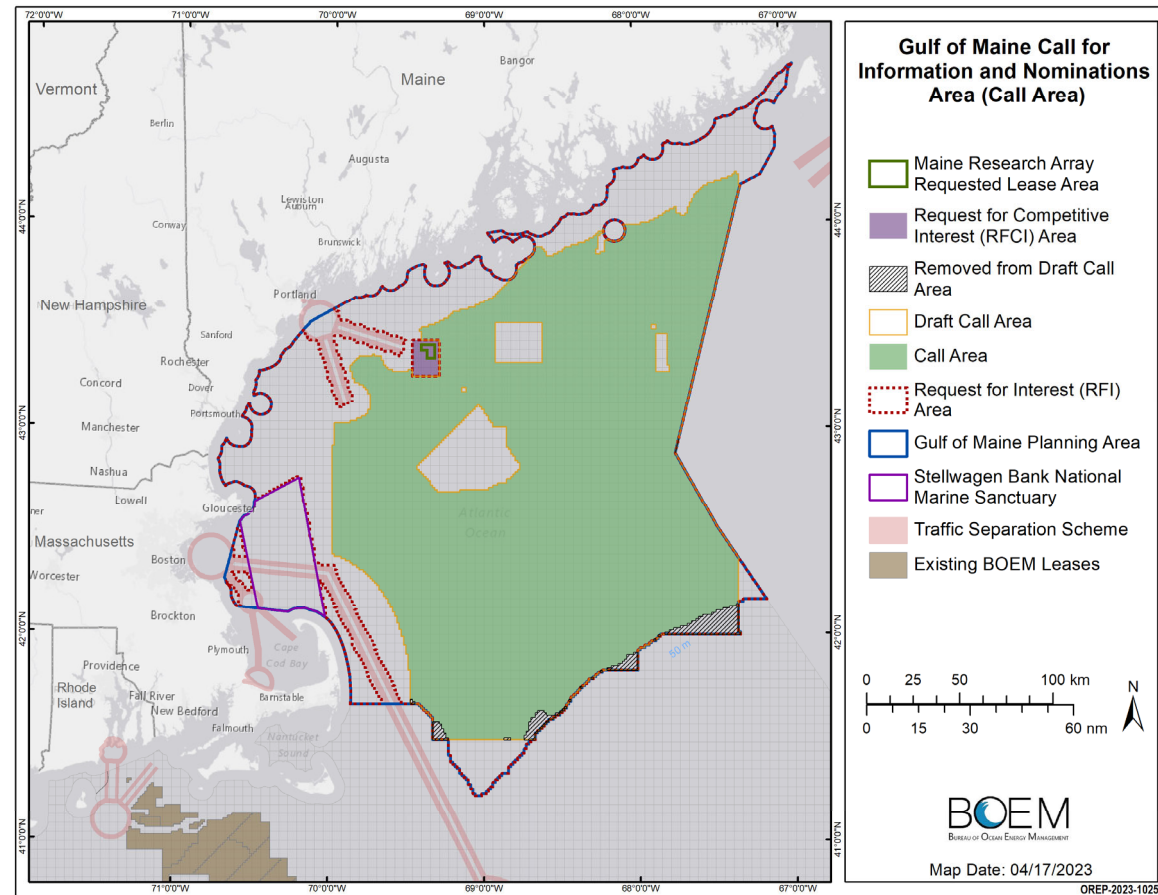
- BOEM reviewed responses to RFI and worked with NOAA NCCOS to conduct spatial analysis to inform Draft Call Area
 - 27% reduction from RFI Area
- BOEM held a series of in-person and virtual meetings.



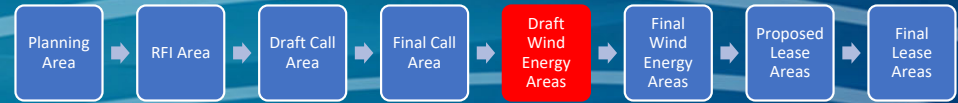
Final Call Area



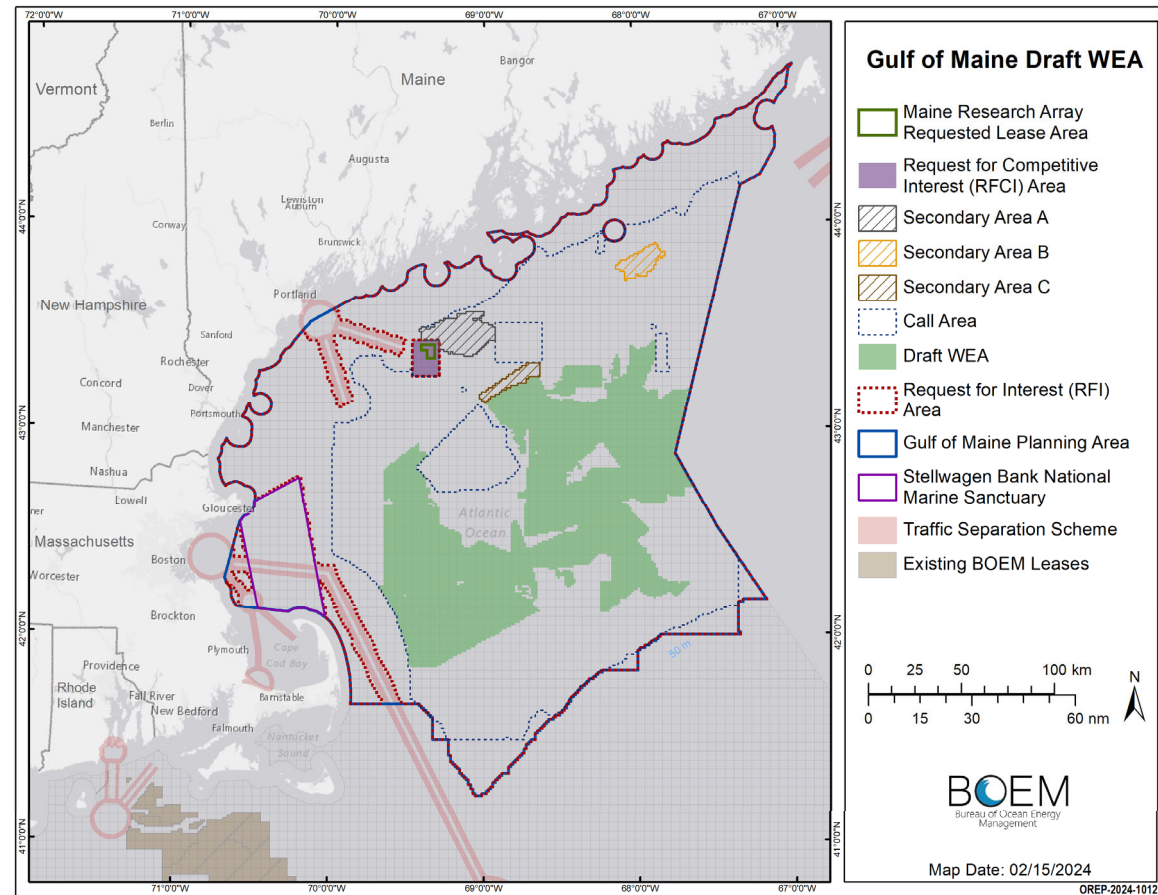
- The Final Call Area was published on April 26, 2023
 - 45-day public comment period (closed June 12, 2023)
- BOEM removed areas from the southern edge of the Call Area to better avoid Georges Bank
- BOEM held a [Task Force meeting \(May 2023\)](#) and invited public comment on, and assessed interest in, possible commercial wind energy development in areas within the Call Area.



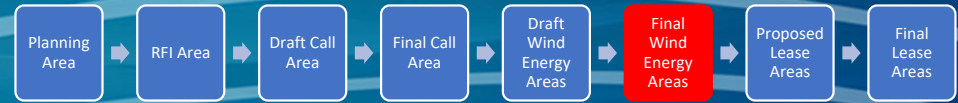
Area ID: Step 1 (Draft WEA)



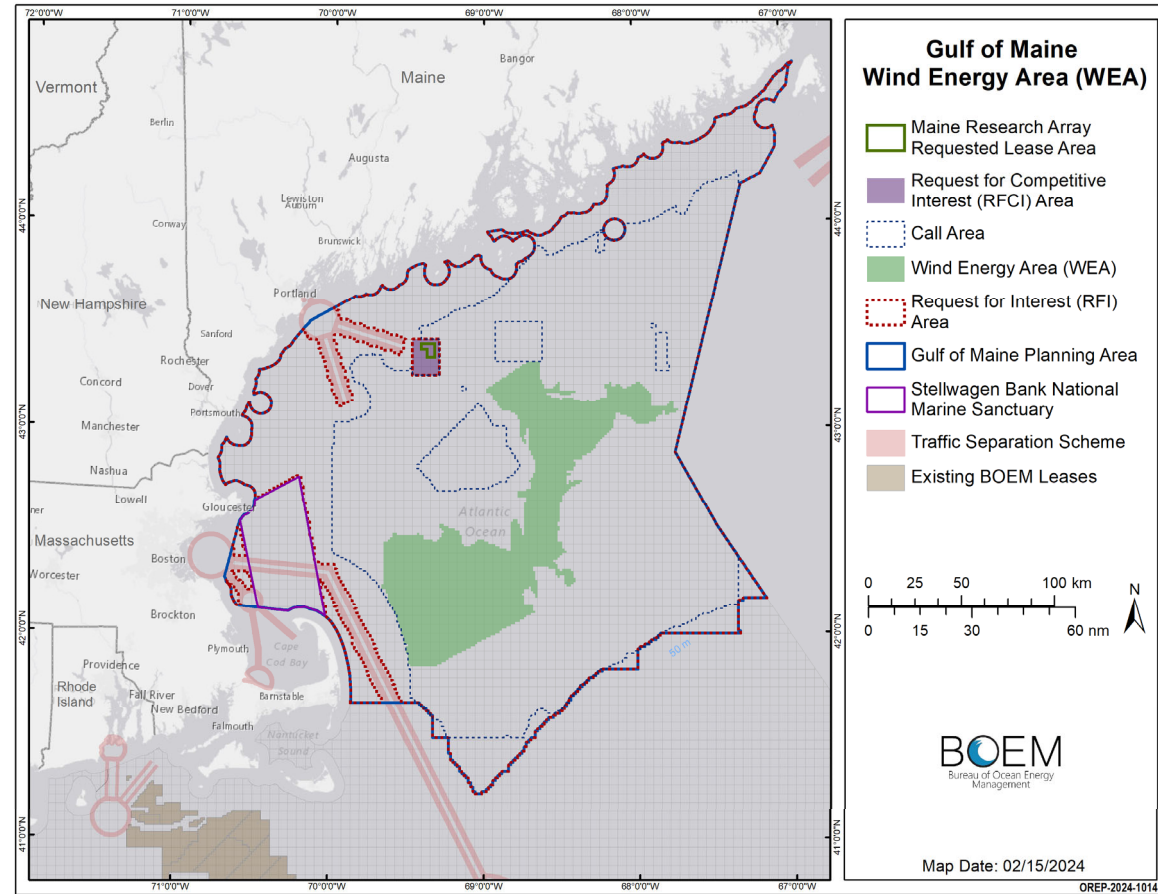
- Draft WEA was published on October 19, 2023—opening a 30-day public comment period (closed November 20, 2023)
- ~3.5 million acres, representing a 64% reduction from the Call.
- Request for Comment
 - Explained the Draft WEA and Secondary Areas
 - Asked questions about:
 - Relative developability of different areas
 - Phased leasing
 - Fishing gear used, migration patterns of fish, protected species
- Draft NCCOS Report: Wind Energy Siting Analysis
 - Modeling methodology
 - Model performance across different resource groups/stakeholder interests
- Public Meetings
 - BOEM held public meetings in [July 2023](#) on the NCCOS model and underlying data, before holding additional meetings in [October 2023](#) on the Draft WEA



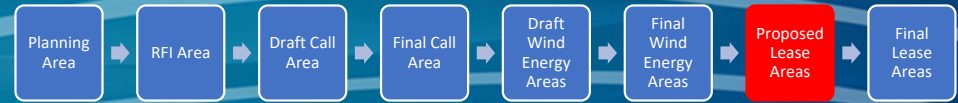
Area ID: Step 2 (Final WEA)



- [Area ID Memo](#): published March 15, 2024
- ~2 million acres (~80% reduction from Call Area; 43% reduction from Draft WEA)
 - Combined capacity of 32 gigawatts (4 MW/km²)
 - Exceeds area/capacity needed for regional offshore wind goals (13-18 gigawatts)
 - Area allows for additional deconfliction
 - Could support multiple GoME Lease Sales
- [BOEM worked with NCCOS to run a revised suitability model on the Draft WEA](#)
 - Removed Secondary Areas A & B, included most of C
 - Constrained
 - Area representing top 10% of revenue for the multispecies groundfish (VTR)
 - 5-mile buffer around Cashes Ledge Groundfish Closure/HMA
- **Geographic diversity**
 - Includes areas that are potentially HVAC compatible (within ~75 mi of a POI) for both MA and ME
 - Avoids several key fishing grounds and important areas of North Atlantic Right Whale Critical Habitat, Tribal fishing grounds



Proposed Sale Notice (PSN)



Area summary:

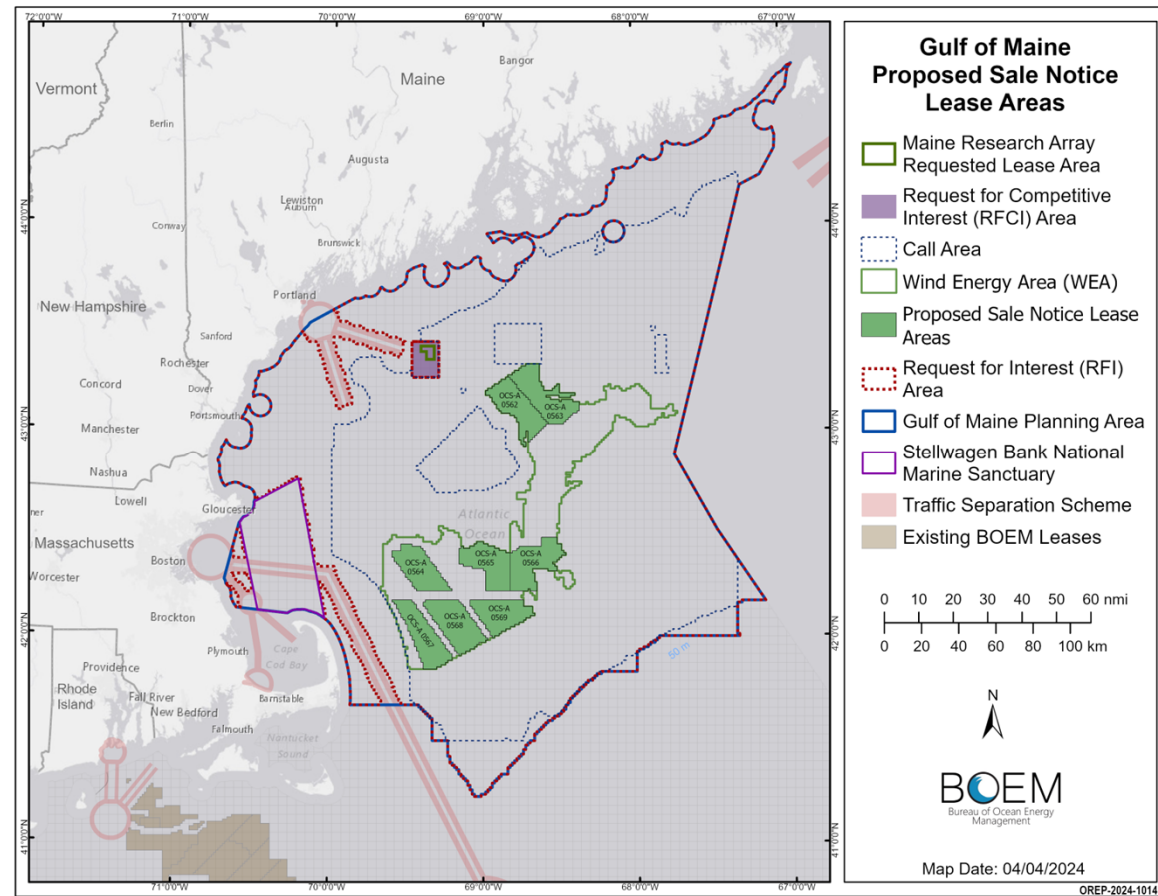
- 8 Leases
- 969,999 acres (944,422 “developable” acres)
- ~50% reduction from the Final WEA;
~90% reduction from the Call Area
- Average lease size: 121,250 acres
- Combined capacity of **15 gigawatts** (4 MW/km²)
- Within range of the regional offshore wind goals (13-18 gigawatts)

Geographic diversity

- Includes areas that are potentially HVAC compatible (within ~75 mi of a POI) for both MA and ME

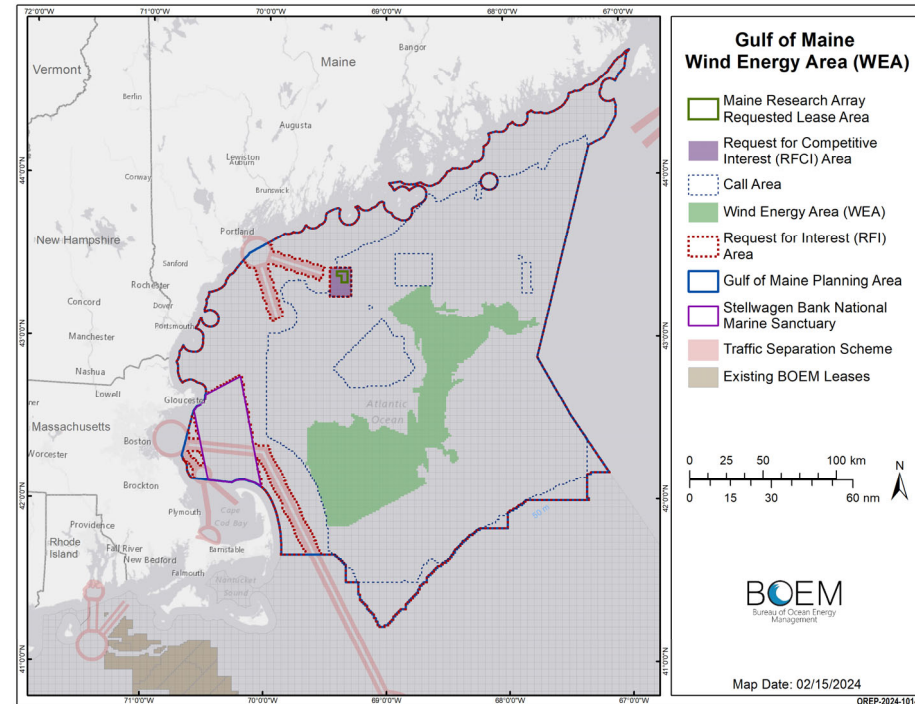
Areas avoided from Final WEA:

- Several heavily utilized areas for groundfish fishery
- 3 transit corridors in southern region of WEA
- Mayo Swell; Rogers Swell (important fishing/habitat areas)
- Areas furthest offshore and likely most expensive to develop



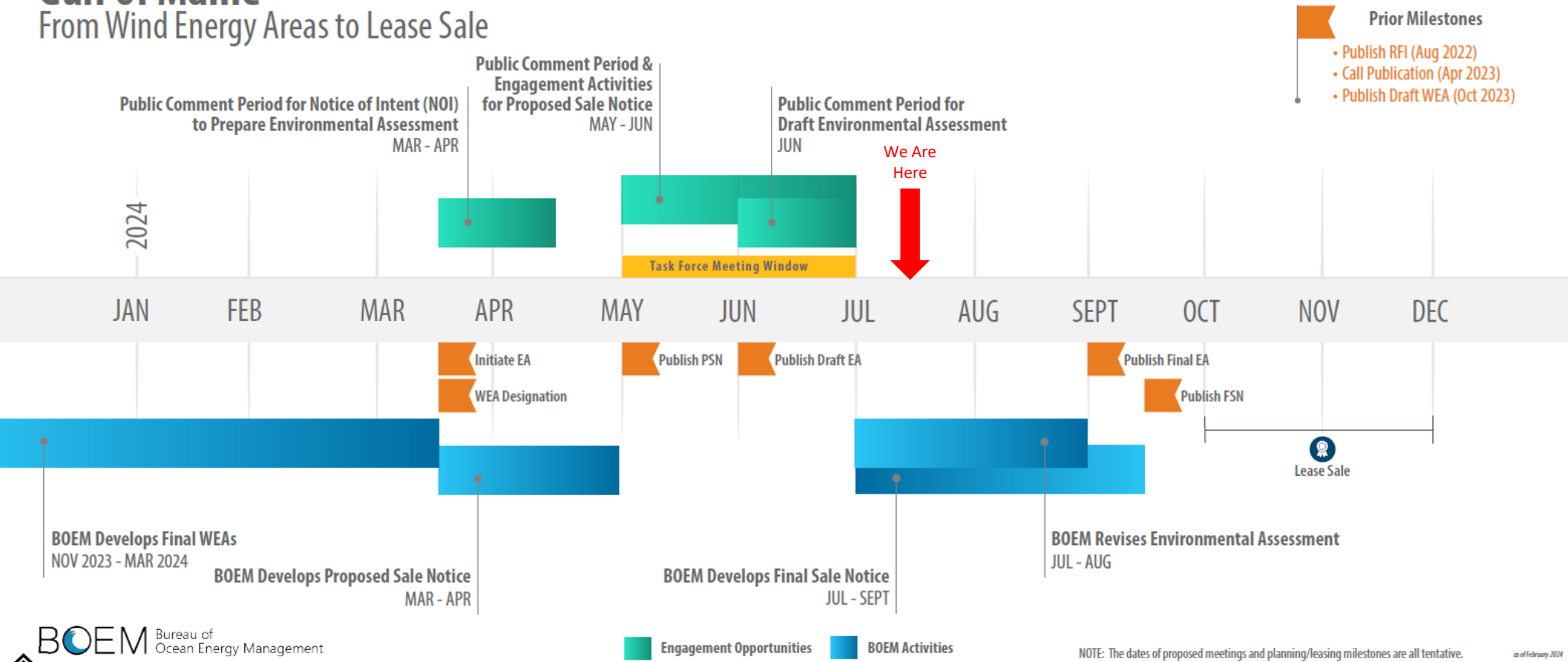
Environmental Assessment

- [Draft EA published on June 21, 2024](#)
 - Analyzes the potential environmental impacts of the **site characterization and site assessment activities** that are expected to take place should commercial leases be issued.
- [Virtual Public Meetings](#)
 - Monday, July 7th, 2024; 1:00 p.m.
 - Wednesday, July 10th, 2024; 5:00 p.m.
- [Public Comment Period open until July 22, 2024](#)
 - Individuals may comment by navigating to [Regulations.gov](https://www.regulations.gov) and searching for **BOEM-2024-0030**.
- [Publish Final EA – Summer/Fall 2024](#)



Gulf of Maine

From Wind Energy Areas to Lease Sale



Topics of Interest

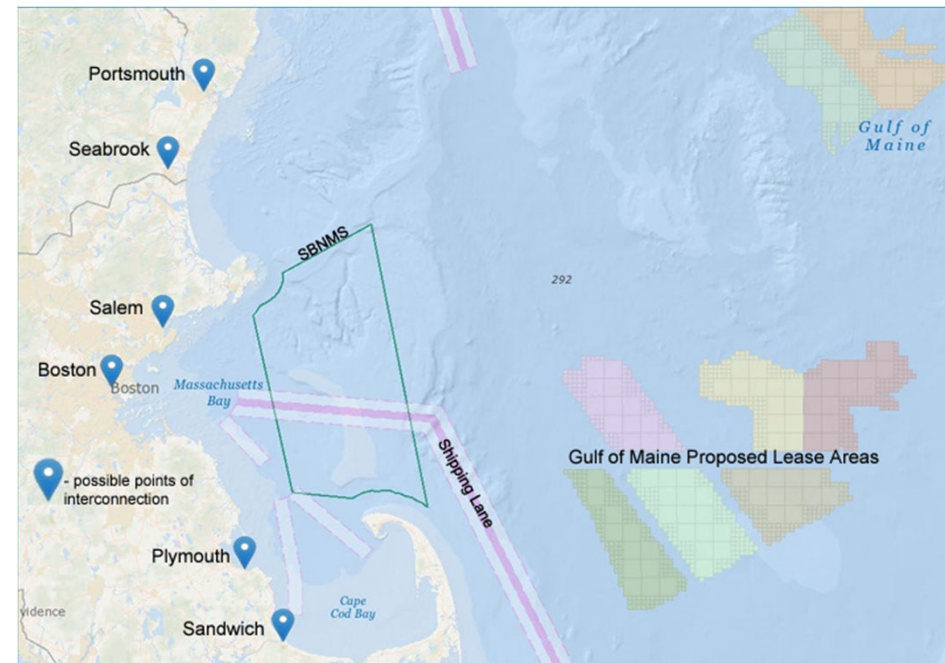
Transmission

- The leasing and planning process initially focuses on **gathering information to identify the most deconflicted areas** to offer for sale while **meeting regional energy demands**.
- Transmission routes to shore are proposed as part of the COP
- BOEM recognizes interest in minimizing the number of transmission corridors
 - Hosted [Task Force panel](#)
 - Considering lease conditions encouraging shared approaches
- Stellwagen Bank National Marine Sanctuary
 - Proactive planning to consider transmission corridor within the Sanctuary
- Offshore Substations



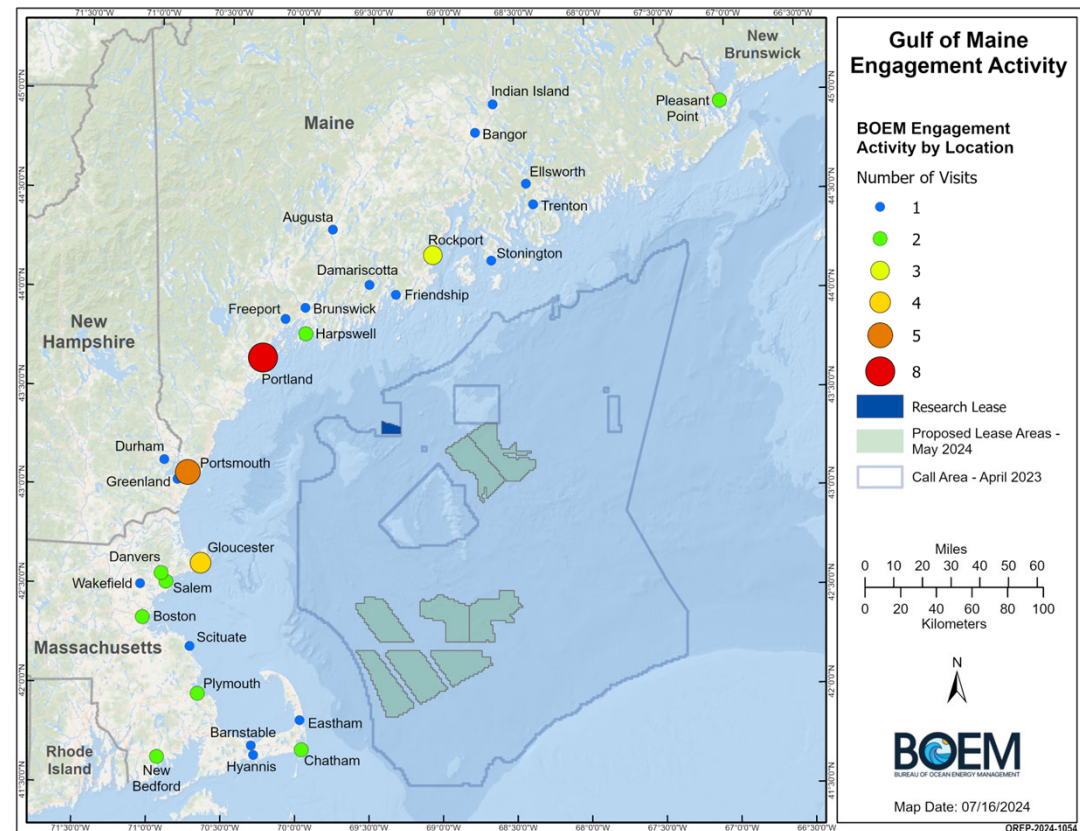
Transmission

- The Area Identification analysis considered the distance of a potential area to points of electrical interconnection (POI).
 - Areas further from POIs scored lower than areas closer
- Most likely POIs in the analysis have robust existing infrastructure to accept power.
- NO POIs analyzed on the Outer Cape
 - Limited electrical infrastructure and energy demand



Gulf of Maine Engagement

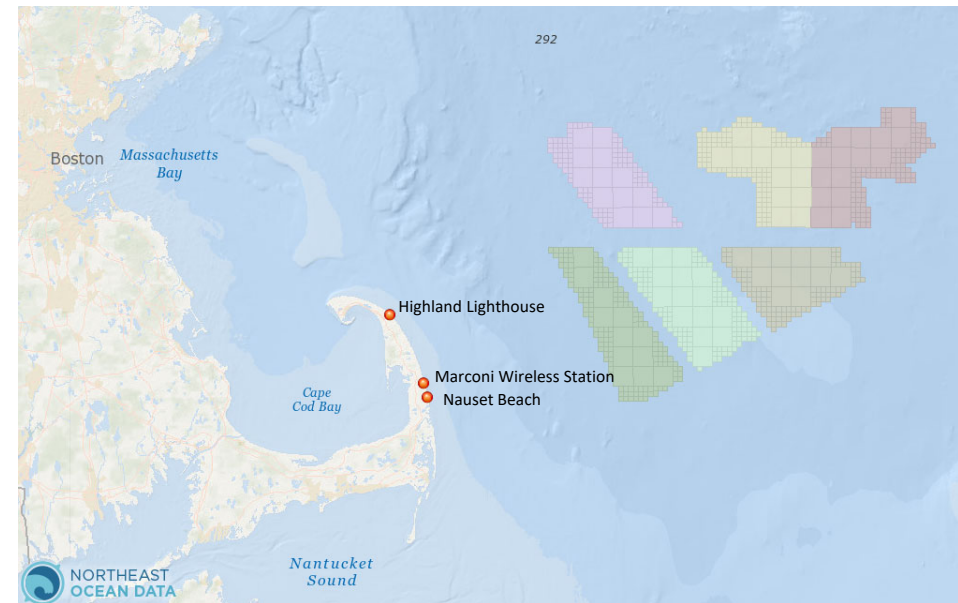
- Public engagement is a **foundational element** of BOEM's planning and leasing process.
- We started with a vast area (RFI, Call Area) that has only recently been narrowed down (Draft WEA, Final WEA, PSN).
- BOEM has engaged a wide variety of stakeholders by convening or participating in nearly 100 external meetings (including over 50 in-person) focused on the Gulf of Maine.
 - Includes Task Force Meetings, public meetings, and targeted engagement meetings with specific stakeholder groups
- We acknowledge recent concerns about Outer Cape awareness, and have since had multiple engagements with Cape representatives.



Engagement in the map spans 2019-2024; however, all but 5 in-person meetings took place in 2023-2024.

Cape Cod Offshore Wind Visual Simulation

- Mass, Cape Cod Commission and National Park Service (NPS) provided comments regarding viewshed impact concerns
- BOEM has conducted [visual simulations](#)
- Key observation points (KOPs) selected with help of NPS:
 - Top of the Highland Lighthouse
 - Marconi Wireless Station (top of bluff)
 - Nauset Beach
- Based on the knowledge we have today, the simulations are designed to represent a **most extreme impact scenario** (# of turbines, height etc.)
 1. Predicted visibility – atmospheric conditions of the day
 2. Maximum visibility – no atmospheric effect





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Outer Cape Meeting

Lease Stipulations and Bidding Credits

Luke Feinberg, Renewable Energy Program Specialist

PSN: What does a lease do?

- Offers the exclusive right to the lessee to submit plans to BOEM that propose work on the lease.
 - Survey Plans, SAP, COP
 - NO construction authorization
- The lease is broken into sections, highlights include:
 - Addendum A – location and activities
 - Addendum B – LEASE TERM AND FINANCIAL SCHEDULE
 - Lease length, rent and operating payments
 - Addendum C - LEASE-SPECIFIC TERMS, CONDITIONS, AND STIPULATIONS

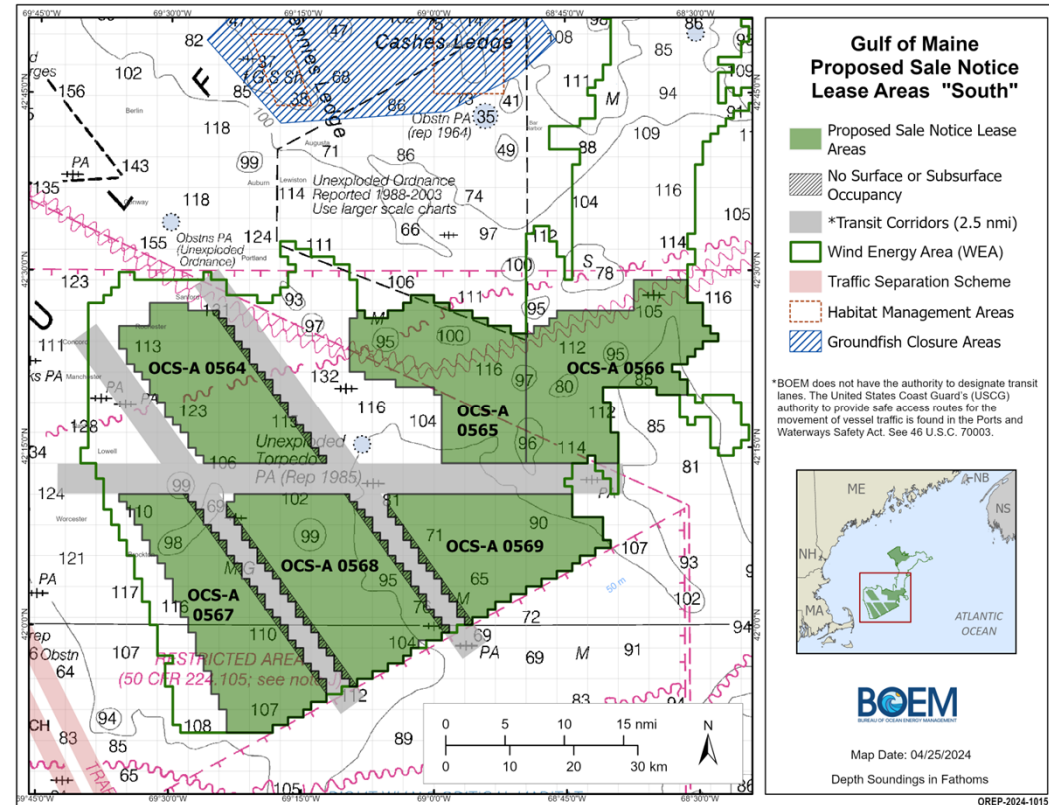
UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF OCEAN ENERGY
MANAGEMENT

**COMMERCIAL LEASE OF
SUBMERGED LANDS FOR
RENEWABLE ENERGY DEVELOPMENT
ON THE
OUTER CONTINENTAL SHELF**

Paperwork Reduction Act of 1995 statement: This form does not constitute an information collection as defined by 44 U.S.C. § 3501 et seq. and therefore does not require approval by the Office of Management and Budget.

PSN: Lease Stipulations

- Areas of no surface/subsurface occupancy in the southern region of the Final WEA.
 - facilitate existing transit (three 2.5 nm corridors).
- “Good Neighbor” stipulation
 - neighboring leases must maintain 2 common lines of orientation (WTG layout) or have a setback from the lease boundary.
- PSN Questions:
 - Transit
 - Baseline monitoring for marine mammals/habitat



PSN: Addendum C Highlights

- Reporting - Enhanced Engagement
 - Communication Plans for fisheries, Tribes, and agencies
 - Progress Report every 6 months providing:
 - Summary of engagement with all affected ocean users, Tribes, stakeholders (including underserved communities)
 - Efforts to invest or direct benefits to, OR avoid, minimize, or mitigate conflict with, ocean users, Tribes, and stakeholders
 - Planned next steps to engage with ocean users, Tribes, and stakeholders
 - Progress Reports posted on BOEM website

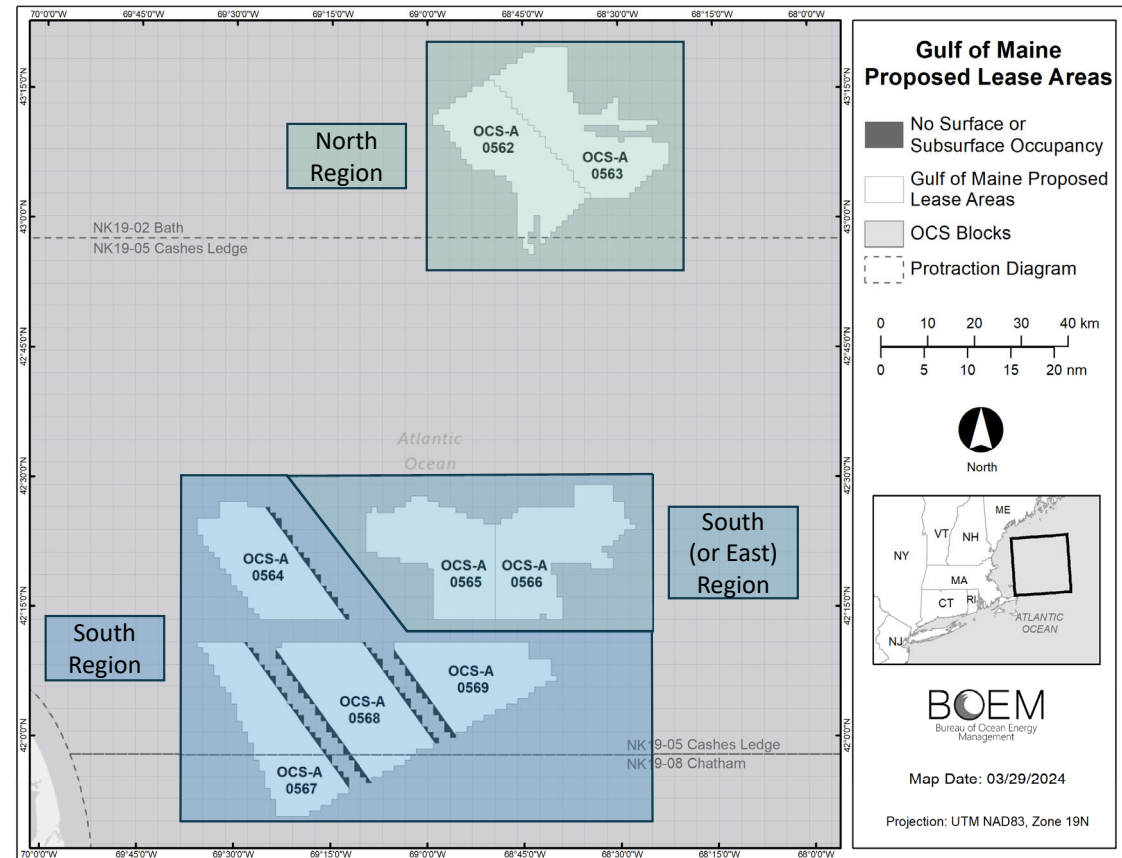


PSN: Addendum C Highlights *continued*

- Survey Plans
 - Must submit plans for review prior to activities.
- Protected Species
 - Ensures that project activities comply with statutes related to protected species
 - Resulting from consultations with federal family resource agencies
- Project Labor Agreements
 - Must make every reasonable effort to enter a PLA for construction
- Bidding Credit
 - Details and commitments

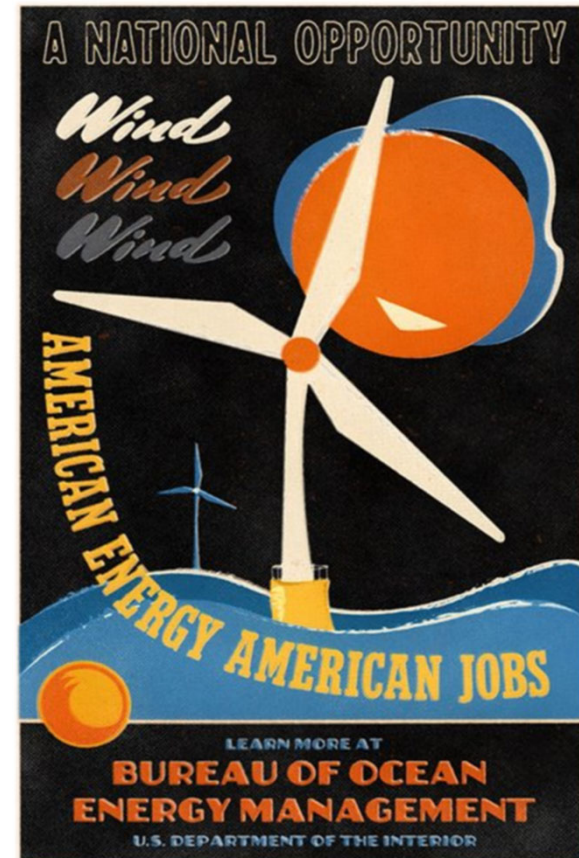
PSN: Auction Format

- As proposed, a bidder can win a maximum of two South Region leases, or one North Region lease and one South Region lease.
 - Supports competitive bidding and States' desire for a competitive offtake procurement process.
 - BOEM is soliciting public comment on the proposal, as well as an alternative structure that includes three regions.
 - Under this alternative, bidders could win a maximum of two leases, with a limit of one per region.
- Multiple-factor auction format.
 - The bidding system will be a combination of monetary (75%) and non-monetary factors (25%).
 - The proposed minimum bid is \$50 per acre.



PSN: Bidding Credits

- Bidders may receive bidding credits up to 25% in exchange for committing to a qualifying monetary contribution to programs or initiatives supporting offshore wind.
 - The proposed bidding credits are the same as those offered in GOMW-1, although the individual credit percentages may vary.
 - Bidding credits are calculated as a percentage of the bid.



PSN: Bidding Credits

Two bidding credits are proposed:

1. **12.5% bidding credit for a commitment to invest in programs that will advance U.S. floating offshore wind energy workforce training and/or supply chain development.**
 - The credit is intended to incentivize investments that would not occur otherwise.
 - Includes investments in port infrastructure related to component manufacturing and assembly areas for offshore wind construction and deployment (e.g., foundations, turbine components).
2. **12.5% bidding credit for establishing or contributing to a Fisheries Compensatory Mitigation Fund.**
 - BOEM encourages lessees to work together to establish or contribute to a single regional fund



Discussion about lease stipulations and bidding credits

Discussion



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Gulf of Maine Commercial Leasing

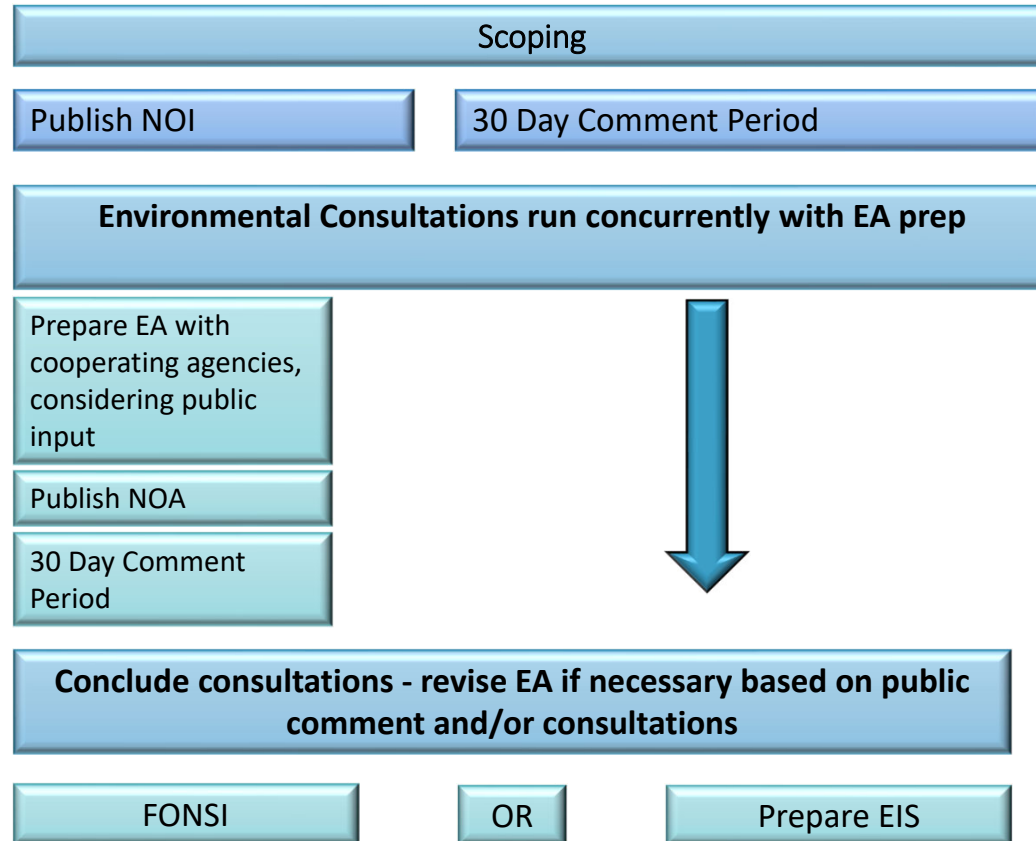
Draft Environmental Assessment

Office of Renewable Energy Programs

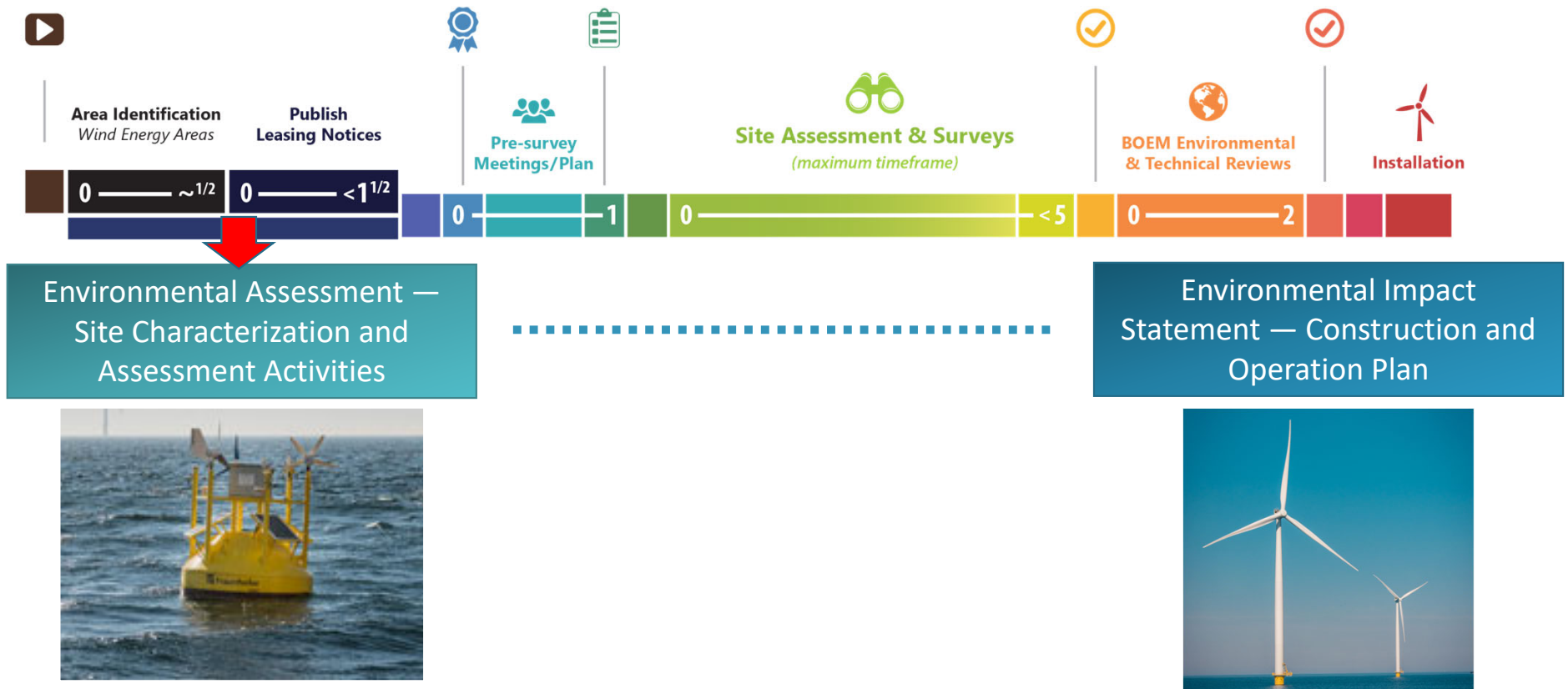
Information Session

July 17, 2024

Overview of NEPA Process for an Environmental Assessment

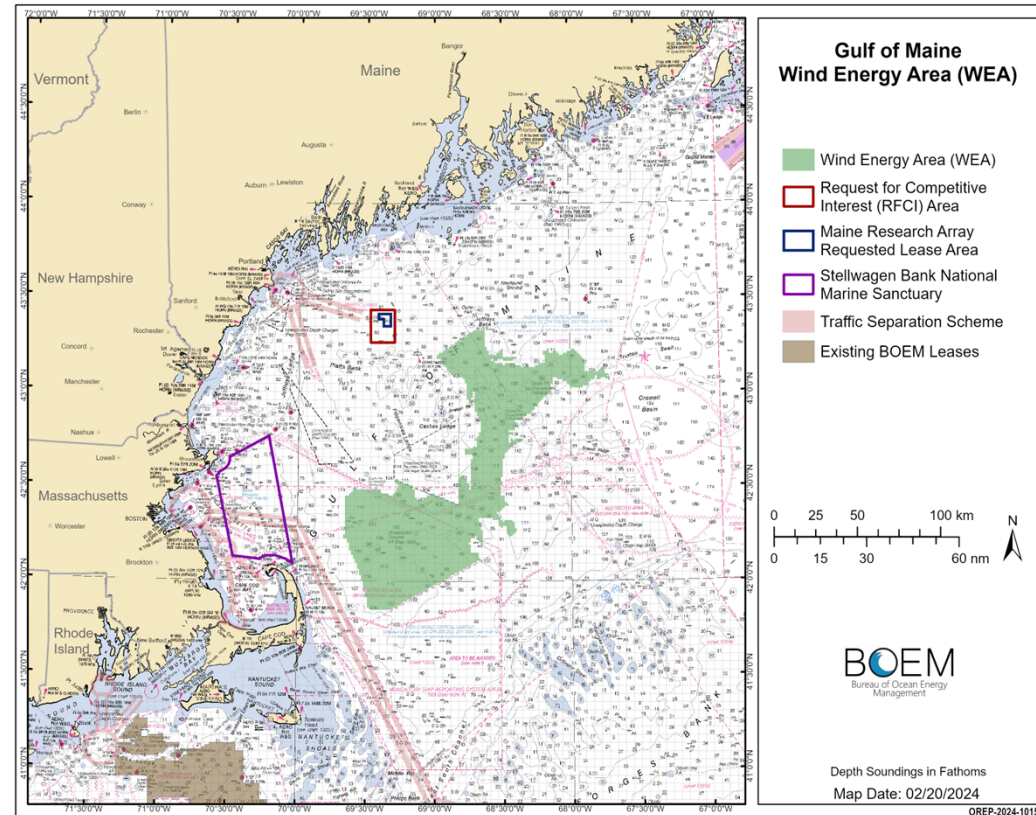


NEPA and Offshore Wind



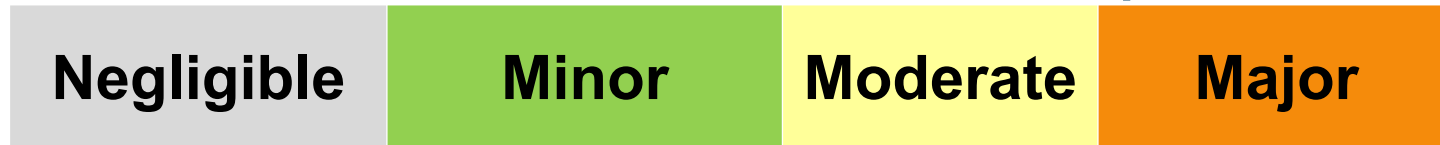
Draft Environmental Assessment (EA)

- **Notice of Intent** to prepare an Environmental Assessment (EA) will publish in the Federal Register on Mar. 18, 2024. Scoping comment period ended April 17, 2024.
- **Geographic scope** of the EA based on the April 13, 2024, Area ID Memorandum for WEAs in the Gulf of Maine.
- **Alternative A – No Action:** includes other ongoing activities and reasonably foreseeable future (planned) actions occurring in the same geographic area and timeframe (5 to 7 years after first lease issuance).
- **Alternative B- Proposed Action:** issuance of leases within the WEA and grant rights-of-way and rights-of-use and easement.
- **Purpose of EA:** determine if the Proposed Action would lead to reasonably foreseeable significant impacts on the environment.
- **EA Assumes Phased leasing:** Leasing Phase 1: The sale date for up to ten leases is planned for October 2024. Leasing Phase 2: a second lease sale would potentially be held in 2028.



Impact Analysis

Classification Scheme for Potential Impacts



Impact Producing Factors (IPFs) Associated with the Proposed Action

- Noise
- Air Emissions
- Lighting
- Habitat Degradation
- Vessel Traffic
- Routine Vessel Discharges
- Bottom Disturbance/Anchoring
- Entanglement

Standard Operating Conditions (SOCs)

- Ensures the site characterization and assessment activities are conducted in a safe and environmentally responsible manner
- Lessees required to comply through lease stipulations and/or conditions of site assessment plan

Potential Environmental Consequences

Impact Determination: Proposed Action

Resource	Routine Activities		Non-Routine Events
	Site Assessment	Site Characterization	
Air Quality and Greenhouse Gas Emissions	Negligible	Negligible	Negligible
Water Quality	Negligible	Negligible	Negligible
Benthic Resources	Negligible to Minor	Negligible to Minor	Negligible
Finfish, Invertebrates, and Essential Fish Habitat	Negligible	Negligible	Negligible
Marine Mammals	Negligible to Minor	Negligible to Minor	Negligible
Sea Turtles	Negligible to Minor	Negligible to Minor	Negligible
Military Use	Negligible	Negligible	Negligible
Navigation and Vessel Traffic	Negligible to Minor	Negligible to Minor	Negligible to Minor
Commercial and Recreational Fishing	Negligible to Minor	Negligible to Minor	Negligible to Minor
Recreation and Tourism	Negligible	Negligible	Negligible
Cultural, Historical, and Archaeological Resources	Negligible	Negligible	Negligible



Public Comment Period ends July 22, 2024

Helpful Types of Comments

- Accuracy of information
- Adequacy of, methodology for, or assumptions used in the environmental analysis
- New information relevant to the analysis or that would change the conclusions
- Where clarification is needed

Virtual Public Meetings were held on July 8 and July 10, 2024

For more information visit the BOEM virtual public meeting website

<https://www.boem.gov/renewable-energy/state-activities/gulf-maine-draft-environmental-assessment-virtual-meeting-room>

Comments can be provided

In writing to: Gulf of Maine Commercial Lease EA, Bureau of Ocean Energy Management, Office of Renewable Energy Programs, 45600 Woodland Road, Sterling, VA 20166

Online at www.regulations.gov: Search for Docket No. BOEM-2024-0030 Click on the “Comment” button. Enter your information and comment, then click “Submit Comment.”





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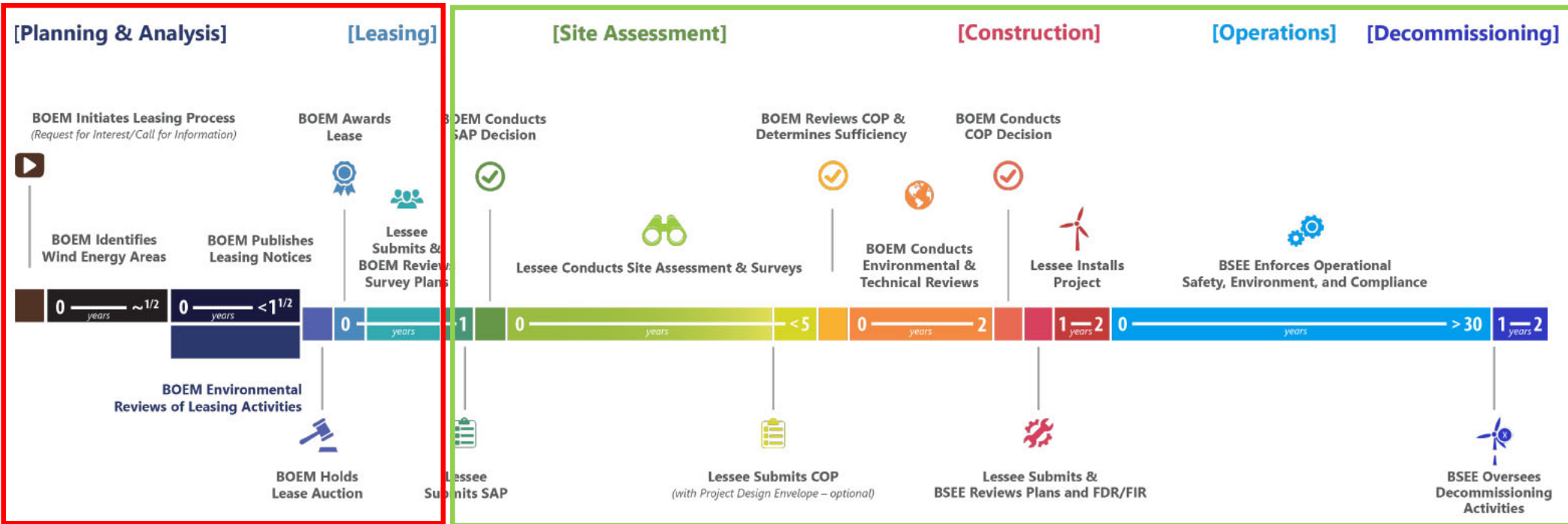
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Next Steps

Renewable Energy Authorization Process

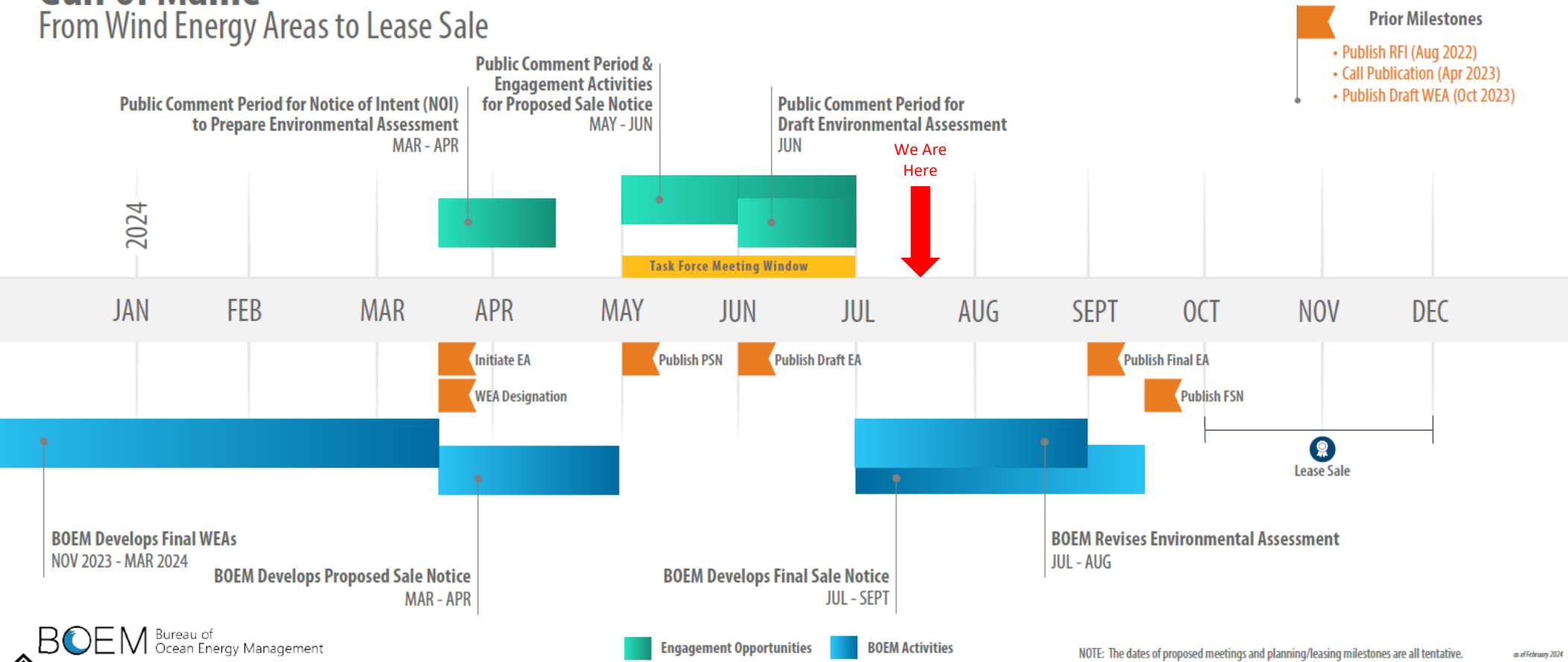
Pre-Lease Issuance

Post-Lease Issuance



Gulf of Maine

From Wind Energy Areas to Lease Sale



Stay in Touch!

U.S. DEPARTMENT OF THE INTERIOR

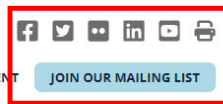
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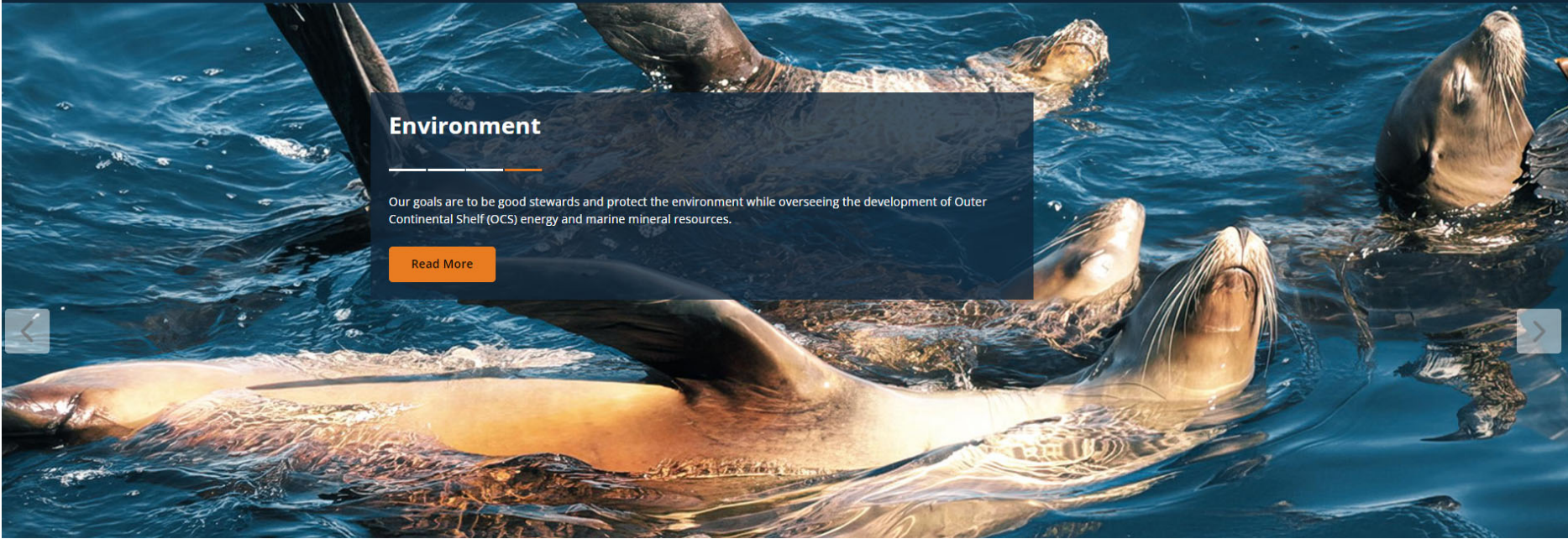
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