

# WELCOME



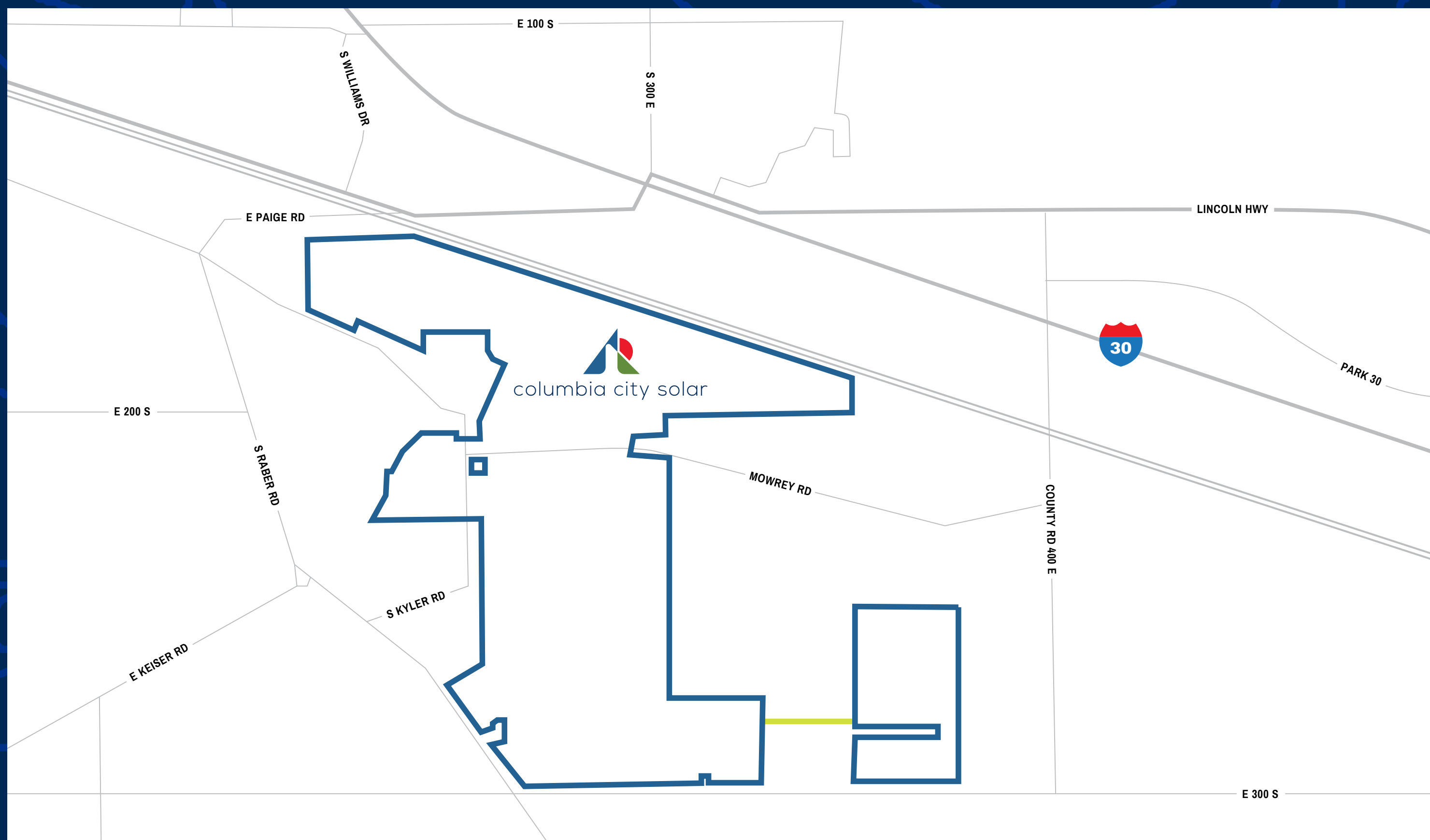
columbia city solar

# WHITLEY COUNTY, IN

# COMMUNITY MEETING

# February 9th, 2023

# Please Sign-in



# PROJECT FACTS

## OVERVIEW:

- Columbia City Solar is a proposed 100-megawatt (MW) solar facility in late stages of development.
- The project will connect to AEP’s electric system via the existing 69kV Gateway substation.

## PERMITTING:

- Columbia City Solar will submit a Solar Zoning Overlay application in Feb 2023 for Whitley County Planning Commission review and Whitley County Commissioner approval
- Columbia City Solar will also submit a Development Plan application to Whitley County Planning & Building later in 2023 and an Improvement Location Permit application closer to construction

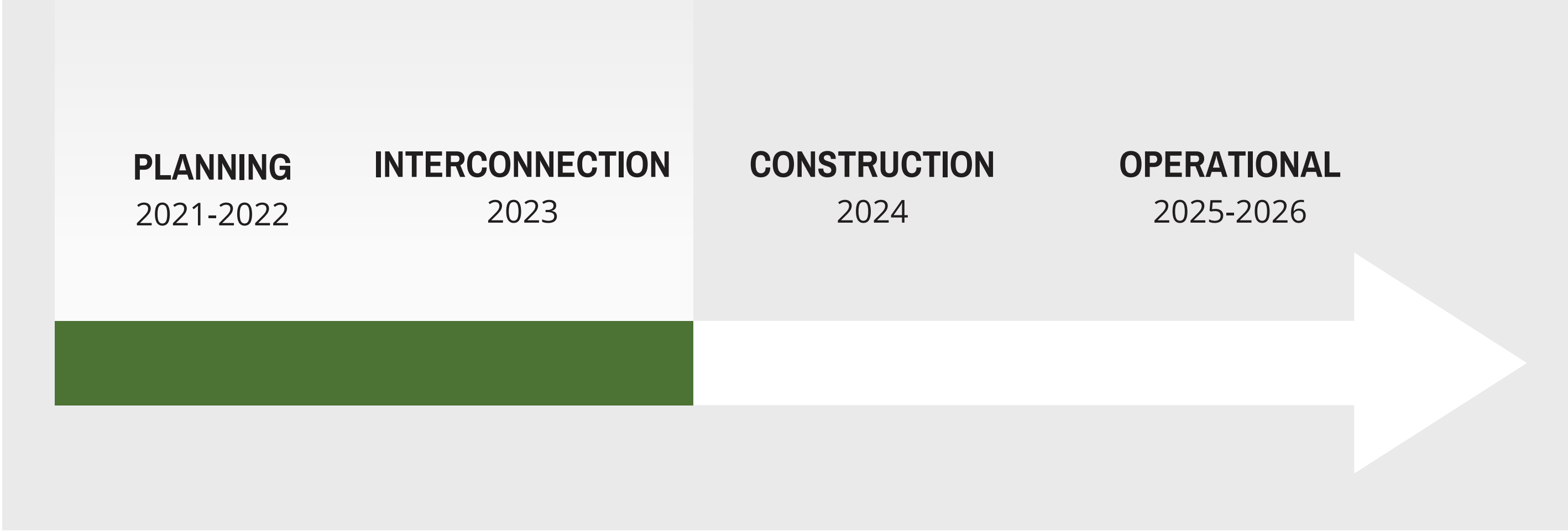
## LOCATION:

- Located on approximately 720 acres of privately-owned farmland near Columbia City in Whitley County, Indiana.

## DESIGN:

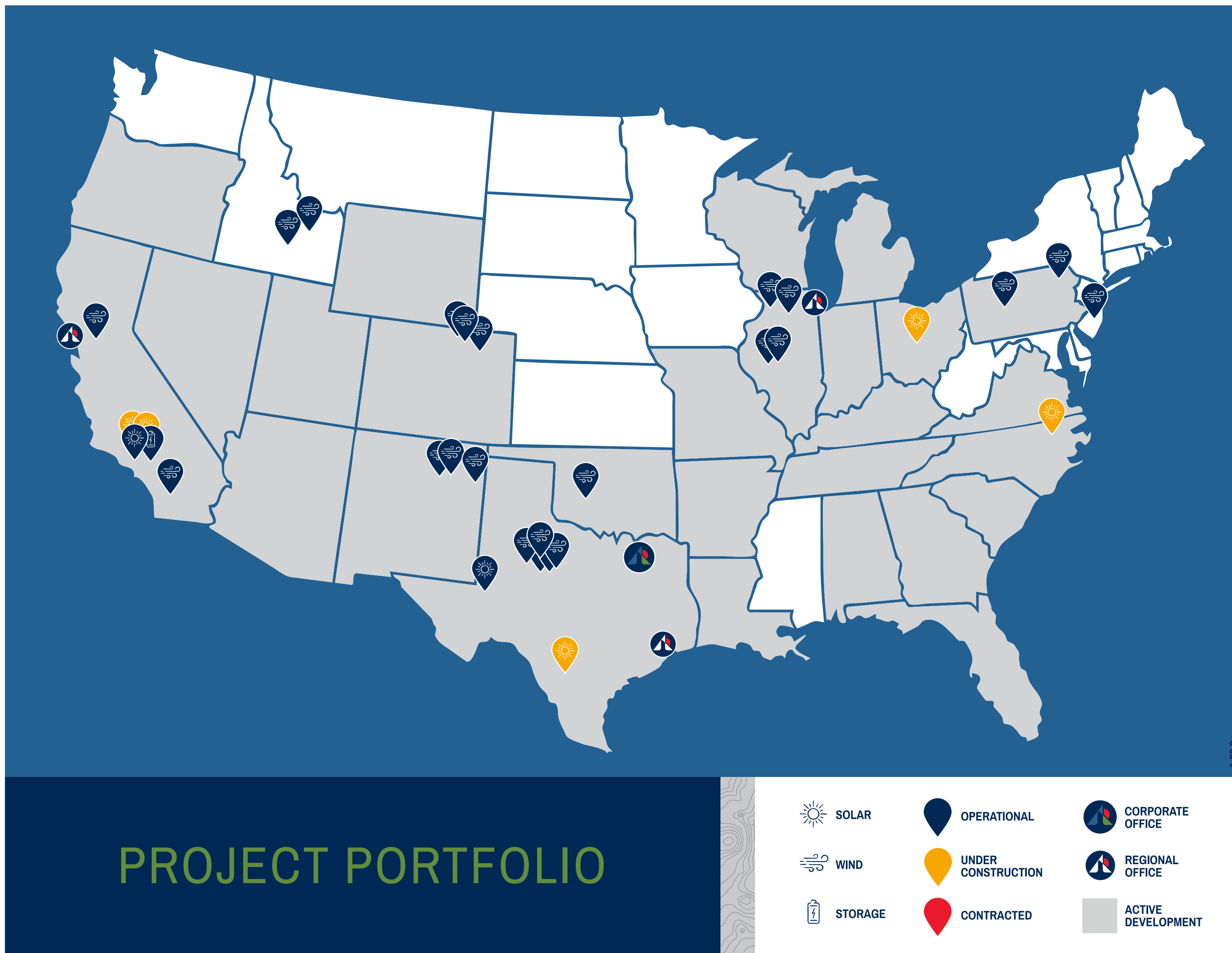
- Greater than 175-foot setback from abutting dwellings to arrays.
- Visual screening with professional landscaping along perimeter of adjacent residences.
- Native grasses and pollinators planted throughout the project footprint after construction.
- Max height of panels - 25-feet.
- Driven steel post foundations.
- 7-foot-tall game fencing with wooden posts.

# ESTIMATED SCHEDULE



# WHO WE ARE

## Leeward Renewable Energy



- Developer, owner, and operator of U.S. renewable generation facilities.
- Operates 24 renewable energy facilities across nine states.
- 2,500+ Megawatts (MW) of renewable energy in operation.
- 20,000 Megawatts (MW) of renewable energy generation under development, spanning over 100 projects.
- Headquartered in Dallas, TX with operations nationwide.
- Portfolio company of OMERS Infrastructure.
- Owner/Operator of Columbia City Solar, LLC



# PROJECT OVERVIEW





# FREQUENTLY ASKED QUESTIONS

## PROJECT SITE SELECTION

- Suitable acreage with minimal environmental sensitivities
- Near existing electrical infrastructure with available capacity
- Strong regional demand for new, low-cost solar power

## PROPERTY VALUES

- Solar is a low-intensity, passive use compared to many other “by-right” uses
- Project will not generate substantive noise, traffic, or dust once operational
- Enhanced setbacks and professional landscaping will mitigate visual impacts
- Well-developed solar projects will not have a negative impact on property values

## PROJECT DECOMMISSIONING

- All improvements removed and property will be restored to its original condition.
- Decommissioning bond will be posted prior to commercial operation
- 30+ years of native ground cover will rejuvenate soils

## NOISE & GLARE

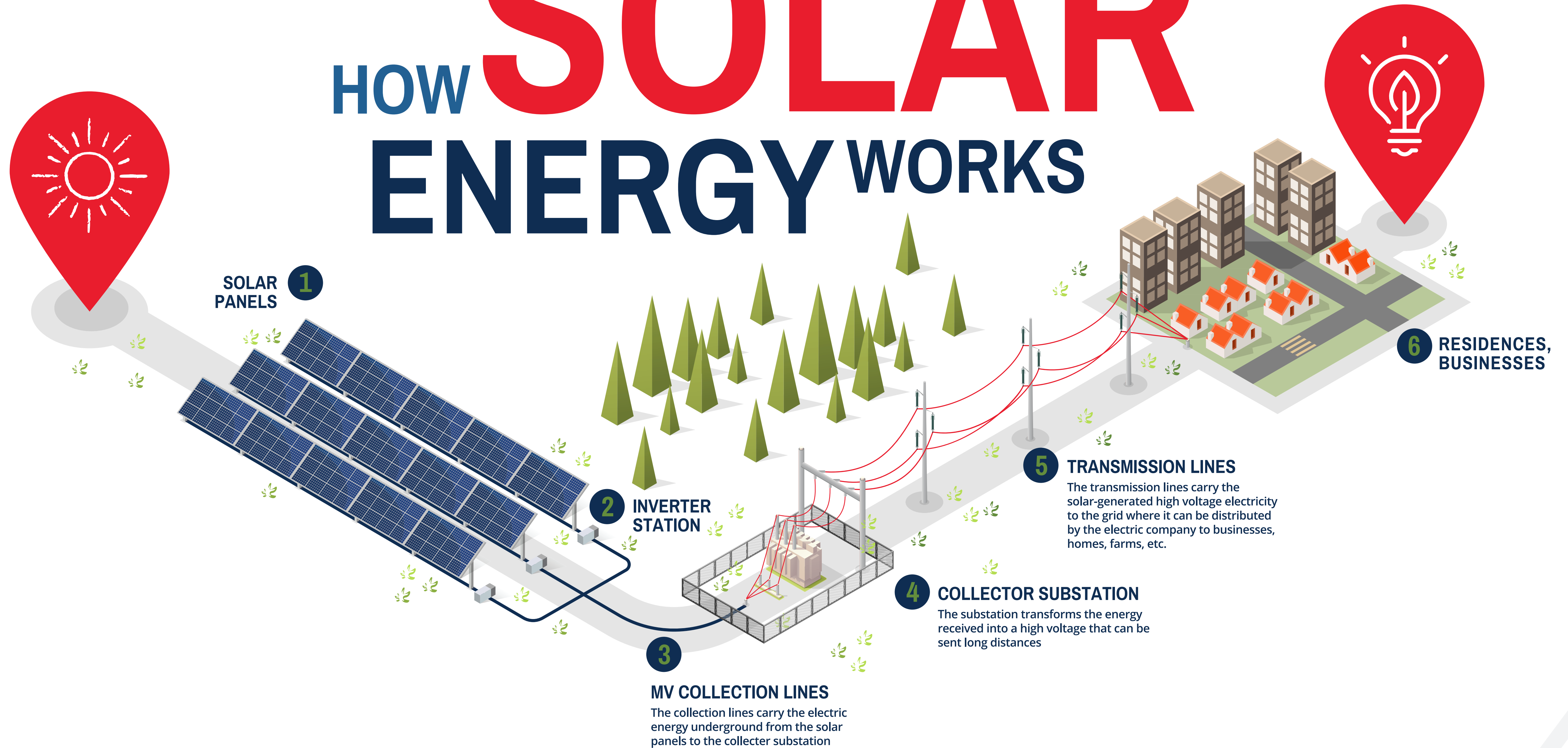
- Negligible noise or glare beyond the project boundary
- Panels are designed to absorb light to generate electricity

## ENVIRONMENT & SAFETY

- Produces no air pollution or greenhouse gases
- Solar panel materials are enclosed, and don’t mix with water or vaporize into the air, meaning there is no threat of chemicals releasing into the environment during normal use
- Panels are manufactured to endure all weather conditions and are sealed shut to further ensure public safety



# HOW SOLAR ENERGY WORKS





# SOLAR DEVELOPMENT PROJECT LIFE CYCLE REVIEW

## SITE SELECTION

- Proximate access to electrical transmission system
- Electrical injection capability
- Suitable acreage – size, topography, etc.

## ELECTRICAL INTERCONNECTION

- Multi-year study process resulting in an interconnection service agreement and ultimately backfeed of power to the grid



Feasibility  
Study

System  
Impact Study

Facility  
Study

Construction &  
Interconnection  
Service

Construction

Electrical  
Backfeed

## POWER OFFTAKE

- Long-term Power Purchase Agreements (PPAs) with creditworthy counterparties (e.g. utilities, large industrial users, etc.)
- The PPA guarantees a revenue stream that enables the financing of the project

## PERMITTING

- Solar Zoning Overlay, Development Plan Approval, Improvement Location Permit and other discretionary actions

## CONSTRUCTION

- Approximately 12–18-month duration

## OPERATIONS

- 30-40 years

## DECOMMISSIONING

- Restoration to pre-existing condition



# PERMITTING STUDIES & REPORTS

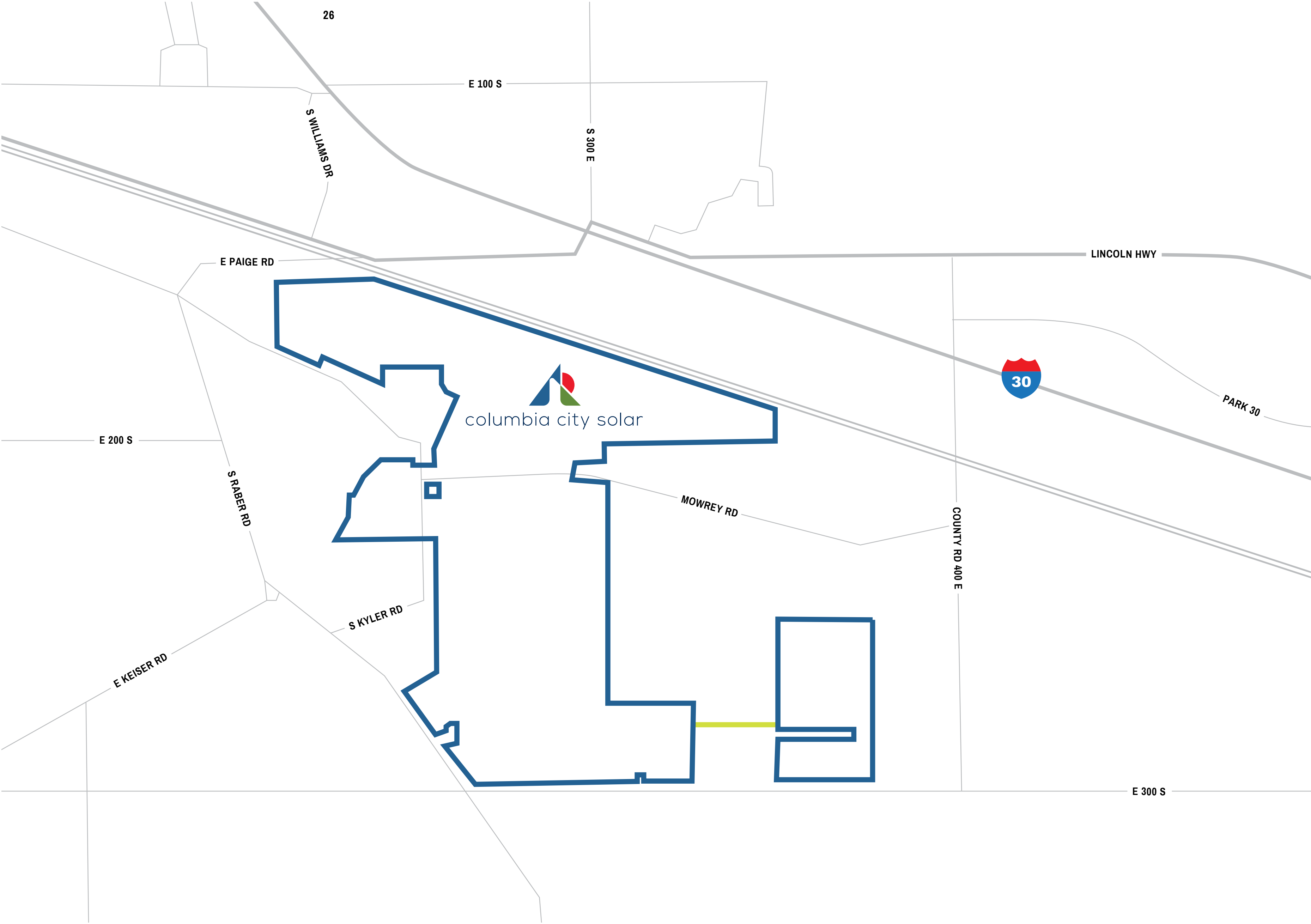
## STUDIES AND REPORTS BEING UNDERTAKEN OR DEVELOPED AS PART OF PERMITTING PROCESS FOR THE COLUMBIA CITY SOLAR PROJECT INCLUDE:

- Cultural resources review and report
- Communication infrastructure review (Analyzes potential interference with AM/FM, Doppler radar, microwave, mobile phones, television signal, wireless internet service, and Land Mobile & Emergency Services)
- Stormwater management report
- Erosion control and stormwater management plan
- Endangered Resource Review
- Geotechnical engineering analysis and report
- Glint and glare study
- Noise Study
- Photo simulations
- Hydrology study
- Emergency Response Plan
- Wetland Delineation





# SITE LOCATION





# LOCAL BENEFITS

- Solar energy facilities are a beneficial, temporary, and low impact use of land.
- Estimated at least \$15M in property tax contributions over the 30-year project life while adding low impact, assessed value to the region.
- Approximately 350 new full-time equivalent jobs during construction.
- Once operational, the solar facility is a passive use of the land, and will not generate substantive amounts of traffic, dust, odors, or other nuisances.
- The project will create no emissions and requires limited amounts of water during operation.
- Land will be stabilized and seeded, allowing the land to regenerate and the soils to rest.
- At the end of operations, equipment is removed, and the land restored to its prior use.







# THANK YOU



[www.columbiacitysolar.com](http://www.columbiacitysolar.com)

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# VISUAL SIMULATION - MOWREY ROAD LOOKING NORTHEAST

\* VEGETATIVE SCREENING SHOWN AFTER 5 YEARS OF GROWTH.

**EXISTING**



**PROPOSED**





# VISUAL SIMULATION - COUNTY RD 400 E LOOKING SOUTHWEST

\* THIS VIEW IS 0.25 MI FROM THE PROJECT AREA

**EXISTING**



**PROPOSED**

