


APPENDIX B

**PUBLIC INFORMATION MEETING
DOCUMENTATION**



1



Procedural Guidance

- Participants should be muted, due to limitations of the technology.
- The virtual meeting will be facilitated by a moderator.
- Questions are encouraged to be submitted through the chat function; a reminder will be given during the presentation.
- Following the presentation, the moderator will read off questions received, which will be addressed on a first-come, first-serve basis.

2



KINGWOOD SOLAR

After the Meeting

- Representative questions will be posted and answered in a Frequently Asked Questions section of the Project website.
- A recording of the presentation will be posted to the Project website following the meeting.
- During or following the meeting, please feel free to submit questions via email (info@kingwoodsolar.com) or phone (937-907-0970).

3



KINGWOOD SOLAR

Agenda

- Introductions
- Overview of Project Location
- Project Information/Representative Photos
- Development and Permitting Process
- Project Benefits
- Schedule
- Community Engagement
- Q & A

4



KINGWOOD SOLAR

Presenters



John Soininen
Vesper Energy
Director of Development



Dylan Stickney
Vesper Energy
Development Manager



Michael Settineri
Vorys, Sater, Seymour, and Pease LLP
Energy Attorney



Lynn Gresock
Haley & Aldrich
Principal Consultant

5

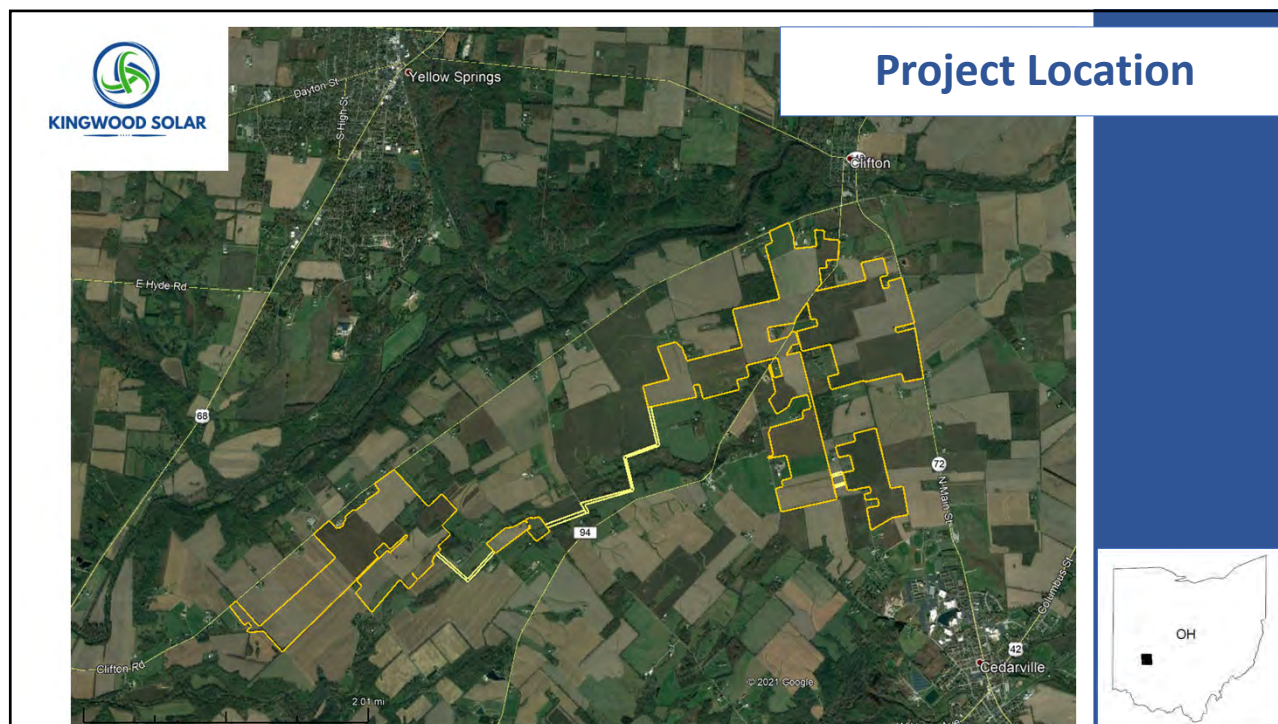


VESPER ENERGY


- Vesper Energy has acquired and rebranded Lendlease Energy Development which has been developing solar and energy storage projects across the country since 2015.
- Vesper is backed by Magnetar Capital, a leading Chicago based alternative asset manager with approximately \$12.1 billion in assets under management.
- The Vesper Energy Team has successfully commercialized more than 750MW of renewable energy projects.
- Vesper is transitioning itself from a developer to a developer/owner/operator of renewable energy projects.
- The same team of energy professional, with decades of energy development experience, continue with Vesper Energy.
- Vesper Energy is also developing the 80MW Nestlewood Solar project in Brown & Clermont counties which received its OPSB certificate in April 2020.
- Kingwood Solar I LLC is the for-purpose Vesper Energy entity proposing this Project.

EKPC Solar Project – Winchester. KY

6



7



KINGWOOD SOLAR

Kingwood Solar Site

- Located in Cedarville, Miami, and Xenia Townships, in Greene County, Ohio
- Sited within an approximately 1,500-acre area located generally between Clifton Road and State Route 72
- Majority of the Project Area is currently in agricultural use
- Existing 138 kV overhead electric transmission line extends through Project Area
- Favorable solar resources
- Good transportation system
- No public airports within 2 miles of the Project Area

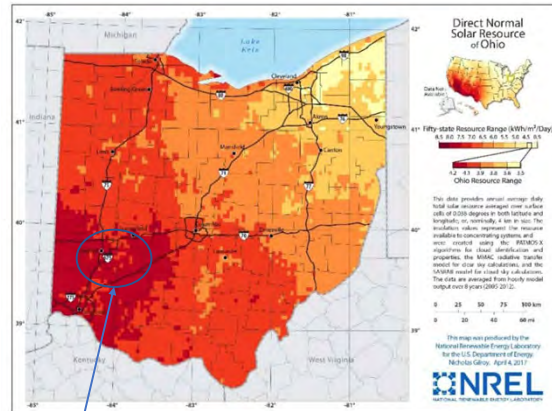
8



KINGWOOD SOLAR

Why Solar in Ohio?

- **Demand** – 86% Fortune 500s – and many businesses with Ohio locations – are seeking ways to meet their published sustainability goals
- **Infrastructure** – Grid capacity and established procedure for integrating renewable energy
- **Solar Resources** – strong resources available in certain geographies
- **Technology Improvements** – 80% decrease in equipment costs
- **Land** – Flat, tillable acreage



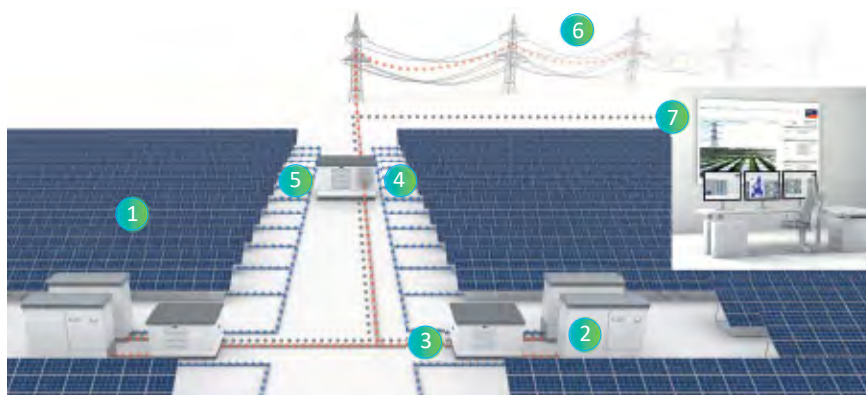
Project Area

9



KINGWOOD SOLAR

Utility Scale Solar Facility Fundamentals



● Direct current
(from array to inverter)

● Alternating current
(from inverter to the grid)

● Power Plant Control System
(plant monitoring and remote control)

10



Kingwood Solar Attributes

- 175 MW generated by solar arrays – single-axis trackers
- Expected to generate approximately 360,000 MWh of electricity per year, which will produce sufficient power to supply approximately 33,800 households



11



Kingwood Solar Attributes (continued)



- Project will consist of:
 - Solar panel generators & inverters
 - Gravel access roads
 - Underground electrical collection system
 - Project substation and utility interconnection switchyard to connect to the existing 138-kV electrical transmission system
 - Meteorological station(s)
 - 7-foot-tall woven-wire fence

12



Kingwood Solar Attributes (continued)

- Retain and enhance vegetation on the site prior to construction
- Limited ground disturbance across the Project Area
- Pollinator-friendly and low-growing ground cover
- Vegetative screening/landscaping
- Limited water use and no wastewater disposal; no waste generated during operation
- Remotely operated, with minimal maintenance activities

The DOE InSPIRE Program: Ecosystem Services of Solar-Pollinator Habitat



Compared to the agricultural land use, solar-pollinator habitat produced:

- 65% increase in carbon storage potential
- 3-fold increase in pollinator supply
- 95% reduction in sediment loss
- 19% reduction in water runoff

NREL Argonne
NATIONAL LABORATORY



13



Typical Solar Project Construction



14



Typical Solar Project Construction



15



Typical Solar Project Construction



16



Typical Solar Project Construction



17



Typical Solar Project Construction



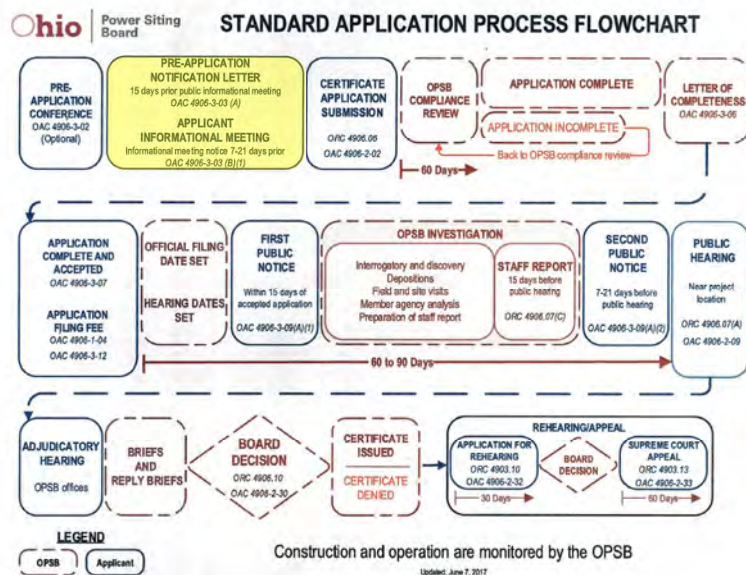
18

Typical Solar Project Construction



19

OPSB Permitting Process



20



Ohio Permitting Process



- Project Planning
- Environmental Studies
- Community Engagement
 - Includes this Public Information Meeting

21



Ohio Permitting Process



- OPSB Application Review
 - Completeness Determination
 - Staff Report and Recommendation

22



Ohio Permitting Process



- Public Hearing
- Adjudicatory Hearing
- Opportunity for Public Involvement
 - Public Comments
 - Public Testimony
 - Request to Intervene
- OPSB Decision to Grant a Certificate

23



Ohio Permitting Process



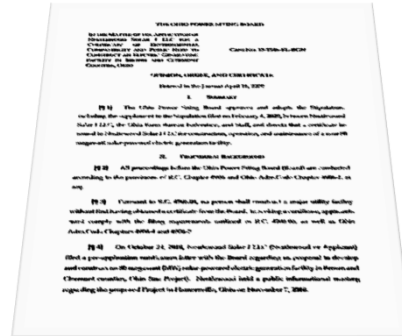
- Project construction would only start after OPSB grants the Certificate
- Most certificates include conditions
- OPSB monitors construction and operation to ensure compliance with Certificate and conditions

24

Ohio Permitting Process

An OPSB Certificate of Environmental Compatibility and Public Need comes with Conditions to be implemented prior to and throughout construction:

- Detailed Engineering Design
- NPDES/SWPPP
- Schedule & Notifications
- Transportation Plan



OPSB Contact Information



Ohio Power Siting Board
180 E Broad St,
Columbus, OH 43215

Phone: (866) 270-6772

contactOPSB@puco.ohio.gov

<https://www.opsb.ohio.gov/>



- OPSB Case No. 21-0117-EL-BGN
- Case Information at:

<https://dis.puc.state.oh.us/CaseRecord.aspx?CaseNo=21-0117-EL-BGN>

- Link to File a Comment:

<https://opsb.ohio.gov/wps/portal/gov/opsb/help-center/file-a-comment>



Representative OPSB Studies and Design Considerations

- **Wetlands/Stream Delineations** – Formal delineations to support wetland avoidance and impact minimization
- **Federal and State Threatened and Endangered Species Consultation** – Integrating protective measures, as appropriate
- **Stormwater Management Strategy** – Commitment to pre-construction development of a comprehensive stormwater management plan to be submitted for Ohio EPA review and approval
- **Cultural Resources Review** – Commitment to completion of archaeological and historic structures studies prior to construction, coordinating with the state historic preservation office

27



Representative OPSB Studies and Design Considerations (continued)

- **Geotechnical Investigation** – Preliminary field exploration confirming suitable development conditions
- **Acoustic Assessment** – Ambient measurements for comparison to expected Project sound levels; solar facilities are typically quiet
- **Economic Impact Study** – Project will bring economic benefits while minimally affecting community services
- **Decommissioning Plan** – Provisions for future decommissioning



28



Representative OPSB Studies and Design Considerations (continued)



- **Visual Assessment and Simulations** – Show representative views and consider potential visual impacts on proximate recreational and scenic areas
- **Transportation Assessment** – Limited large deliveries and adequate roadway network
- **Agricultural Impacts** – Committed to using pollinator-friendly vegetation; technology allows landowners to return land to agricultural use, if desired

29



Economic Benefits

- **Landowner Payments**
 - Long-term stable revenue to landowners, income diversification & reduced development pressure
- **Construction Jobs**
 - Average 225 construction period jobs across the 16-month construction period
- **Module and Supply Chain Jobs**
 - Technical and manufacturing jobs like First Solar
- **Permanent Jobs**
 - Approximately 5 technical and operations & maintenance jobs
- **Induced Impacts**
 - Suppliers and service providers
- **Taxes**
 - Increased revenue without liabilities

30



KINGWOOD SOLAR

PILOT Payments

- Energy projects are taxed as personal property in Ohio
- Personal property depreciates over time, so taxes go down.
- Ohio's Payment in Lieu of Tax (PILOT) Statute sets the taxes at a fixed amount for the life of the project.
- $\$7,000 + \$2,000/\text{MW}/\text{Year} \times 175\text{MW} = \$1,575,000$
- Win-Win for community and developer
- 80% Ohio workers & academic partnership
- **$\$1,575,000/\text{year}$ for the life of the project**



31



KINGWOOD SOLAR

Anticipated Project Schedule

Apr 2021 -- Submit OPSB Application

Dec 2021 -- Obtain Certificate of Environmental Compatibility & Public Need

Apr 2022 -- Obtain NPDES/SWPPP Approvals

Jun 2022 -- Notice to Proceed/Commencement of Construction

Sep 2023 -- Expected Commercial Operations Date

32

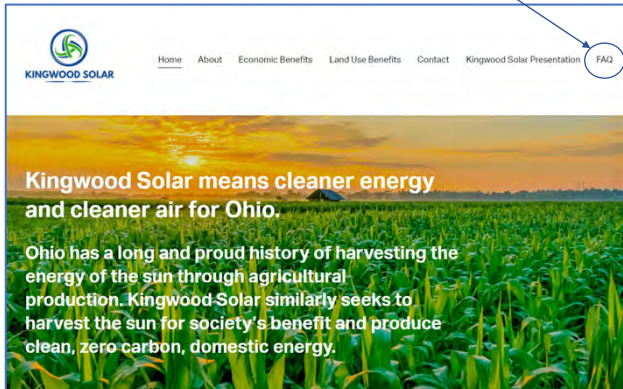


KINGWOOD SOLAR

Community Access to Information

Project Website: www.kingwoodsolar.com

Responses to Frequently Asked Questions have been added to the Project website answering key questions received at prior public meetings



www.facebook.com/kingwoodsolar



OPSB website:

<https://opsb.ohio.gov/wps/portal/gov/opsb/cases>

Project Case Number: 21-0117-EL-BGN

The OPSB Application will also be available at the local library and municipal offices

33



KINGWOOD SOLAR

Project Contacts

Website: www.kingwoodsolar.com

Email: info@kingwoodsolar.com

Phone: (937) 907-0970

Dylan Stickney, Development Manager

Dylan.Stickney@vesperenergy.com

(603) 498-5350

John Soininen, Director of Development

John.Soininen@vesperenergy.com

(617) 448-1318

34



This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

4/16/2021 3:15:06 PM

in

Case No(s). 21-0117-EL-BGN

Summary: Application Appendix B (Public Information Meeting Documentation) electronically filed by Mr. Michael J. Settineri on behalf of Kingwood Solar I LLC