

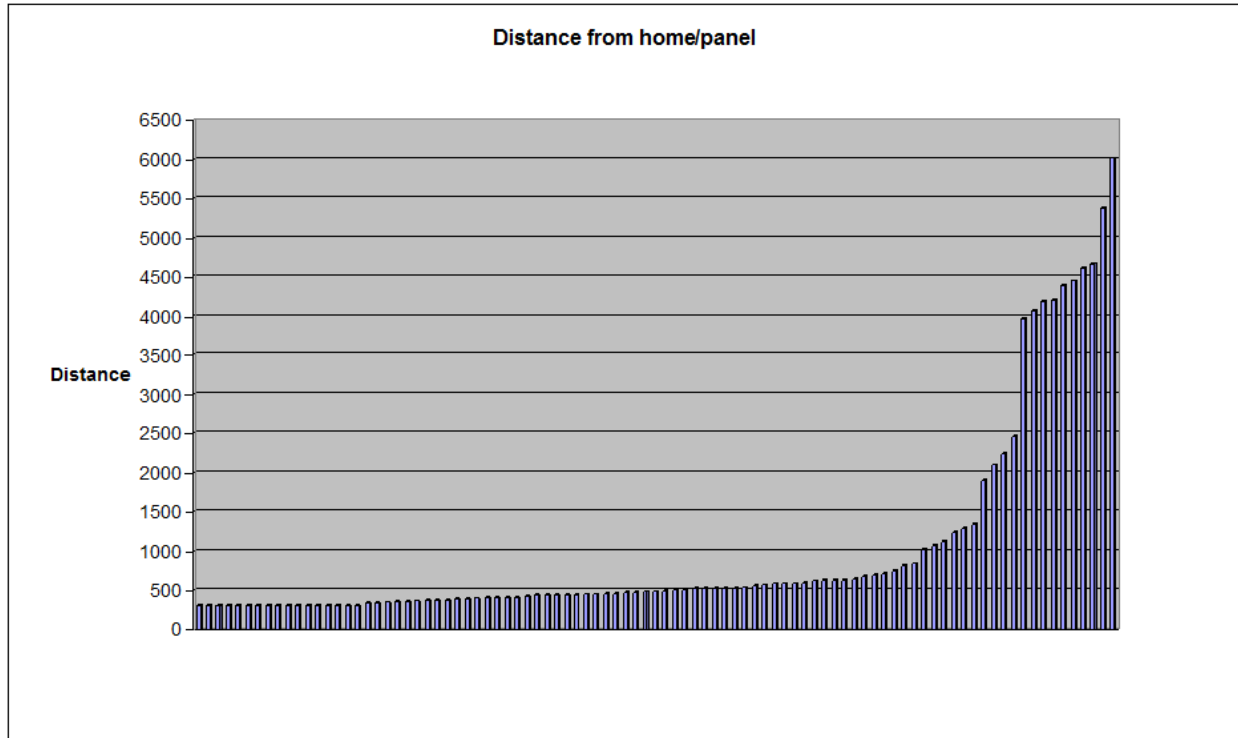
OPSB Case No. 20-1677-EL-BGN  
Cadence Solar Project in Union County Ohio  
Comments: from W H Ingram resident of Union County

Further comments re Invenergy's Cadence Solar Project

Invenergy has stated several times that their Cadence Solar Project will not affect local residents property values.

- This was based primarily on a study done by their contracted consultant, Kirkland Appraisals, LLC. (see attachment for reference)
- Mr. Kirkland's data uses solar farm examples that are a fraction of the size of the Cadence Project averaging less than 13% in MW and 12% in acreage. Also that his examples are typically regularly shaped parcels for the solar facilities (squares, rectangles, etc.) and therefore have smaller perimeters for their areas (this leads to fewer residences per acre of area) compared to an irregular shaped project like Cadence (it looks like an incomplete jigsaw puzzle).
- Mr. Kirkland is fond of using statistics such as Averages, Medians, High, and Lows for the examples in his study and saying that his conclusions will be comparable to what we should expect for the much larger Cadence project. Using statistics like this can bias conclusions when just a few large (or small) numbers are contained in the data set. I have looked at the data provided by Mr. Kirkland for the impacted Union County residents and did a different analysis that seems to be more fair to me. First I took Mr. Kirkland's data and excluded the agricultural, agricultural/residential, industrial, and religious properties so that the only data that I looked at was for what he classified as the residential property owners\*. I felt this was more important because the residential properties owner's value is primarily in their dwelling and not in their land. I felt that agricultural, agricultural/residential, industrial, and religious property owners' value is more impacted by their land or not impacted at all by proximity to a solar facility. The plot below shows my results for 93 of those 128 residences (there were 35 residences [128-93=35] that could not be included for one reason or another. Ex. in at least one case there was no dwelling on that property)

\* There was at least one longer distance property that was not adjacent to the proposed solar farm. It was across the road and was "buffered" by property that was adjacent. I suspect that there were other properties like this but I did not omit them from my analysis. They would have affected the Mr. Kirkland's statistics like averages, etc but would not have had a significant effect on the conclusions from my analysis.



- Mr. Kirkland cites the Univ of Texas at Austin (dubbed "the energy university" in one reference I have) study which concluded a drop of as much as 20% in property values for a solar farm 37% the size of Cadence (the largest solar farm study I could find) as invalid because the appraisers in the study had no actual experience with selling properties near solar facilities. I would argue that appraisers don't buy houses, people do. "Beauty is in the eyes of the beholder" I believe the saying goes. The study also concludes that the effect on property values decreases with increasing distance from solar facilities. I suspect you will find some people who will not be turned off by proximity to a solar farm but as solar facilities become more like large industrial complexes, more and more people will go elsewhere to purchase their residence, because they can, and will not be interested in homes near solar facilities at any price. The current appeal of rural North Union County will be gone. North Union County will become a slum of boarded up residences much like we have now in the inner cities of this country. While I'm talking here about Cadence, please keep in mind that there is a second solar project just north of Cadence (Union Solar Case No. 20--1405-EL-BNG) that is another 3400 acres in addition to Cadence's 5100 acres. And its my understanding that another company is looking to buy/lease large acreage southwest of Cadence for another large solar industrial complex. This will mean ~8500 plus acres of solar facilities **IF APPROVED**.

- In my March 14, 2021 email to OPSB I requested the Cadence distances from **adjacent property lines** be increased to at least 500 ft; to **adjacent dwellings to at least 600 ft (whichever is greater)**; and to at least 450 ft **from roads**. Invenergy has since formalized their plan in their March 30, 2021 letter to be **300 ft from residences, 200 ft from non-participating parcels, and 150 ft from roads**. (I believe they initially told us at their Dec 18, 2020 that they would be **300 ft from property lines and 250 ft from roads and highways**. Their credibility suffers as they tell us one thing at their initial meeting with the community and then change things as they go along). These distances and where they're drawn from are important!
- There are 49 residential residents (out of 128 total residential residents) whose dwellings are within 500 ft or less. And there are 213 total Union County properties referenced in the Kirkland study. I think its a very reasonable request to ask Invenergy, as a gesture of good will to the impacted citizens of Union County, to increase their boundaries from all properties that are currently less than 500 ft from their proposed solar panel boundary to be **increased to at least 500 ft from adjacent property lines; to adjacent dwellings to at least 600 ft (whichever is greater); and to at least 450 ft from roads**.
- If Invenergy were to increase their set-backs from 200ft for non-participating parcels to 500ft (an additional 300ft) for just the 49 residential residents in my example above and if we assume that each of those 49 may have a typical other property dimension (width/frontage/backline/side) of say 300ft as an example, that would decrease Invenergy's footprint by  $300 \times 300 = 90000$ sq ft or app 2 acres. That times the 49 resident properties affected equals approximately a total of 100 acres. Surely Invenergy is not so tight in their project that they can't afford to "give up" 100 acres for the sake of "good relations" with their potential neighbors, the county, and the state of Ohio. Or perhaps they can find some of their existing larger participants that would be willing to increase their stakes to make up that ~100 acres? Please note that this is just an "order of magnitude" example and areas will be different for individual properties. It is intended to show how a significant change for impacted property owners is pretty insignificant to the overall size of the Cadence project.
- The reasons for increasing the distances to non-participating adjacent properties are:
  1. Retention of our residential property values: Studies have clearly shown that increasing distance from solar facilities reduces the effects on property values of neighboring properties.
  2. Safety: Allows for greater distances for emergency and firefighting to take place. Move the locations of potential emergencies further away from properties whose owners have not

wanted the solar farm; had no say in approval of the solar farm; and are getting no value from the solar farm. Allows greater distances for toxic smoke to dissipate when there is a fire. It will be really upsetting to have to evacuate our homes and properties every time there is an emergency at Cadence.

3. Esthetics: Obviously, nobody wants to look at ~5000 acres of solar panels and equipment. Increased buffer space gives Invenergy more space to "hide" their facilities from the view of the public, most of who didn't invite them here and don't want them here.
4. More space for our wildlife to continue to live their lives.

Thank you for your consideration of this request

W. H. Ingram

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Summary: Public Comment of W. H. Ingram, via website, electronically filed by Docketing Staff on behalf of Docketing