



**To:** Kelly Pacifico, Leeward Energy  
**From:** Sarah Krisch and Erica Tauzer, EDR  
**Date:** March 5, 2021  
**Reference:** Union Ridge Solar Q&A Report

**EDR Project No** 20185

**Union Ridge Solar Virtual Public Information Meeting Live Q&A Session  
 February 25, 2021  
 6:00 PM – 7:45 PM**

**Moderator:** Sarah Krisch; EDR

**Panelists:** Kelly Pacifico, Leeward Energy; John Wieland, Leeward Energy; Bill Branca, Leeward Energy, Isaac Old, RSG; Jordan Rofkar, Hull Inc.; Dylan Borchers, Bricker & Eckler; Chris Cunningham, EDR; Jacob Runner, EDR; Matthew Robinson, EDR; Ray Strom, EDR; Sarah Krisch, EDR; Matt Butler, Ohio Power Siting Board

*This Q&A Session was part of a series of public engagement events related to the Union Ridge Solar Public Information Meeting. During this virtual session the project team, including the panelists listed above, delivered a presentation containing information about the Union Ridge Solar Project. Following the presentation, attendees were able to ask questions, which were answered by the panelists. The paraphrased questions and responses are listed below. The second half of this report includes questions that were asked but not answered due to time constraints during the public meeting, as well as questions that were sent via email before the public meeting. Answers to these questions are provided.*

**Question 1**

**I do not see a Study of the Interconnection; will this be forthcoming?**

Answer: Yes, it will be forthcoming in our application. You can also view our electrical interconnection studies on PJM's website: <https://www.pjm.com/planning/services-requests/interconnection-queues.aspx>. Our interconnection queue position is AF2-122.

**Question 2**

**Has an Interconnection Service Agreement been made between the Owner and Transmission Owner (AEP)?**

Answer: Not yet. We are expecting that to occur either at the end of this year or beginning of 2022.

**Question 3**

**Has the project been awarded to a contractor?**

Answer: No, we have not selected any contractors at this time.

**Question 4**

**Specifically, where are the 515 acres located?**

Answer: The property is located on the Lamp farm, which is located on the adjacent east and west sides of Watkins Road. It is about 1000 feet south of the railroad tracks and about 0.6 mile north of the school along Watkins Road. Generally speaking, the facility will be located southeast of Pataskala, approximately 1,200 feet southeast of the existing AEP Kirk substation.

**Question 5**

**Who/what entities sign the interconnection agreement?**

Answer: The project entity, Union Ridge Solar, LLC, will be signing the interconnection agreement along with the transmission owner (AEP), and transmission provider (PJM).

**Question 6**

**Decommissioning - the land is returned to current use. What is the current use in Feb 2021?**

Answer: Historically, the land has been used for row crops, a combination of corn and soybeans. Currently, as of February 2021, the land is resting in preparation for a potential future harvest, which is the condition we will return the property at the end of the facility's lifetime.

**Question 7**

**Are creeks and streams affected by the installation and operation?**

Answer: The project area has several streams and small wetlands that were identified during the wetland delineation. Those surface waters provide low to moderate quality habitat and are unlikely to provide habitat for sensitive or protected species. Most of those features will be completely avoided by the project. Minimal impacts are anticipated at a couple of road crossings. Those will be linear crossings that are designed to minimize impacts to the environment and those impacts fall well within thresholds that we deal with on a regular basis. They will go through the nationwide permitting process that involves the U.S. Army Corps of Engineers and the Ohio EPA.

**Question 9**

**Is there chemical runoff from the facility/solar panels?**

Answer: No, there is not chemical runoff from the solar facility or the modules.

**Question 10**

**In Slide #37 Viewpoint 4, the participant is wondering about the amount of glare in the winter months when the sun is lower. Will trees be planted along the property lines by Lake Drive? Is the orientation in slide #37 the final one?**

Answer: We plan on installing a single axis tracking system which is designed to track the sun, east to west, as it rises and falls over the course of the day. We have conducted a rigorous glare analysis on the modules at all angles and have concluded that there will be no substantial impact to neighboring properties and passersby from the glare. We will include vegetative buffering along neighboring residents, including those by Lake Drive.

**Question 11**

**With the recent events in Texas and the resulting power issues, how would we be affected during the winter months? How will this facility effect our electric rates here in Licking County?**

Answer: I understand that the events in Texas are on everybody's minds right now. First and foremost, the Texas grid is completely different than the grid we have here in PJM Ohio. Texas also experienced catastrophic events where all forms of generation, not just renewable generation, began to fail. There were a multitude of factors that affected the grid down there that do not come into play here in PJM Ohio.

Your local retail electric rates will not be impacted by this project. Here in Ohio, you have retail energy choice, and so you get to pick your energy supplier, shop around, and those rates would be predicated on the contract that you have with your energy supplier.

**Question 12**

**How will this facility affect our property values?**

Answer: We do not expect any negative impact from our facility to neighboring property values. Once the facility is operational, it is very passive. There is no substantive traffic. There's negligible noise. There is no dust. There are no

odors. As it compares to a lot of uses that are allowed by right on the property today, it is actually quite benign once it is operational. Because of those factors, we do not anticipate a negative impact on property values.

**Question 13**

**Is this the first project that Leeward has in Ohio?**

Answer: It is.

**Question 14**

**OPSB - What other projects - of any type - have been considered in Licking County?**

Answer: To date, this is the first solar project that has come before the board for review in Licking County. There is another project that has not come before the board yet, that will be more in the north-western corner of the county.

**Question 15**

**Who will hold the decommission bond?**

Answer: Ohio Power Siting Board will hold that bond.

**Question 16**

**If your company is bought or ceases to exist, what happens to the site and the decommission of the site?**

Answer: That is why we put the decommissioning bond forward. It will continue even if the project is bought by another entity or in the unlikely event that the company ceases to exist. This will ensure the decommissioning and restoration of the property at the end of the facility's lifetime.

**Question 17**

**As the Facility nears the end of its 30–40-year lifetime, will you planning another project or facility elsewhere to replace the 107.7 MW of this Facility? If so, will the existing 515 acres be completely abandoned with regard to Solar Power Generation or would it be prime for ‘future consideration’? Would it not be to your advantage to upgrade the present Facility with new, probably more efficient Solar Panels, rather than going through the laborious Decommissioning process and completely forsaking the site?**

Answer: It is a little far into the future to predict what may happen with this property, but in my experience, it can be looked at to upgrade the panels with new technology.

**Question 18**

**How much is the bond for? What is the amount based on?**

Answer: We have not posted that bond quite yet, so we do not have an exact number, but it is based on an in-depth analysis that we're currently conducting right now. It takes into consideration the salvage values of the different equipment types that go into the actual facility for construction. The OPSB Staff will evaluate this analysis as part of its investigation.

**Question 19**

**How much will this affect taxes? And if so, what's the price tag?**

Answer: We are expecting to pay upwards of \$750,000 per year minimum on the project going forward. That is more than 30 times the current tax bill for the project. That is a net benefit to the community.

**Question 20**

**Will you just be planting grass around the panels or will you take the opportunity to plant more pollinator friendly plants?**

Answer: That is a great question and we certainly will be looking into planting more pollinator friendly plants and habitat enhancing plants that also work as visual screening. It will be a combination of deciduous pollinating shrubs along with grass and herbaceous pollinator friendly species as well.

**Question 21**

**Will the panels be manufactured in the U.S.? What about other materials and equipment such as the posts, inverters, transformers, and collection cables?**

Answer: Most likely, the solar modules would not be sourced in the U.S., as well as the inverters and step-up transformers. Some of the steel for the tracker in the posts would most likely be sourced in the U.S. as well as some of the cabling.

**Question 22**

**Will this help with the unreliable power service in this area?**

Answer: Our electrical system impact study report evaluated the injection of our energy into the grid and did not identify any negative impacts to system reliability. We do not expect this project to negatively affect your reliability. Whether the individual deliverability issues that you may be experiencing at your residence will improve is a question for AEP, the local distribution service provider.

**Question 23**

**Will the property be owned or leased? How will vegetation be controlled? Will it be mechanical, chemical, livestock?**

Answer: The property will be leased. With regards to the vegetation, we will have a full-time employee monitoring the facility and part of their job is to maintain the existing vegetation, the buffering, and any invasive species. We will have biannual mowing of the facility, so it will be mechanically maintained, as well as the typical chemical that could be used on a crop field - nothing out of the ordinary.

**Question 24**

**I got to see pictures of my house and cars but was not contacted, like disclosed in the power point. Why was I not contacted?**

Answer: First of all, we would like to apologize to anybody that is on this call that we have not had a chance to get to yet. We are at the very front end of this process, and we worked to reach out to neighbors to the property, including a direct mailing to all adjacent property owners. Kelly and others have been out in the field trying to reach those folks. We are doing our best to contact everybody. Rest assured, we are at the front end of this process and if there are any questions or comments, please provide them and we are more than happy to answer those questions.

**Question 25**

**Will the people doing the work be local hires, or will this be a group brought in from out of town?**

Answer: As part of the PILOT (payment in lieu of taxes) program, one of the requirements is that at least 80% of the labor be sourced locally in Ohio. One of the strong advantages of this site is its proximity to Columbus and the strong labor pool. So, no, there will not be a band of outsiders doing the labor on this site.

**Question 26**

**Do you currently have any places that have been reclaimed and where are they?**

Answer: We do not have solar projects that have been reclaimed, but we as a wind company have been a wind company for a long time, and we have decommissioned wind farms. The most recent one was in Illinois on agricultural land, where we took down and removed the turbines. And beneath the turbines was a rather large foundation that was made out of concrete and reinforcing steel that you cannot really see. But we did remove the soil, jack hammered the foundation, removed the foundation, and went to great lengths to bring in agricultural grade soil and put it back in place and restore the site like it was before the wind farm was even operating. So, we do have experience with decommissioning and restoring sites.

**Question 27**

**What are the safety/health effects, as my home will be completely surrounded (Lake Drive)?**

Answer: We take public health and safety very seriously. Research and studies show that it is safe to be in proximity or reside nearby a PV solar facility.

**Question 28**

**What is the general design standard for edges along the road for landscaping?**

Answer: We do not have a general design standard for all different types of roadsides. There are different areas that may have residences with larger setbacks, may have residences with smaller setbacks, or they may be in a strictly agricultural area. The design is to try to mimic what that area is and what type of user will be experiencing the view from there. So, if it is a residence, it may be somebody who is stationary and would have more prolonged views. So that instance may require a little more screening. Whereas if it is an open roadside with fast speed limit of someone traveling 45 or 55 miles an hour, you may be able to spread out the landscaping buffer to create more of a blending edge. So, it really does depend on what the adjacent conditions are.

**Question 29**

**Are chemicals used for vegetation control?**

Answer: Herbicides may be used if needed to control invasive species or weeds, but those will be used by qualified commercially licensed contractors, when needed.

**Question 30**

**For mitigation of the site, were mounds considered instead of vegetation?**

Answer: One of the goals that we set out when we started developing the site was to limit grading as much as possible, and that is still our objective. There may be instances where we cannot avoid some grading or adding some mounds, but to the extent possible, we really want to limit the amount of grading on site.

**Question 31**

**It was stated that minimal water use is required for this project. What will be the source of the water? Wells?**

Answer: In the context of why limited water is consumed on site, the biggest use would be for cleaning the panels, which is cleaned naturally by rainwater mostly. We might install a well on site, which would be just for the operations and maintenance use, so, it would be the equivalent of no more than a single residence home.

**Question 32**

**Can additional vegetation be requested for viewpoint 345?**

Answer: First and foremost, I appreciate the feedback and yes, we will look at this unique situation and incorporate that into our potential design.

**Question 33**

**Was there a feasibility study done?**

Answer: Yes. As previously mentioned, the PJM study system is a three-part study analysis. The first study that gets conducted is the feasibility study and that is received prior to entering the systems impact study, which is the stage we are currently in. The feasibility study is listed at the PJM website, under our interconnection position (AF2-122).

**Question 34**

**What size trees will be planted?**

Answer: The mitigation plan will incorporate different sizes. It is kind of based off of the same type of analysis that I just talked about with the roadside edge conditions. As we know, plants have a certain size that they like to be transplanted at where they actually establish themselves much nicer and provide a much healthier living plant throughout the year and throughout its lifetime. So, we would like to balance the idea of getting the healthiest plant we can with also

providing the most amount of screening where we need to in the beginning. So, I cannot say exactly what sizes will be planted but it will be catered to the different types of screening that are required around the site.

**Question 35**

**How tall is the panel structure on the rack?**

Answer: At the maximum tilt condition, the top of the module is approximately 15 feet above the ground. And that is what we have shown in the visual simulations as well.

**Question 36**

**Are the Inverters turned off after sunset?**

Answer: When the sun goes down, there's not enough power to have the inverters produce electrical power, so they will not be running, producing noise, or anything like that. But they will be still turned on and what we call a stand-by mode. So, they will be looking for the conditions to be right to start generating power, again, which would be the following morning. In some cases, we may be called upon to support the grid voltage at night and can run several of the inverters located in the center of the project for this support such that there will be no noise issues at the project boundaries.

**Question 37**

**Do the solar panel motors generate noise that can be heard by neighboring homes?**

Answer: There will be a small amount of noise generated by the motors, but it is a very small amount. It is important to note that the facility itself is being designed to comply with Ohio Power Siting Board precedent in the noise or noise area, that the noise produced by the facility cannot be any greater than five decibels above the currently existing ambient conditions. That would apply both to daytime noise ambient, and nighttime noise ambient. And something important to note also is that at nighttime, the motors that drive the panels will not be operating because they will not be tracking the sun during the nighttime. So, at nighttime, when it is quieter, the little bit of noise that the motors normally make, they will not be making that noise at night.

**Question 38**

**Will the residential land be rezoned?**

Answer: No, the land is not anticipated to be rezoned. It will retain its existing zoning and be adjudicated by the Ohio Power Siting Board.

**Question 39**

**Can you ensure property value won't go down?**

Answer: I wish I could provide a guarantee to everybody that housing prices will continue to go up as they have for most folks during this pandemic. What I can say is, is what I said before, that we do not anticipate any negative impacts to property values as a result of the project and for the reasons that I outlined before. Which are: negligible operational traffic; visual impacts that are buffered nicely; no significant acoustical impacts, no odors; no dust; and, compared to uses that are allowed in this area by a right, it is a much more passive and benign use than many of those other uses. So, I wish that I could supply that guarantee, but we unfortunately do not have a crystal ball, as to what other external impacts (i.e. forces) may be in front of us.

**Question 40**

**John what about the visual from Covington Lane**

Answer: That is a location that we are very sensitive to because those residences are very close to the property and that is a location that we intend, as we showed in the visual sims, to install very robust vegetative screening. We are open to feedback on the vegetative screening that we have shown; it is something that we are very sensitive to.

**Question 41**

**How much (in \$\$) is the decommissioning bond for?**

Answer: I believe we previously had mentioned we have not posted the decommissioning bond yet, that commences at the beginning of construction. So, we currently do not have that exact number, but how we typically conduct an analysis as we are doing right now. In general, it includes evaluating how much the equipment is worth, how much it costs to dispose of, and what it costs to restore the site.

**Question 42**

**Who will own this property?**

Answer: This land is still the Lamp property; we are currently leasing it from them for the facility's lifetime.

**Question 43**

**Please elaborate on your statement that included "buffering"**

Answer: So, what I meant by buffering is vegetative screening; a visual buffer, to the facility.

**Question 44**

**Is this Leeward's first solar project?**

Answer: This would be Leeward's first operational solar project, but I will say that the Leeward team has decades of combined experience in the solar industry across development, construction, and operations. In fact, we are also in the process of adding a significant pipeline of projects and personnel from a pending transaction with the First Solar. So, it will be our first operational facility, but the team and individuals on the team have decades of experience.

**Question 45**

**How many construction jobs do you think this will create? Where do you plan on getting these workers?!?  
Do you bring them in from other states?**

Answer: I think we are looking at approximately over 250 direct worker jobs for construction of this project. And our goal is to be hiring locally. I know a few have already sent over some information regarding your companies, and I appreciate that, thank you. One part of the PILOT program that we are hoping to participate in is that we will need to source 80% of our labor within the state of Ohio.

**Question 46**

**To whom will the tax money go?**

Answer: The tax money that would be generated through the PILOT program would be apportioned the same way that property taxes currently are. So, a certain amount going to the county, the township, the library, the south-west Licking County School District, and the like. So, that would not be changing. The percentage breakout would still be the same, it would just be of a magnitude greater. As was previously said, approximately 30 times than the amount of taxes currently collected from this property.

**Question 47**

**Has the land already been purchased or is the purchase contingent upon the approval of the OPSB?**

Answer: So just to clarify, our intention is not to purchase the property. We are currently just under contract for lease, and in that contract is separate from Ohio Power Siting Board.

**Question 48**

**Will I see an increase in my monthly bill?**

Answer: Your local energy bills are not linked to our project and are solely dependent on the terms between you and your retail energy supplier. Because Ohio allows retail competition, you have a rather diverse array of suppliers that you can select from. In any event this is separate from the power generated by this project.

**Question 49**

**What specifically is/are the chemical/s used for vegetation control?**

Answer: It is the goal to mostly use mechanical types of maintenance for the facility site. There are selective periods or selective types of vegetation that may require herbicide treatments, but the amount of chemicals put on the project is going to be very limited and within those selected areas of very specific vegetation management.

**Question 50**

**what is your definition of "environmentally sensitive area"?**

Answer: For this type of site, we are looking at areas that would have habitats for protected or sensitive species, wildlife, or plants that are threatened or locally rare. We have coordinated with the Ohio Department of Natural Resources and the US Fish and Wildlife Service, in addition to on the ground surveys. We have not found any of those types of areas at this project site.

**Question 51**

**What is the environmental impact if a panel breaks?**

Answer: There are no negative environmental impacts if a panel breaks. If it breaks, we remove the panel and dispose of it in a landfill or have it recycled.

**Question 52**

**Matthew: What size deciduous vegetation will be used initially? When could we expect an acceptable visual buffer?**

Answer: The vegetation that we are going to put in will depend on the species, the location and the immediate goals based on whether it's a residence or an adjacent roadway, or what the screening goals are. So exactly what size, I am not positive. Often shrubs such as dogwoods would come in in the 24-to-36-inch range. These are fast growing shrubs that grow into large clumps. We are showing our simulations at 5-7 years of growth to be evaluated and looked at by the board and the public. The vegetation will be maintained and function as the goals set forth in the original design.

**Question 53**

**Solar panels are considered safe, what about the high voltage going to the Substation?**

Answer: It is important to note that we are adjacent to an existing super high voltage substation for which we are going to be interconnecting. We are going to be interconnecting at 138 kilovolts and the high side of the existing substation is 345 kilovolts. So, we are going to be below the super high voltage that already exists at this location. We are not going to be creating an unsafe condition by transmitting our electricity into that existing substation.

**Question 54**

**Kelly: It is mentioned that there will be some 500 people employed in the construction of the project; will these people be very specialized workers from companies outside Licking County?**

Answer: The first point to clarify: the 500 number is a combination of direct employees and indirect and induced jobs. That takes into account people that will be hired for the construction, but also the stimulus that will occur in the community from the construction. Meaning lodging, food, and the like. It is our intent to hire locally, whether that be in Licking County or the general Local Ohio area. We are looking at both avenues right now.

**Question 55**

**Once the ideas are put together for the landscaping that would be adjacent to existing homes. Will those homeowners be contacted? This proposed site is in our backyard.**

Answer: That is a fine question, and what I encourage that individual to do is to directly reach out to us via the website. As I mentioned earlier, we are very sensitive to impacts to neighbors. We are going to be the long-term owner and operator of this facility. So, we do want to be a good neighbor. Please do reach out to us.



**Question 56**

**Are there any concerns related to fire safety? Will local fire depts be equipped to deal with potential fires related to this equipment.**

Answer: Much of the equipment on site is not readily flammable. Modules themselves are encased in glass and the tracking equipment, and piles are all steel. In addition to that, we are going to be preparing and submitting a safety and emergency response plan, as part of our OPSB application. We will ensure the local fire department is equipped to deal with the site by conducting the necessary on-site emergency training prior to operations.

**Question 57**

**If the trees/vegetation dies during the life of the solar facility, will they be replaced in a very timely manner?**

Answer: Yes, the exact program has not been set forth yet and agreed to between the project and the state. But I can say on a few other projects I have worked on, a lot of times there is a percentage that is used for life of the plants. For example, 85% to 90% of the plants after five years must still be living. And those plants have to be replaced up to that time and period. At that five-year period, the vegetation has either grown together and is functioning as designed, or it is a healthy living plant that should not die.

**Question 58**

**Beyond the awesome tax benefits for our schools and making the site as beautiful as possible, what are some of the other ways your company will be a good neighbor?**

Answer: That is a tremendous question and one that we are putting thought into right now. We are reaching out to local schools – we have been in contact with the C-TEC and Denison, to see how we can get involved in education not just through tax money, but also to see how we can be a good steward within the community. We are currently in the process of exploring all avenues and trying to understand what is really important to the community, so that as we establish roots in the community, we are an active participant. So, tremendous question, and we are exploring all avenues right now from local labor to educational programs with schools and beyond. As always, we are open to suggestions.

**Question 59**

**What is the rotation of the panels? East to West?**

Answer: Yes, it is east to west.

**Question 60**

**How will the panels handle the high volume of fireworks that the area sees? I know last July 4th sounded like a war zone.**

Answer: The modules are designed to take hurricane force winds and direct hail impacts, so the glass is much stronger than what you would find in your house, so I do not think it will be an issue.

**Question 61**

**With over a mile of fencing on Watkins Rd what consideration has been given to the migration of deer that currently cross from one side to the other?**

Answer: So, in my experience, deer are pretty resilient and plentiful in this part of Ohio. I expect that they will find their way around. The site will be fenced. I expect that they will find other corridors where they can migrate through that area and find high quality habitat in the woods around them.

**Question 62**

**what is the process for requesting additional vegetation, what is the timeline for this?**

Answer: We would want to solicit your feedback and incorporate that now, so please feel free to reach out to us via e-mail, Union Ridge Solar, [unionridge@leewardenergy.com](mailto:unionridge@leewardenergy.com), or feel free to reach out to me as well.

**Question 63**

**How does snow and ice affect the panels in the winter?**

Answer: The nice thing about having a tracker system where you can rotate the modules is in anticipation of bad weather, either hail or snow. We can rotate the modules so they can shed some of that snow. If by chance, there is some ice or snow on the module it will reduce the power output, but it will not damage anything. But typically, when the sun comes out and hits the module it melts the snow & ice very quickly within a day or so and we are back to producing full power. So, it really has no negative effects. When we look at the site, we take all of this into account in our energy production.

**Question 64**

**From my deck I will be able to see the complete solar farm. I am concerned this will indeed affect my property value. Is there anything that can be done to change the view?**

Answer: I would recommend reaching out to us directly so we can take a look at it with you individually. Please e-mail or feel free to give me a call and I would be happy to take a closer look with you.

**Question 65**

**John My home has a lot of water running onto my land during periods of no crops. I have fears that this will increase once the solar farm is installed. Can we get some drainage assistance?**

Answer: It sounds like there are some drainage issues occurring on your site right now. Our intent in our drainage design is to implement a proper drainage system that mitigates any drainage concerns. It is in our best interests as well to have good drainage. We plan on incorporating a variety of solutions for detention, retention, and the like to ensure proper drainage and not negatively impact neighbors. Our facility is going to be designed to have a net zero runoff. Hopefully, the low growth vegetation that we will be planting underneath the panels will actually help slow the water flow and allow the runoff to absorb into the soils more efficiently than it would for vegetated tilled soils as it currently is. So, this hopefully will improve the runoff coefficient of the ground cover and could potentially improve the drainage.

**Question 66**

**Why isn't the Licking County Planning Commission on the list of parties consulted?**

Answer: We apologize, we have not had a chance to reach out to them yet. We fully intend to do so, and we plan to reach out in the upcoming days.

**Question 67**

**"Is there currently a site similar to this in Ohio? Where is this it located if so?"**

Answer: The Board has, to date, approved 10 utility scale solar projects across the state. There are approximately 25 others including this one pending across the state. There is a project in Hardin County that is under construction, but none of the projects at the utility scale, and that would be 50 megawatts and up, have been brought to operation yet. There are some smaller scale facilities, one example of one would be the Bowling Green Solar Farm up in the City of Bowling Green. That would be my recommendation as the best one to get a sense of a project like this might look like.

**Question 68**

**It has been stated a few times that the PILOT will provide a minimal \$750,000 in lieu of taxes. Why is it limited to \$750,000, and is there a maximum and how is that decided?**

Answer: Our motto is to under-promise and over-deliver. That is the minimum threshold that's set by state statute at \$7,000 per megawatt, AC. The state statute has guidance that goes up from there and the cap is \$9,000 per megawatt AC. We have to balance the economic incentives with the viability of the project and the economics of the project. We have been saying the \$750,000 as a minimum, just so that we are not over promising.

**Question 69**

**Where can I find the visuals shown from York Gate Estates?**

Answer: Visual simulations that are included in the presentation will be posted on the Union Ridge website.

*The following questions were asked during the Live Q&A session, but they were not answered because of time constraints.*

**Unanswered Question 1**

**How do you plan to create a buffer under the powerlines?**

Answer: Power line rights-of-way are controlled and maintained by the utility company, so we would not be able to create buffers under the power lines without approval from the utility company. However, absent such approval, buffers can be placed adjacent to power line rights-of-way.

**Unanswered Question 2**

**Were other options for decommissioning like the current method used by coal companies, considered instead of a bond?**

Answer: Our decommissioning bond plan is based on Ohio Power Siting Board precedent. The Ohio Power Siting Board will hold the bond. The bond will assure that funds will be available to remove all facility components and restore the land back to prior existing conditions, even if the property is bought or something happens to our Company. The bond will ensure that sufficient funding is available for the decommissioning and restoration of the property at the end of the facility's lifetime or at any time during its existence.

**Unanswered Question 3**

**How will this affect the drifting snow problems that occur in this area of Watkins Rd?**

Answer: Facility components will be set back from the road. Additionally, the panels will disrupt wind flow to some extent, which should reduce drifting that currently occurs across the road from flat vacant fields.

**Unanswered Question 4**

**Why would you need to decommission a site that is reliant upon wind or sun?**

Answer: Like other types of equipment, solar panels and facility components will degrade over time. We anticipate that, over 30-40 years, the facility will approach the end of its useful life.

**Unanswered Question 5**

**Where does the power come from for the motors that control the panels?**

Answer: The trackers will have dedicated solar modules with battery backup that will generate the power to operate the small tracker motors. The battery also provides power to safely stow the tracker in the event of a grid outage.

**Unanswered Question 6**

**What is the guideline that determines a solar field is no longer feasible? Is it tax credits, % of energy output, or what?**

Answer: Like other types of equipment, solar panels and facility components will wear down over time. We anticipate that, over 30-40 years, the facility will approach the end of its useful life. At that time, continued operation, decommissioning, or re-powering the facility would depend on economics and landowner preferences.

**Unanswered Question 7**

**Will the distribution of the PILOT impact any of the taxing authority's current millage amounts?**

Answer: This is a determination that would need to be made by the taxing authority and the procedures they follow.

**Unanswered Question 8**

**Is there any required FAA review related the Columbus Airport flight path?**

Answer: We do not anticipate any issues with obtaining FAA clearance at this location and for this facility. Because of the low profile of the facility components, they would not pose a hazard to air navigation. Additionally, a glare analysis was conducted that showed no glare-related concerns for the Columbus airport.

**Unanswered Question 9**

**How is vegetation controlled beneath the hundreds of acres of panels?**

Answer: Vegetation beneath the panels generally will be maintained by mowing. Trimmers will be used in areas that mowers cannot reach.

**Unanswered Question 10**

**Will there be any lighting on the access roads or anywhere on the property?**

Answer: Solar facilities have virtually no permanent lighting. Motion-activated and downward facing lights are located only at a few critical areas (e.g., access gates, O&M building, inverters, substation).

**Unanswered Question 11**

**There are a couple homes on the hill on Watkins road that regardless of the barrier will be looking out to a sea of solar panels. How do you propose on resolving this issue?**

Answer: We are collaborating with landscaping professionals to create a robust vegetative screening model and buffering plan to minimize visual impacts of the facility from impacted residents. We always welcome feedback from neighbors and the community.

**Unanswered Question 12**

**I understand through research that the solar panels themselves are unable to be recycled; how do you plan to recycle them?**

Answer: Options do exist for recycling solar panels. Upon decommissioning of the facility, the decision about whether to recycle or dispose of the panels will comply with legal, federal requirements and will be made with consideration given to the economics of the options at that time.

**Unanswered Question 13**

**What impact will this have on the overall value of my property?**

Answer: We do not anticipate any negative impacts to neighboring property values as a result of the project and for the following reasons: negligible operational traffic; visual impacts that are buffered nicely; no significant acoustical impacts; no odors; no dust; and, compared to uses that are allowed in this area by a right, it is a much more passive and benign use than many of those other uses.

**Unanswered Question 14**

**The field is known for high winds. Will the panels be able to withstand high winds? Will noise be generated as wind rushes through the panels?**

Answer: The modules are designed to take hurricane force winds and direct hail impacts, so high winds should not be an issue. The structure and modules will be designed for the expected wind speed gusts based on the civil engineering code for this specific location. As with any structure, some noise could occur as high wind blows past facility components.

**Unanswered Question 15**

**Is there any opportunity to implement livestock means for vegetation management vs mowing?**

Answer: We are considering the possibility of using grazing, and it is being included as an option in our vegetation management plan that will be submitted with our application.

**Unanswered Question 16**

**Will the solar array have more or less of an environmental impact that a traditional row crop field, housing development or warehouse complex would have?**

Answer: There are certain environmental benefits associated with the proposed facility. Maintenance of a year-round vegetative cover will help improve runoff and erosion of the land. The vegetative cover will provide habitat for wildlife. Intensive land use typically associated with agricultural activities, such as plowing and chemical applications, will not occur or be greatly reduced. And unlike a typical housing development or warehouse, the land readily can be returned to its prior agricultural use after the useful life of the facility is over.

**Unanswered Question 17**

**Will there be any aerial lines?**

Answer: Aerial lines associated with the facility will be limited to the interconnection line between the facility substation and the existing AEP substation.

**Unanswered Question 18**

**How frequently will the area between a person's property line and the barrier be maintained?**

Answer: Mowing will be conducted as needed, generally expected to be about twice per year. Maintenance of the vegetative buffer plantings, such as trimming or replacement of dead trees/shrubs, will occur on a seasonal basis.

**Unanswered Question 19**

**Currently you plan to lease the land for this project for 20-30 years, is there a chance that it could be renewed for more years?**

Answer: It is a little far into the future to predict what may happen with this property, but it is possible to upgrade the panels with new technology. That is a decision that would have to be made at that time.

**Unanswered Question 20**

**Why not use an industrial or commercial land for the solar field?**

Answer: Factors that go into site selection include: proximity and access to the bulk power transmission system; topography; environmental compatibility; and, interested land owners, to name a few. Our proposed project is located on heavily disturbed agricultural land, that is not environmentally sensitive. Furthermore, it is adjacent to a very attractive electrical interconnection node which is capable of absorbing over 100 megawatts of electrical capacity. Many other locations, including currently zoned industrial and commercial lands, do not have the same characteristics.

**Unanswered Question 21**

**Where has this been done before?**

Answer: Facilities of this type have been constructed throughout the world. In Ohio, although numerous facilities over 50 MW in size have been approved, construction is underway for only a couple, and none have yet been completed. A smaller scale 20 MW facility near Bowling Green has been operational for several years.

**Unanswered Question 22**

**What are the long-term effects?**

Answer: There are no long-term effects of the facility. Upon decommissioning of the facility, the land can be returned to its prior agricultural use.

**Unanswered Question 23**

**How does this effect nearby residents' homes? Drive home values down?**

Answer: We do not anticipate any negative impacts to property values as a result of the project and for the following reasons: negligible operational traffic, visual impacts that are buffered nicely, no significant acoustical impacts, no

odors, no dust, and compared to uses that are allowed in this area by a right, it is a much more passive and benign use than many of those other uses.

**Unanswered Question 24**

**What type of dangers does this pose?**

Answer: Research and studies show that it is safe to be in proximity of or reside nearby a PV solar facility. We take public health and safety impacts very seriously.

**Unanswered Question 25**

**500 jobs? Who are workers? Local resources used to build or existing contractors? 2-3 full time employees?**

Answer: We anticipate having over 250 direct worker jobs during construction of this project. As a requirement for participation in the PILOT program, at least 80% of these jobs will be filled by local Ohio labor. We anticipate generating the economic stimulus of approximately 500 full time worker equivalents through the direct and indirect labor contributions. Once operational, we anticipate having about 2 to 3 full time employees for which we will endeavor to hire locally. Job estimates will be included in the Socioeconomic Report that will be filed with our application.

**Unanswered Question 26**

**Decommissioned in 30-40 years?**

Answer: Like other types of equipment, solar panels and facility components will wear down over time. We anticipate that, over 30-40 years, the facility will approach the end of its useful life. At that time, continued operation, decommissioning, or re-powering the facility would depend on economics and landowner preferences.

**Unanswered Question 27**

**How long have you been in business?**

Answer: Our business has historical roots dating back to 2003. You can learn more about our corporate heritage on <https://www.leewardenergy.com/our-company/>

**Unanswered Question 28**

**Where has one of these been decommissioned?**

Answer: We, as a company, do not have solar projects that have been decommissioned. As the owner-operator of 21 wind facilities, we do have experience decommissioning and repowering wind farms. The most recent one was in Illinois on agricultural land, where we took down and removed the turbines. Supporting the turbines were rather large foundations made out of concrete and reinforcing steel. We removed the soil and foundations, and went to great lengths to bring in and replace agricultural grade soil to restore the site like it was before the wind farm was operational.

**Unanswered Question 29**

**Why are residents just finding out?**

Answer: We are currently at the very front end of this process. We have tried to reach out directly to adjoining neighbors and are doing our best to contact everybody. Again, we are at the beginning of this process and if there are any questions, or comments, please don't hesitate to provide them and we are more than happy to address.

**Unanswered Question 30**

**Is this already a done deal?**

Answer: This project is in the initial stage of the Ohio Power Siting Board review process. Next, we will file our application with the Board, which will be reviewed by the Board's staff, prior to its preparation of a report of its evaluation of the proposed project. This information will be available to the public for review and public comment throughout the process. The Board will hold a hearing, which will be open to the public, in order to gather testimony about the project. Based on all information gathered through the review process, the Board will issue an order with its decision about the proposed project. Residents and the public can be involved throughout this process.

**Unanswered Question 31**

**Why don't residents get a say?**

Answer: This project is in the initial stage of the Ohio Power Siting Board review process. Next, we will file our application with the Board, which will be reviewed by the Board's staff, prior to its preparation of a report of its evaluation of the proposed project. This information will be available to the public for review and public comment throughout the process. The Board will hold a hearing, which will be open to the public, in order to gather testimony about the project. Based on all information gathered through the review process, the Board will issue an order with its decision about the proposed project. Residents and the public can be involved throughout this process.

**Unanswered Question 32**

**We have just seen renewable energy fail in Texas both solar and wind?**

Answer: It is understandable that the events in Texas are on everybody's minds right now. However, it is important to note that the Texas grid is completely different than the grid here in PJM Ohio. Texas also experienced catastrophic events where all forms of generation, not just renewable generation, began to fail. So, there were a multitude of factors that affected the grid in Texas that do not come into play here in PJM Ohio.

**Unanswered Question 33**

**Is this a lease of property or a sale?**

Answer: Other than the property for the substation, which may be purchased, all other property for the facility will be leased.

**Unanswered Question 34**

**How does this benefit citizens?**

Answer: This project will generate a significant revenue contribution, via the prospective PILOT program, of at least \$750,000 annually, to the local community. This annual contribution will be distributed the same as existing property tax apportionments. It is worth noting that this payment is over 30 times the current tax payments on the land while not resulting in a significant burden to any of the taxing authorities.

Additionally, the facility will bring numerous well-paying jobs to the area and result in significant induced and indirect economic impacts. The positive add-on effects of attracting and retaining businesses that seek local renewable energy is also notable. The resulting increase in tax revenue and economic activity will lead to a greater pool of funds for which the community can leverage for a multitude of programs and projects (i.e., educational programs, infrastructure improvement, deferral of assessments, etc.).

Furthermore, we also intend to host educational events at the facility once it is operational.

**Unanswered Question 35**

**According to reports I have read this can take 3 years to plan. So has this been under study for 2-3 years prior to 2021? See Colorado 2016 mountain breeze wind farm.**

Answer: This facility has not been under study for 2-3 years. With that being said, there is a certain amount of planning, such as locating appropriate interconnection facilities, finding willing landowners, and conducting preliminary site assessments, that must take place before announcing to the public. We have completed these steps and are now progressing into the public involvement phase of project development.

**Unanswered Question 36**

**Appeals?**

Answer: If this question is about appeals of the Ohio Power Siting Board's decision regarding the project, all appeals from decisions of the Ohio Power Siting Board go directly to the Ohio Supreme Court.

**Unanswered Question 37**  
**Harrison Township intervene?**

Answer: Harrison Township may file to intervene in the case in which the Ohio Power Siting Board considers the application for the proposed facility.

**Unanswered Question 38**  
**Email all attendees this slide presentation?**

Answer: A recording of the public information meeting, which includes the slide presentation, is available on the project website, <https://unionridgesolar.com/>.

*The following questions were asked via email before the Live Q&A session.*

**Emailed Question 1**

**Question: Some of us are wondering why you've petitioned to waive the impact study.**

Answer: Because of the volume of projects that are currently under review at PJM, review times are longer than usual. Therefore, we petitioned to waive the timing of when we submit the SIS results to OPSB. Our waiver does not excuse us from reporting or conducting the SIS, we still need to submit all of our PJM study results to OPSB and they, along with the public will have the ability to evaluate those results before OPSB staff makes their recommendation. The System Impact Study Report has recently been published by PJM. A copy of the report will be filed with the application and can be viewed at <https://www.pjm.com/planning/services-requests/interconnection-queues.aspx>, in queue position AF2-122.

**Emailed Question 2**

**Question: Where are these panels manufactured?**

Answer: We have not made a final panel selection. Solar panels are manufactured in many different countries, most coming from SE Asia; however there are some panels made in the US, specifically First Solar panels are made in OH.

**Emailed Question 3**

**Question: How many employees will you be contracting locally to build this facility?**

Answer: We anticipate having over 250 direct worker jobs for construction of this project. As a requirement of participation in the PILOT program at least 80% of these jobs will be filled by local Ohio labor. Job estimates will be included in the Socioeconomic Report that will be filed with our application.

**Emailed Question 4**

**Question: How many local community members will you commit to continue to employ after it is built?**

Answer: Once operational, we anticipate having about 2 to 3 full time employees for which we will endeavor to hire locally.

**Emailed Question 5**

**Question: Have you received any tax subsidies or taxpayer funded grants and loans? Do you intend to do so?**

Answer: We expect to utilize a federal Investment Tax Credit that can be claimed on federal income taxes. It should be noted that many other forms of energy are also eligible for certain forms of incentives and/or subsidies.

**Emailed Question 6**

**Question: Are there adverse health effects of living near this farm? If so, what are they, how long does it take, how close must one be?**

Answer: We take public health and safety very seriously. Research and studies show that it is safe to be in proximity or reside nearby a PV solar facility.



#### **Emailed Question 7**

**Question: What is the impact on wildlife? How many birds should we expect to lose annually? What is your method of reporting?**

Answer: We will not be negatively impacting the wildlife. The facility will be constructed in an area that has been determined as not environmentally sensitive and that does not have endangered or sensitive wildlife. Commonly referenced materials that suggest avian death, typically refer to a different type of technology, concentrated solar power, whereas we are proposing PV panels. Current studies of utility-scale PV solar facilities suggest that PV arrays do not pose a biologically significant threat to avian populations.

#### **Emailed Question 8**

**Question: Will we see a reduction in local energy costs? How much? How long?**

Answer: Your local retail electric rates will not be impacted by this project. Here in Ohio, you have retail energy choice, and so you get to pick your energy supplier, shop around, and those rates would be predicated on the contract that you have with your energy supplier.

#### **Emailed Question 9**

**Question: What are the benefits to me personally/directly or to community**

Answer: We are expecting to pay upwards of \$750,000 per year in payments in lieu of taxes on the project going forward. That is over 30 times the current property tax bill for the project.

Additionally, the facility will bring numerous well-paying jobs to the area and result in significant induced and indirect economic impacts. The positive add-on effects of attracting and retaining businesses that seek local renewable energy is also notable. The resulting increase in tax revenue and economic activity will lead to a greater pool of funds for which the community can leverage for a multitude of programs and projects (i.e., educational programs, infrastructure improvement, deferral of assessments, etc.).

#### **Emailed Question 10**

**Question: What are chances of lead from panels as they age getting into soil, air, waters**

Answer: There is no chemical runoff from the solar facility or the modules.

#### **Emailed Question 11**

**Question: Is there a cancellation fee or penalty if community decides this is a bad deal**

Answer: There is no discreet cancellation fee but there is opportunity lost to the community – it would send a message to employers and companies that Licking County does not want projects of this type or other larger scale renewable energy developments. We as the project proponent would lose significant capital and time that's already been invested in this development.

#### **Emailed Question 12**

**Question: I heard that the solar field in the state of Washington charged the power company 144% and in turn it was added to the customer's bill. How much will our power bills increase?**

Answer: Your local retail electric rates will not be impacted by this project. Here in Ohio, you have retail energy choice, and so you get to pick your energy supplier, shop around, and those rates would be predicated on the contract that you have with your energy supplier.

#### **Emailed Question 13**

**Question: Will there be any noise or spotlights at the field?**

Answer: The facility was designed per OPSB precedent to be no greater than 5 dB above existing conditions, for both day and night. Also, important to note is that at nighttime, that the motors that drive the panels will not be operating at night because they will not be tracking the sun during those hours. Solar facilities have virtually no permanent lighting.

Motion-activated and downward facing lights are located only at a few critical areas (e.g., access gates, O&M building, inverters, substation).

**Emailed Question 14**

**Question: The State of Ohio has had a lot of snow in February 2021, how can you generate electricity if they are covered with snow and little sun? Does this mean we will have power outages like Houston?**

Answer: The panels we intend to use are bifacial, which allows us to absorb energy from both sides. So, in the instance when one side is covered with snow, we are able to absorb indirect energy on the other side. Additionally, we will be incorporating a tracker system that allows us to rotate the modules in anticipation of bad weather, either hail or snow, so they can shed some of that precipitation. If by chance, there is some ice or snow on the module it can reduce the power output, but it will not damage anything. When we look at the site, we take local weather conditions into account in our energy production analysis.

**Emailed Question 15**

**Question: When were our county commissioners first notified of this proposed project?**

Answer: We first had conversations with the County Commissioners in January of this year, as we are just now in the early stages of this process. We strive to make sure we are reaching out to all stakeholders as early as possible during the development process.

**Emailed Question 16**

**Question: How feasible is this project given that our area has damaging hail and winds and they will be subjected to lots of pollen covering the panels?**

Answer: These modules are built with tempered, corrosion resistant and hail resistant glass that is designed to withstand severe weather, including high winds. Building codes require all structures, including ground mounted solar arrays, to be engineered to withstand anticipated design wind speeds, as defined by the local wind speed requirements in the structural design codes. These codes have safety factors built into them as well. The solar arrays are tightly secured to steel piles that are driven approximately 7 to 10 feet deep into the ground. Pollen will likely be washed off by wind and rain.

**Emailed Question 17**

**Question: What is the projected time frame for a tax credit for those companies using renewable energy?**

Answer: Depending on the technology, the schedule varies. I recommend visiting the following website for additional information: <https://programs.dsireusa.org/system/program/detail/658/business-energy-investment-tax-credit-itc>

**Emailed Question 18**

**Question: When the solar field is no longer providing a financial benefit, will it be abandoned?**

Answer: If the facility is no longer providing a financial benefit, it will be properly decommissioned. A decommissioning bond will be posted prior to any construction to ensure that this occurs regardless of the financial health of the project sponsor.

**Emailed Question 19**

**Question: If the field is abandoned, what safeguards are in place for land reclamation?**

Answer: We post a decommissioning bond prior to any construction to ensure that the facility can be adequately decommissioned, and the site restored to prior use, either at the end of the facility's life or anytime during its operation.

#### **Emailed Question 20**

**Question: Will there be a sufficient buffer around the fields to lessen the visual impact? And who determines the sufficiency of the buffer?**

Answer: Buffering at each property will depend on location and potential visual impacts. Residences in close proximity and at key observation points will have robust buffering. We welcome feedback from the community and will work to accommodate requests in our final design, which will be submitted to OPSB for approval.

#### **Emailed Question 21**

**Question: Who is responsible for managing the buffer as years pass?**

Answer: Union Ridge will have full time employees on site who will maintain the buffer and assure it functions as the goals that were set forth in the original design.

#### **Emailed Question 21**

**Question: What guarantee does SWL school receive that funds will continue after the initial start-up?**

Answer: Under Ohio law, PILOT funds must be apportioned the same way that current property taxes are distributed to the local taxing entities where the project is located. In practice, this means that the SWL County School will receive a significant portion of this revenue.

*These questions were asked during a teleconference meeting which took place on February 25, 2021 from 8:00-9:30 PM. The Teleconference was held to provide an opportunity for participants without internet access to ask questions.*

#### **Question 1**

**I work for AEP and I know they are in the PJM market. Now, do you have to bid your solar power into the market like the power plants do? Or will you just be able to run it as needed or as you will?**

Answer: Yes, we would be able to participate in the wholesale PJM market, like any other generator participating in the market.

#### **Question 2**

**With the operating engineers locally here in Ohio, I did not hear if you guys had the approximate construction dates in the future on this project. And also, if you are going to have residency requirements, like many of the other projects here in the state are going to have.**

Answer: The anticipated construction start date is expected to be the first quarter of 2022 if everything goes according to plan. We will be adhering to local residency requirements and we would hope that most of the employees not only be within the state of Ohio but within the Columbus Metro Area. (Caller) All right, thank you. Here is why I let you know, you know, we are a statewide local, and we have many contractors down in the Columbus area. When it comes time, we would just love to be in touch, and try to be involved in projects. (Answer) Absolutely. We greatly appreciate your involvement today and look forward to continuing a dialog.

#### **Question 3**

**The 100 megawatts that this is supposed to produce, now is that on a very sunny day? I know with the company I worked for when they had solar or wind farms, they had to derate from the maximum amount due to, you know, the conditions. How does that work as far as your 108 megawatts?**

Answer: The 108 megawatts is the maximum facility output - that would be at the peak generation on a bright sunny day during peak hours. On the shoulder hours, we would be generating less electricity but even on a cloudy, or a winter day, we would still be generating output. The modules that we intend to leverage in the field will most likely be bifacial modules, meaning active photovoltaics on the front and back side. On days when there is some snow on the ground, even if it is not sunny, we are able to get good diffuse generation on the backside.

#### **Question 4**

**You mentioned working with the local government agencies such as the Commissioner and the Township Trustees. What other local government agency entities do you typically work with in the area as you go through this process?**

Answer: We are trying to reach out to as many people as we can. So, starting with the County Commissioners and the Township Trustees, but also reaching out to groups like, Grow Licking County, the Economic Development Group, as well as other members of the community. We have also had some early-stage conversations with C-TEC, Denison University, and the Works Museum to tap into the education side of things. With regards to other regulated bodies, we have been having conversations with the County Engineer and have reached out to Licking County Soil and Water. We anticipate also having conversations with planning and zoning as well.

#### **Question 5**

**The step-up transformers you were talking about, will you be feeding 138 KV over to Kirk Station or will that big transformer be in the station itself?**

Answer: We are going to step up the voltage prior to the Kirk switching station. The transformer would be located within our facility and then we would tie into the 138 KV bus work at the Kirk switching station. (Caller) Will you have a breaker in your station to interrupt the fault current or something like that if a fault happens or will that be in Kirk Station? (Answer) Yes, our project will have a breaker and switches, and all required protections.

#### **Question 6**

**I have heard a lot of concerns about the drainage in the area being that it was an open row crop field. How is the solar panels going to impact the runoff on the land?**

Answer: We plan on implementing a proper drainage mitigation system in our design and we can achieve that through a variety of solutions for retention, detention ponds, and the like. With regards to run off, our facility is going to be designed to have "net zero" runoff. Additionally, we will be planting some low growth vegetation underneath the panels. That vegetation actually helps slow the water flow and allow for the water to absorb into the soil more efficiently than it would on the non-vegetated tilled soils that currently exists. We hope that we will actually improve the runoff coefficient of the ground cover. It is a top priority for us to maintain a proper drainage system not only for the community, but also for the productivity of our site.

#### **Question 7**

**Will the solar panels be on both sides of Watkins Road?**

Answer: Yes, the property that consists of the project footprint will be on the East and West side of Watkins Road.

#### **Question 8**

**Where is the main egress exit from this property to be for your construction and or ongoing longevity of the project?**

Answer: We are locating means of egress and ingress strategically away from any residences that may be along Watkins' Road. The primary access points will be off Watkins, and it will be designed in such a fashion that it meets county sightline requirements. Bill, is there anything else that you want to add there? We are planning on one main entrance on each side of the main road, so we can access each portion of the east side and the west side. We will have our internal roadways from there to access all the major equipment and then loop back out. Once the facility is operational, the amount of traffic traveling to the site is expected to be de minimis.

#### **Question 9**

**You say this will be decommissioned in 30 to 40 years. Sort of a two-part question: How many of these are you currently operating? And how many of these have you decommissioned?**

Answer: We do not have any operational solar facilities at the moment. However, the staff on the team not only has development and construction experience, but also operational experience with solar facilities. The team is very well

versed in these facilities as it pertains to the decommissioning component. We own and operate a wind fleet across the US. Some of those projects we've actually re-powered. We have taken down the old turbines and decommissioned parts of the plant and put-up new turbines. Most recently, in Illinois on agricultural land, we took down the wind turbines, including the large underground foundations. We excavated and removed all of the concrete, brought in agricultural grade soil, put it back into place, and removed some of the underground cabling system and transformers. A lot of that is similar to what would happen on a solar project. The solar project would be decommissioned in reverse order of the installation. We take the modules off, take the trackers apart, pull the steel out of the ground, cables and transformers, and recycle and try to get some scrap value out of the materials when we can. We do have some experience with decommissioning, but solar is fairly young and not a lot of projects have been around 30 years to decommission.

**Question 10**

**Of the 512 acres, or 522 acres, they talk about for this, how many acres will actually be that solar panels themselves? You know, how many acres of solar panels does it take to make 108 megawatts?**

Answer: With setbacks and the spacing that we have in-between rows of modules, approximately 33% to 40% of the site will have solar modules on top of it.

**Question 11**

**Is this the first public hearing? And how have the local residents that are directly impacted by this, how have they been notified?**

Answer: Yes, this has been the first official public information meeting, but there will be a public hearing later in the OPSB process. We have sent out mailers to all owners who are directly adjacent to the property boundary and also have been doing some field visits myself trying to get to know the members of the community as well. There was also a notice posted in the local newspaper.

**Question 12**

**Is there any compensation for the loss value of the adjacent properties to this development?**

Answer: We are not anticipating a loss of value to the adjoining property owners because once the facility is operational it is going to generate a negligible amount of operational traffic, negligible amount of noise, negligible amounts of dust, and no odor. The use is very passive, and with proper vegetative screening, it is pretty much out of sight, out of mind, in many instances. Compared to some of the uses that are allowed by right on the existing ground as it stands today, which have much more intrusive impacts by way of noise, odor, dust, et cetera, the solar use is relatively benign. We do not expect a negative impact to neighboring property values, so we are not contemplating direct payments to property owners. (Caller) OK, in New England, when they put one of these in, they said anybody within a 10<sup>th</sup> of a mile decrease, a 70% value, that property. That would seem to be counter to what you are saying. I realize we will not know till we see it, up and running, exactly what we will do. But it is certainly a consideration for the property owners, people within half mile location according to this. (Answer) Thank you for the comment.

**Question 13**

**How much noise is going to be, he said minimal noise, how much noise is minimal?**

Answer: There will be a small amount of noise produced by the facility. It has been designed to Ohio Power Siting Board precedent on facilities for this type to be no greater than five decibels above the currently existing noise levels during both daytime and nighttime, so it will be at a very low-level of noise.

**Question 14**

**How do you keep the snow off of the panels?**

Answer: These are going to be tracking modules and we would have the modules set at a configuration that would be tilted, so that the snow would not easily collect. There are instances where you have wet snow, and it is going to stick no matter what. In those instances, it is like the roof on your house, we are going to have to wait for it to melt. We are

going to be using, most likely, a technology that also collects solar irradiance on the backside of the module, which will allow us to generate in those instances, and also helps to melt the snow on the front side.

**Question 15**

**Will you be the people that will be involved in constructing this? And then maintaining it? Will you use your own people, or be hiring people from the local area, or how will that work?**

Answer: We intend to hire a lot of local people for the construction of this project. One of the requirements to the Ohio Pilot Program is that 80% of the construction labor be Ohio labor. Given the location of the project, we think one of the strong competitive advantages is its access to the Columbus labor pool. We intend to hire locally during construction and for those limited operational jobs, we are going to be looking locally there as well.

**Question 16**

**How can people apply for the job?**

Answer: We are at the very early stages of the development process and have not even gone out to solicit bids for construction work. Please reach out to Kelly Pacifico, or the Union Ridge website: [unionridgesolar.com](http://unionridgesolar.com), or our email: [unionridge@leewardenergy.com](mailto:unionridge@leewardenergy.com). Send us your contact information and we can talk to you further about your qualifications and what work you are looking to do.

**Question 17**

**I am interested in knowing how site like this is chosen. Is it because of proximity of the AB substation? And where does this power ultimately end up going? Is it going to some of the new data centers that are being built in the area?**

Answer: There was a lot of thought put into the site selection process. The thesis was to site the project close to growing load, where there is the demand in the region, and specifically near the commercial and industrial load. That was the primary function as to why we sited on this side of Columbus. Additionally, being proximate and directly adjacent to the transmission node, namely the Kirk Substation was critical. We do not have to build miles of transmission lines or break existing transmission lines. We are plugging directly into an existing large transmission hub.

**Question 18**

**How much input do these new data centers that are being built? How much input did they have in the selection of this site?**

Answer: They did not have any input in the selection of the site, but what I will say is that there is a virtuous cycle that comes with our siting process, and the energy that we produce. It is attractive to those large data centers that are generating billions of dollars of capital investments and jobs. They are actively looking for projects like ours that they can point to that can help serve their energy needs.

**Question 19**

**With the proximity to the local well fields, water well fields serving Pataskala. Have you researched what kind of pollution difficulties based on the lead panels? Do they ever fracture dissipate into the soil?**

Answer: There will be no on-site pollution from the modules. There will be no leaching into the groundwater supply.

**Question 20**

**Where would the general public be able to find the standard that you are going to be looking for in the application?**

Answer: Those are available on the OPSB website. I think if I could take down your e-mail address, if you do not mind, you may be uncomfortable giving that over there, but if there is some way that we can connect afterwards, I can actually send you that link. But they are on our website under "rules."

**Question 21**

**This wind farm is going to be about a quarter mile from my house and I really hope it goes through. It sounds like a really good thing. Is there anything that we need to do to support this? Or how does that work, to show our support?**

Answer: I want to clarify it is a photovoltaic solar farm - it can be confusing because if you go to the Leeward website most of what you will see is wind. But this is a photovoltaic solar farm and we definitely welcome your support. The way that you could support us is to send us your comments to the Union Ridge e-mail address: [unionridge@leewardenergy.com](mailto:unionridge@leewardenergy.com), or the phone number: (614) 321-2540. We would really like to get your contact information, just like all the other stakeholders, so please do reach out. (OPSB Answer) I would just add to that, that we do accept public comments at the (Ohio Power Siting) Board regarding projects like this. Whether your comments are in support or opposition or just if you have a question do feel free to reach out to us. You can do that at: [contactopsb@puco.ohio.gov](mailto:contactopsb@puco.ohio.gov), or you can head to our website, which is [opsb.ohio.gov](http://opsb.ohio.gov). Or you can use the contact form on the website, either way, you can get your comments into us.

**Question 22**

**Will you have any like yard signs or anything available to support the project? Or would that be anything necessary?**

Answer: At this time we were not contemplating any local signage in that fashion but we are willing to take suggestions. We want the facts of the matter, and the communications that we have with various stakeholders and our actions to speak for themselves. That being said, anything that you want to put up on your own accord we cannot prevent.

**Copies to: File**