

**PALOMINO  
SOLAR  
ENERGY  
PROJECT**

**Palomino Solar Energy Project Public Information Meeting  
March 9, 2021**

Questions Received  
Web-based Meeting Attendees - 60  
Phone-based Meeting Attendees - 23

**Questions/Comments Submitted**

**How will the project affect property values?**

**I think there needs to be compensation to homeowners that property value will be negatively affected by having a solar farm along their property lines - you should have to install home solar units on all homes that property lines border the project.**

**Have there been any studies done that assess property values in the communities where solar farms exist?**

**What advice would you give to the homeowners in the project area whose home values will almost certainly be reduced by having a high fence solar operation in their front yard and neighborhood for the next 20-30 years?**

**Palomino Solar Energy Project Response**

In 2020 a property value impact study was completed by CohnReznick, a leading U.S. consulting firm, to evaluate whether the construction, operation, and overall presence of solar energy projects have had any measurable impact on the value of adjacent properties. The analysis was performed in various locations in the United States. Properties surrounding six solar projects in rural and suburban areas, including California, Hawaii, Indiana, Minnesota, and New York were studied to ensure an unbiased and distinct sample size. Sale prices for homes adjacent to an existing solar energy project were analyzed as a test group (as well as in various phases of construction where possible) and compared with sale prices for properties outside of the vicinity of any solar energy project as the control group. To allow for market fluctuation due to time and location of sales, a regression model was used to scale price and demand for properties and ensure comparability. Impact to property value was measured in differences in range of sale prices, unit sale prices, conditions of sale, time on market, and overall marketability between the control group and the test group. In all the studied areas, it was conclusive that proximity to an existing solar energy facility did not have a negative impact on property values. This conclusion was reaffirmed by local county and city assessors, as well as sales professionals having experience selling real estate near solar energy projects.

## Questions/Comments Submitted

## Palomino Solar Energy Project Response

**Will you purchase additional land next to the Quarry Rd. project?**

Innergex is open to discussions of leasing or purchasing additional land within the project area.

**Have local farmers not participating in the project been approached on their opinion on the impact of this project?**

Yes, discussions have been ongoing in the community for two years, and Innergex welcomes everyone's opinion and feedback. Bill Behling, Director-Development, is available on his cell phone 508-404-9796.

**When you prepare your traffic plan, please ensure you are accounting for the amount of traffic already utilizing Mad River Rd. from the gravel company that is already here. If you plan to use Mad River Rd., the traffic is really too much for this road the way it is developed.**

As required by the Ohio Power Siting Board (OPSB), the Palomino Solar Energy Project will provide a Traffic Effect and Route Evaluation Study with the Project's Application, which will consider local road conditions and existing traffic levels when evaluating the Project's impact on local traffic and roadways. Mitigation measures for traffic impacts will reflect local traffic levels. State and county transportation authorities will also have the opportunity to review and approve road use agreements for the project.

**How close will these panels be to houses? How far from the property lines do you put up fences? 100-ft setback is not enough to prevent property value decrease.**

The project's solar fields will be designed to incorporate several minimum setbacks to provide appropriate distances between the project and the general public. This will include a 25-ft minimum setback between the perimeter fence of the project and the edge of any public road; a 20-ft minimum setback between the perimeter of the project and the property line of any parcel whose owner is not participating in the project (Non-participating Parcel); a 35-ft minimum setback between any above-ground equipment within the project and any parcel line with a Non-participating Parcel; and a 100-ft minimum setback between any above-ground equipment within the project and any habitable residence located on a Non-participating Parcel. Furthermore, Innergex will develop a screening plan with input from landowners and regulatory staff which will include planting evergreen shrubs or trees along property lines and project boundaries to limit visibility of panels from homes, churches, and public roadways. Additional screening locations and characteristics may be negotiated with individual landowners.

## Questions/Comments Submitted

## Palomino Solar Energy Project Response

**What barriers, if any, will be in place to protect kids and wildlife?**

**How will you ensure the safety of the children that are in this area? What safety mechanisms are in place?**

Safety is a priority at Innergex. During construction, the contractor will put safety measures in place to protect the members of the public and the community, as well as the workers on site. Fences will be built around the infrastructure to prevent unauthorized access. Once the project is operating, the general public will be prohibited from coming into contact with any project equipment. All the above-ground equipment will be located within fence lines with locked gates. To further protect the public, signage regarding the dangers of high-voltage equipment will be displayed and maintained on appropriately throughout the project area. Accordingly, the general public will have no access to any potential hazards associated with the project as well as be warned regarding those potential hazards. Furthermore, a Traffic Control Plan will be prepared as part of the OPSB certificate application that will address safety measures to be implemented near public roads.

**I understand that you are attempting to gain buy-in and present your strategic plan for this project. However, how will you support the community members that will live near the panels?**

Innergex is committed to being a good neighbor, listen to community concerns, and keep you informed of our activities. During construction, a complaint resolution system will be in place to address landowner complaints in a timely fashion. The project team will work proactively to address and respond to specific issues. Prior to the submission of the Project Application to the OPSB and during the OPSB review process, Bill Behling, Director-Development, remains available on his cell phone 508-404-9796.

Innergex has a long history of sponsoring and supporting education, local associations, and community events. The focus of our financial contributions will be those that will benefit the entire community. We have met with County Commissioners and Township Trustees to learn more about the communities around the proposed project and have reached out to several organizations. As we continue to meet with neighbors, we will learn more to assist us in our decisions.

Once in operation, property taxes generated by the Palomino Solar Energy Project are expected to contribute about \$1,800,000 per year for Highland County, including Dodson and Union Townships, East Clinton Local School District, Hillsboro City School District, and Lynchburg-Clay School District.

## Questions/Comments Submitted

## Palomino Solar Energy Project Response

**How many potential construction jobs would be created by the Palomino Solar Energy Project?**

A project like Palomino Solar typically employs approximately 300 people during the 12-14 months of construction, with peaks that can reach a few hundred more.

**It was mentioned that local employment and contractors would be prioritized for the project. However, the construction of the project will be taken on by an independent contractor and not by Innergex itself. What steps will be taken to make sure the general contractor actually gives local contractors and workers from the area priority for these opportunities? What avenues will be taken to let locals (i.e., Highland and Clinton Counties) know of any available opportunities?**

In Ohio, as a qualified energy project, our contractor must comply with and be responsible for compliance with the project state permit (per Chapter 5727: Public Utilities, Section 5727.75 of the Ohio Revised Code), which, among other things, specifically requires that 80% of the construction workers on the project are Ohio domiciled workers.

To assist us in meeting this goal, we have reached out to local workforce development agencies, community colleges, and local organizations to assist us in letting the community know when we are hiring. We will also place ads in the local Highland and Clinton County newspapers.

**What factors affect the limited lifetime of the solar facility?**

We anticipate that the project will produce green electricity for at least 30 years, which is typical for a solar energy project. Some components of a solar energy project may require replacement after their 30+ years of useful life. Furthermore, photovoltaic (PV) modules are designed for a long service life, generally 30-35 years, but the amount of energy that they produce diminishes over time. Ultimately, after many years of operation, it becomes more economical to decommission the facility.

At the end of the useful life of the project, the decommissioning plan that will be prepared as part of the OPSB certificate application will prioritize recycling of equipment and, where recycling is not possible, disposal of materials in an environmentally friendly manner.

## Questions/Comments Submitted

## Palomino Solar Energy Project Response

**Will Innergex monitor lead and cadmium levels in soil and groundwater when panels are defective or damaged and leach out into soil and water? Are there traces of toxic chemicals in these panels like those in North Carolina? Lead?**

Innergex works with suppliers and proven technology to insure the reliability and safety of our equipment. Innergex will adhere to all local, state, and federal environmental regulations.

PV modules are designed for a long service life, generally 30+ years, and typically come with a 25-year warranty. For a panel to comply with its warranty, its internal components must be sealed from any moisture to prevent corrosion that would reduce the panel's output below warranty levels. If a panel's output or efficiency reduces, or in the unlikely event that a panel breaks, it would be promptly removed from the PV array and recycled.

At the end of the useful life of the project, reuse and recycling options would be prioritized. Innergex will develop a detailed decommissioning plan for the site that will include removal of all components associated with the project and restoration of the natural environment. This decommissioning plan will be updated and reviewed by the OPSB at the time Innergex obtains the required decommissioning bond that will be held by the OPSB and maintained for the life of the project.

**Are there any negative health impacts to those that live close that come from these solar farms?**

The scientific consensus is that PV technologies and solar inverters are not known to pose any significant health risks to their neighbors. PV panels and inverters do generate electromagnetic fields (EMF), as do household appliances. EMF produced by electricity is "non-ionizing radiation", meaning it has enough energy to move atoms in a molecule around (experienced as heat), but not enough energy to ionize an atom or molecule or to damage DNA. People are exposed to EMF throughout their daily lives – such as from refrigerators and hair dryers – without negative health impacts. Studies have found that electric fields along a PV array boundary or near inverters, and at locations set back 50 to 150 ft from the boundary, were no higher than background levels. EMF near inverters were well below the recommended limit for the general public by the International Commission on Non-Ionizing Radiation Protection, and the public will be prohibited from accessing the area near inverters due to the fencing that will be in place for the project.

## Questions/Comments Submitted

## Palomino Solar Energy Project Response

**It was mentioned recycling would be prioritized at the end of the project. What recycling technology exists for solar panels?**

First Solar, Inc., who has a solar panel manufacturing facility in Perrysburg, OH, has a recycling technology that recovers up to 90% of materials. First Solar's state-of-the-art recycling facilities, with a scalable capacity to accommodate high-volume recycling as more modules reach the end of their 30+ year life. Up to 90% of the semiconductor material can be reused in new modules, and 90% of the glass can be reused in new glass products.

We Recycle Solar (WRS) is a National PV Disposal Provider, innovating the lifecycle management process for PV devices. WRS brings decades of expertise in asset recovery and electronics recycling to the solar industry, acting as a single-source disposal provider for excess, recalled, and end-of-life solar products such as panels and energy storage.

**Do your systems utilize anti-freeze coolants?**

Innergex does not anticipate anti-freeze to be used as coolants at our facility.

**Can you expand upon the noise and visual aspects? I am particularly interested in forested setbacks and cooling fan noise (see answer below).**

The exact distance between arrays and woodlots will be dependent on a variety of factors, including orientation (i.e., whether woodlot is on the south, west, or east panel array boundary) and height of trees. The minimum setbacks from an array to woodlot will typically vary between 35 and 70 ft.

**Not everyone works day shift so many have to sleep during the day. The solar farm in New Market is so noisy, the folks that live nearby can't sleep. What's the plan there?**

Due to Ohio construction regulations, construction will occur between 7 am and 7 pm (or until dusk). Innergex will work with local landowners to minimize disturbance during construction and mitigate impacts. Innergex will have a complaint resolution system in place to address landowner complaints in a timely fashion.

**Do the solar panels or power cables involved with this project emit any type of sound that will be heard in the areas around them?**

When operating, the sound from solar projects during the day is minimal, but the inverters are typically located as far from neighboring residences as feasible, sometimes using minimum setback distances, so that the off-site sound level is kept at a level that is comparable to or below the pre-existing natural sound level and in the vicinity of the World Health Organization's threshold level for nighttime sleep disturbance (40 dBA). Consequently, the likelihood of any serious disturbance or daytime sleep interference is extremely low even during full load daytime operations. Innergex is currently performing sound studies in the project area to establish these pre-existing natural sound levels.

Questions/Comments Submitted

Palomino Solar Energy Project Response

Sound will be emitted from project inverters and transformers. The inverters shut down completely when the sun goes down. The substation transformer does remain energized at night, even though the facility is essentially idle, but any remaining noise is typically only detectable within the substation fence or in the immediate vicinity. The electrical cables and panels will not emit a detectable sound.

In general, there are a few weak tones audible immediately next to a typical inverter unit associated with the internal electrical components and a small transformer. These sounds tend to fade away very quickly with distance and are not usually detectable at the perimeter fence. Many inverters also have cooling fans to prevent the components from overheating, which very roughly sound like a common window box fan. Again, this sound also tends to be mostly perceptible only within the site area rather than beyond the perimeter fence. In the unlikely event that this sound ever became an actual issue at a neighboring residence, the air intake and exhausts where this noise originates can be retrofitted with acoustical hoods or silencers.

Innergex is completing a study of the sound levels for the proposed inverters and transformers. The sound level study will be included in the Project's Application to the OPSB and will be available for public review. The study will provide predicted sound levels from the proposed equipment at the nearest homes.

**There have also been drainage issues in our area. How will you prevent further issues during the build phase? How quickly? Will we be provided with a contact number to report issues?**

Well-drained soil under the panels is a key factor during construction and operation of the facility and, as a result, maintaining effective drainage is a priority. A drainage plan will be prepared for the project which will maintain existing drainage patterns across the site. Existing drainage ditches, culverts, and drain tile will be maintained or upgraded.

A Stormwater Pollution and Prevention Plan (SWPPP) will be prepared to address potential drainage issues during construction. The SWPPP requires the project to limit runoff from construction areas and control water impoundment under the National Pollution Discharge and Elimination System (NPDES) permit. This permit requires weekly site inspections and is regulated by the Ohio Environmental Protection Agency (OEPA).

## Questions/Comments Submitted

## Palomino Solar Energy Project Response

	<p>Innergex will have a complaint resolution system in place to address landowner complaints in a timely fashion, and the NDPES permit from the OEPA has additional measures which provide the public with means to report violations and the OEPA to enforce rapid responses to complaints.</p>
<p><b>It will change travel patterns for deer - it will cut off deer travel routes to some farmers woods due to the fences - I can prove it to you.</b></p>	<p>Innergex will erect 6-ft fences with 3-strand barbwire around all solar panel areas. The fencing will not enclose homes or forested areas adjacent to panels. The fencing will allow deer to freely travel around solar panel areas. Electrical connections between fenced panel areas will be buried underground cabling and will not be fenced. Because each panel cluster will be individually enclosed, and connections between panel areas will be below ground, deer will be able to travel around fenced areas between wooded habitat throughout the project area.</p>
<p><b>How do you know the glare from the panels won't scare off the bald eagles? We love watching our local nest and do NOT want them to leave.</b></p>	<p>Innergex is working closely with U.S. Fish and Wildlife (USFWS) and Ohio Department of Natural Resources (ODNR) to identify and minimize potential impacts to wildlife from the project. The effort focuses on listed species under the Endangered Species Act (ESA) and Bald and Golden Eagle Protection Act but is not limited to listed species.</p> <p>The USFWS identified a potential bald eagle nest near the project area, and our field biologists were able to locate the nest and confirm that it was in active use. USFWS has provided guidance on construction disturbance of the nest. Preliminary recommendations include restricting work within 660 ft of the nest from January 15-July 30. In our consultations with USFWS and ODNR, neither agency has raised concerns about glare impacts to eagles or raptors in general or asked for any mitigation impacts related to glare from the panels. USFWS and ODNR correspondence and mitigation recommendations will be included in our Project Application submitted to the OPSB.</p>
<p><b>What is the plan for maintaining growth around the panels, and what, if any, new vegetation will be brought to the area?</b></p>	<p>Innergex will develop a vegetation management plan that will use native grass and low-forb species to vegetate the areas under the panels. Weed management will be an integral part of the vegetation management plan. Innergex will also use pollinator-friendly plantings across the site to provide additional habitat for local and migrator pollinator species.</p>



Questions/Comments Submitted	Palomino Solar Energy Project Response
<p><b>To clarify my question regarding forested setbacks, will there be trees planted to obscure the panels from view?</b></p>	<p>Innergex will develop a Screening Plan with input from landowners and regulatory staff which will include planting evergreen shrubs or trees along property lines and project boundaries to limit visibility of panels from homes, churches, and public roadways. The Screening Plan will reflect landowner preferences on types and location of screening used.</p>
<p><b>Would this Project be feasible without Tax Credits, Abatements or Subsidies?</b></p> <p><b>What government assistance is this project receiving from the U.S.?</b></p>	<p>The project is currently not receiving any U.S. government assistance. The Palomino Solar Energy Project will likely qualify for the Investment Tax Credit (ITC), ranging from 10-30 percent of the project's capital cost, once it is placed into commercial operation.</p>
<p><b>What is the tax increase or cost to the community for upkeep?</b></p> <p><b>I was wondering if you were going to apply for a PILOT program through the state.</b></p>	<p>The project will make an annual Payment in Lieu of Taxes (PILOT) to Highland County and the School Districts of \$9,000/MW or \$1.8 million (assuming a 200 MW project). All road repairs following the completion of construction and project operation and maintenance costs will be borne by Innergex.</p>
<p><b>Can you provide an estimate of what the distribution of the tax dollars would look like? What entities and how much?</b></p>	<p>We do not have the breakdown of the annual \$1.8 million PILOT, but as soon as we do, we will make this information available to the public.</p>
<p><b>Has Innergex ever had a project denied or rejected by the Ohio Power Sitting Board or for any other reason once the project is at its current stage?</b></p>	<p>No.</p>
<p><b>So what happens if the Palomino project goes bankrupt in 3-5 years?</b></p>	<p>If the Palomino Solar Energy Project goes bankrupt in 3-5 years, or at any time, its continuing operation would be determined by its creditor and the bankruptcy court. However, the decommissioning bond, in an amount determined by an independent engineer evaluation, confirmed by the OPSB, and posted by Innergex at the start of construction, would be in place and be able to be drawn upon by the OPSB to fully decommission the project.</p>
<p><b>Who owns the property at the end of the 30-year commercial life?</b></p>	<p>Innergex Renewable Energy will be leasing the majority of the acres within the project area – thus, at the end of the 30-year commercial life of the project, all used properties would still be owned by the lessor.</p>

Questions/Comments Submitted	Palomino Solar Energy Project Response
<b>Do lease owners have any liability if this project goes bankrupt?</b>	No, lessors are protected by the terms and conditions of the lease agreement, including the decommissioning bond, required by Ohio Administrative Code 4906-4-06(F)(5), that will be able to be drawn upon by the OPSB.
<b>Does the Facility produce energy on a cloudy day; not a “partly cloudy” day, but a cloudy day.</b>	Although the maximum energy output of the project will be experienced during sunny days with direct sunlight, the panels will still work when the light is reflected or blocked by clouds.
<b>Do you have the PJM queue numbers for the Project?</b> <b>Do you have an estimate of when the PJM System Impact Studies will be completed?</b>	The PJM queue numbers for the Project are AF2-440 and AG1-107. We expect the PJM System Impact Studies to be completed in the third quarter of 2021 (Q3 2021).
<b>Is there a detailed map showing where the panels will be installed?</b> <b>Can you put up a photo of what your panels look like in a field?</b>	Innergex is still in the process of developing the overall design for the project, including final location for the panels. The proposed locations will be identified in the Project Application submitted to the OPSB later this spring. The slides used in the Project Public Information Meeting included some examples of solar panels at other Innergex projects. The Palomino Solar Energy Project Application will include photo renderings of what the project is anticipated to look like in the proposed location.
<b>How can I contact the OPSB?</b>	The OPSB Staff person assigned to this project is Matt Butler. He can be reached at 866.270.6772 or by email at <a href="mailto:contactOPSB@puco.ohio.gov">contactOPSB@puco.ohio.gov</a> .
<b>Will there be another public informational meeting?</b>	At this time, Innergex does not plan to hold another Public Informational Meeting before submitting the Project Application to the OPSB. There will, however, be multiple opportunities for public participation in the process after the Application is submitted, including public hearings to be held in the project area later this year.
<b>Where is the substation going to be?</b>	Innergex is still in the process of developing the overall design for the project, including final location for the substation. The proposed location will be identified in the Project Application submitted to the OPSB later this spring.

## Questions/Comments Submitted

## Palomino Solar Energy Project Response

**How does Innergex bid out its projects (i.e., ECP, general contractors, etc.)?**

Innergex will be conducting competitive bidding processes with experienced contractors and manufacturers in order to grant construction and procurement contracts. The evaluation of the bids that will be received will not only be based on price, but also on experience and quality.

**Is there anything with this agreement, specifically with the electric company, that says only solar panels can be used and not the electricity we have now? In Texas there was an issue where the solar panels were frozen up and they weren't allowed to turn on alternative power.**

The electricity generated from the Palomino Solar Energy Project will be delivered to the transmission grid (not the distribution system, which is the system that delivers electricity to end-use customers), along with many other electric-generating resources. Management of the transmission grid is the responsibility of the transmission line owners and PJM. Innergex is responsible solely for the operation of the solar facility and the point of interconnection with the transmission grid. Therefore, any decision to deploy alternative electric-generating resources would not be Innergex's decision.

For more information: [www.palominosolar.com](http://www.palominosolar.com)

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**INNERGEX**

Renewable Energy.  
Sustainable Development.