

## **EXHIBITS TO FLEMING SOLAR'S RESPONSES TO SITING BOARD STAFF REQUESTS**

- Exhibit A Site Control Agreements (Confidential)
- Exhibit B Surrounding Neighborhoods Figure
- Exhibit C Updated Preliminary Site Layout
- Exhibit D Representative Construction Schedule

## **EXHIBITS TO FLEMING SOLAR'S RESPONSES TO HARVEY ECONOMICS' REQUESTS**

- Exhibit E Surrounding Assessed Property Values
- Exhibit F Home Values and Demographics in Vicinity
- Exhibit G Residences Within 600 feet of Potential Project Footprint
- Exhibit H Distances to Non-Residential Receptors
- Exhibit I Public Information Materials
- Exhibit J Newspaper Article re: Solar Panel Factory in Ohio

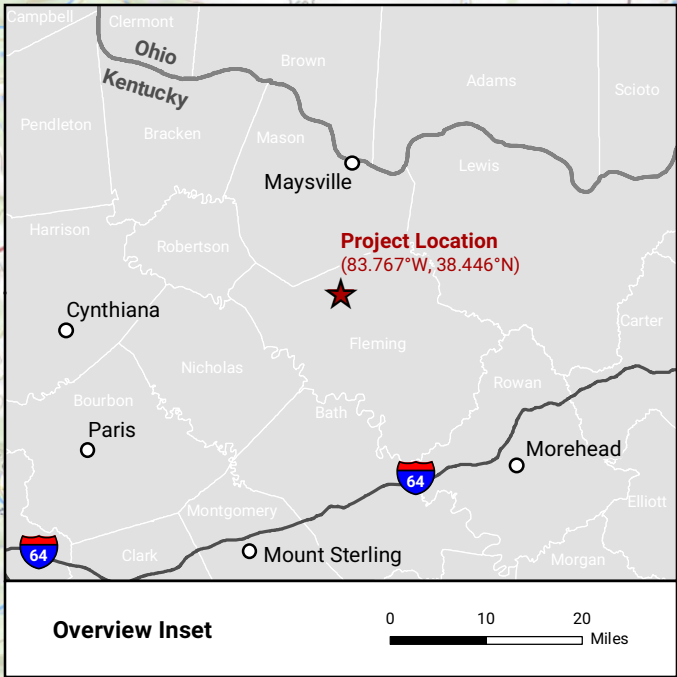
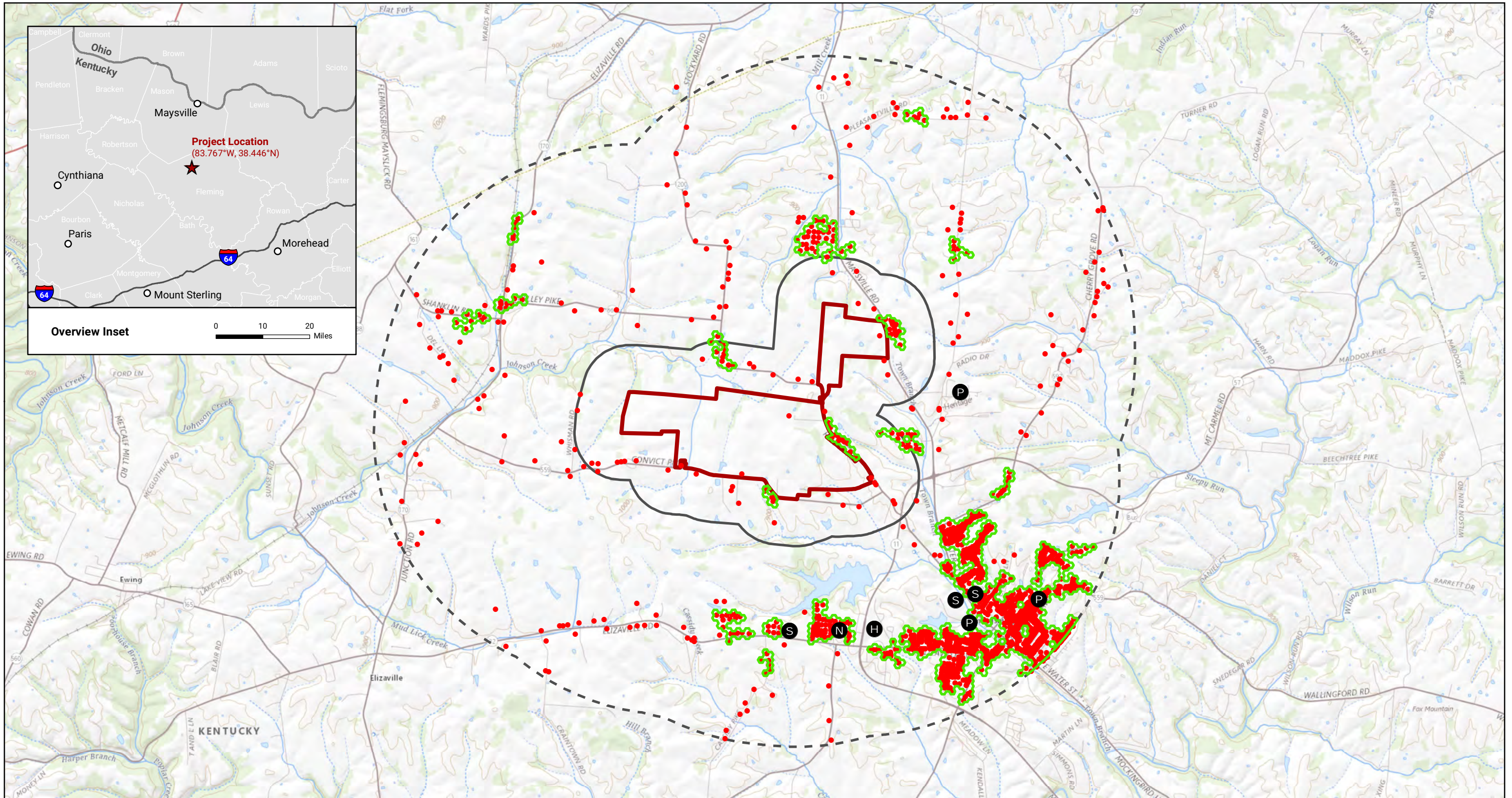
# EXHIBIT A

Site Control Agreements

REDACTED IN ITS ENTIRETY

# EXHIBIT B

Updated Surrounding Neighborhoods Figure



1221 South MoPac Expressway, Suite 225  
 Austin, Texas 78746 | 512-222-1125  
 www.energyrenewalpartners.com

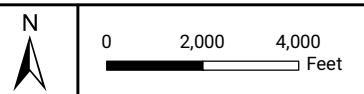


**LEGEND**

- Project Area
- Project Area Buffer (2,000 feet)
- Project Area Buffer (2 miles)
- Residential Structure
- Residential Neighborhood
- H Hospital
- N Nursing Home
- P Park
- S School

Fleming Solar, LLC  
**Fleming Solar Project**  
 Surrounding Residential Neighborhoods

Project Location: Fleming County, Kentucky



**FIGURE 1**

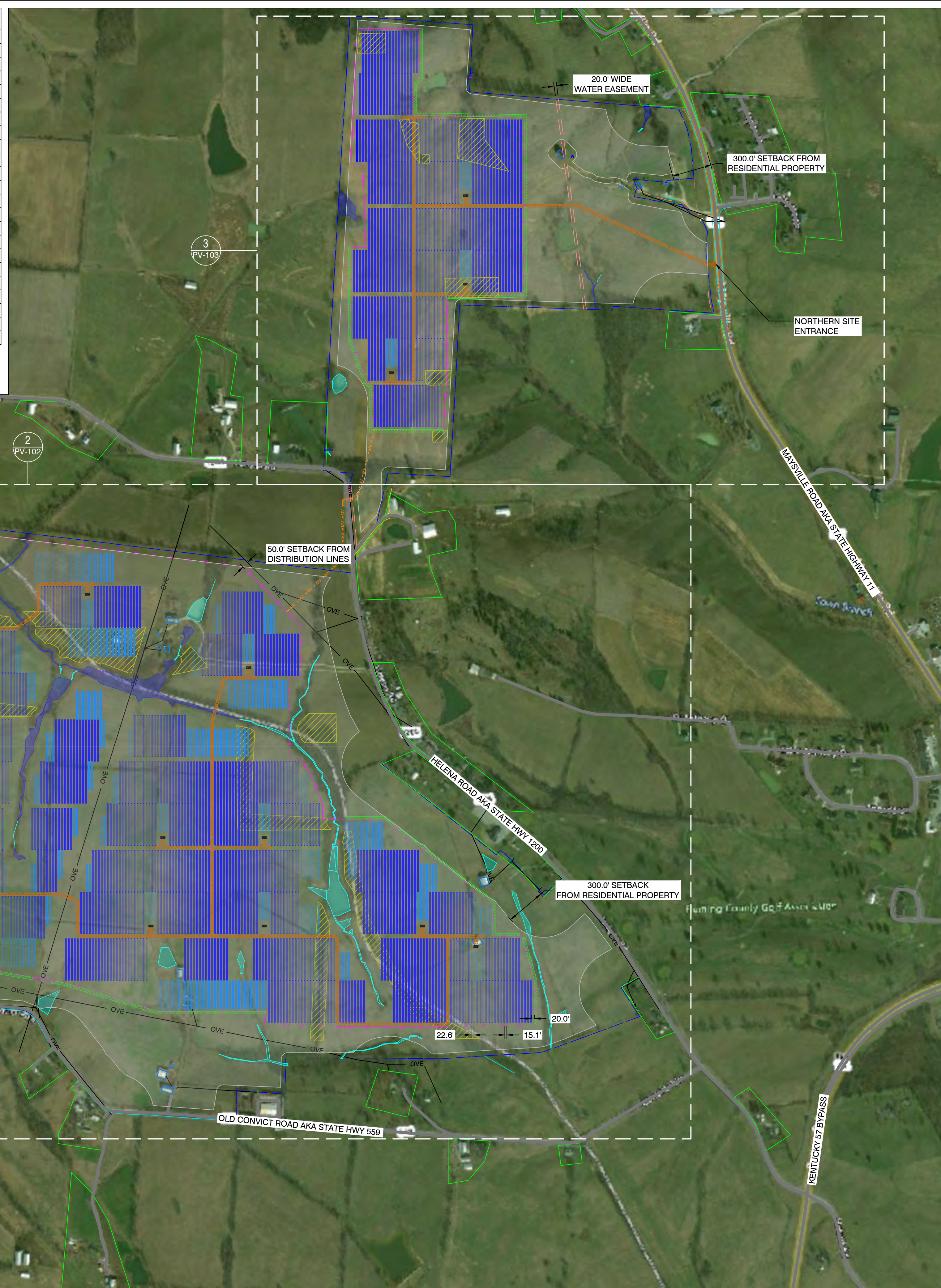
Prepared by: J. Hobbs | Date: 2021-07-23

# EXHIBIT C

Updated Preliminary Site Layout

LEGEND	
EXISTING	NEW
81 MODULE TRACKER ROW	
54 MODULE TRACKER ROW	
INVERTER	
PROJECT BOUNDARY	
PUBLIC ROAD	
20' WIDE SITE ACCESS ROAD	
POTENTIAL PROJECT FOOTPRINT	
POTENTIALLY NON-JURISDICTIONAL AQUATIC RESOURCE	
NEARBY RESIDENTIAL PROPERTY	
UNDERGROUND PV SYSTEM MEDIUM VOLTAGE COLLECTOR ROUTE BETWEEN PARCELS	
SECURITY FENCE	
UTILITY SUBSTATION SECURITY FENCE	
15' WIDE LANDSCAPE BUFFER	
— OVE —	OVERHEAD DISTRIBUTION LINE
— OHW —	OVERHEAD TRANSMISSION LINE

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	104,247.00 kW
SYSTEM SIZE AC @ POI	80,000.00 kW
DC/AC RATIO	1.30
MODULE MANUFACTURER	JINKO SOLAR
MODULE MODEL	JKM540M-72HL4-TV
MODULE RATING	540 W
TOTAL MODULE QTY	193,050
MODULES PER STRING	27
TOTAL NO. OF STRINGS	7,150
INVERTER MODEL	SMA SC4600 UP
INVERTER RATING	4,186 kW
INVERTER QTY	22
# OF 81 MODULE RACKS	2,048
# OF 54 MODULE RACKS	503
STEP-UP TRANSFORMER	(22) 4600 KVA, 34.5KV/0.69KV
RACKING TYPE	HSAT
TRACKING LIMIT ANGLES	+/- 52°
AZIMUTH	180°
INTER-ROW SPACING	15.1'
PITCH	22.6°
GCR	33%
PROJECT FENCED AREA	578.36 Ac
SUBSTATION FENCED AREA	6.07 Ac



**NOT FOR CONSTRUCTION**

PROJECT OWNER:  
**FLEMING SOLAR, LLC**  
 1221 S. MOPAC EXPY  
 AUSTIN, TX 78746

PROJECT:  
**FLEMING SOLAR**

PROJECT LOCATION:  
 1258 OLD CONVICT RD,  
 FLEMINGSBURG, KY 41041  
 LAT: 38.443844°  
 LON: -83.764725°

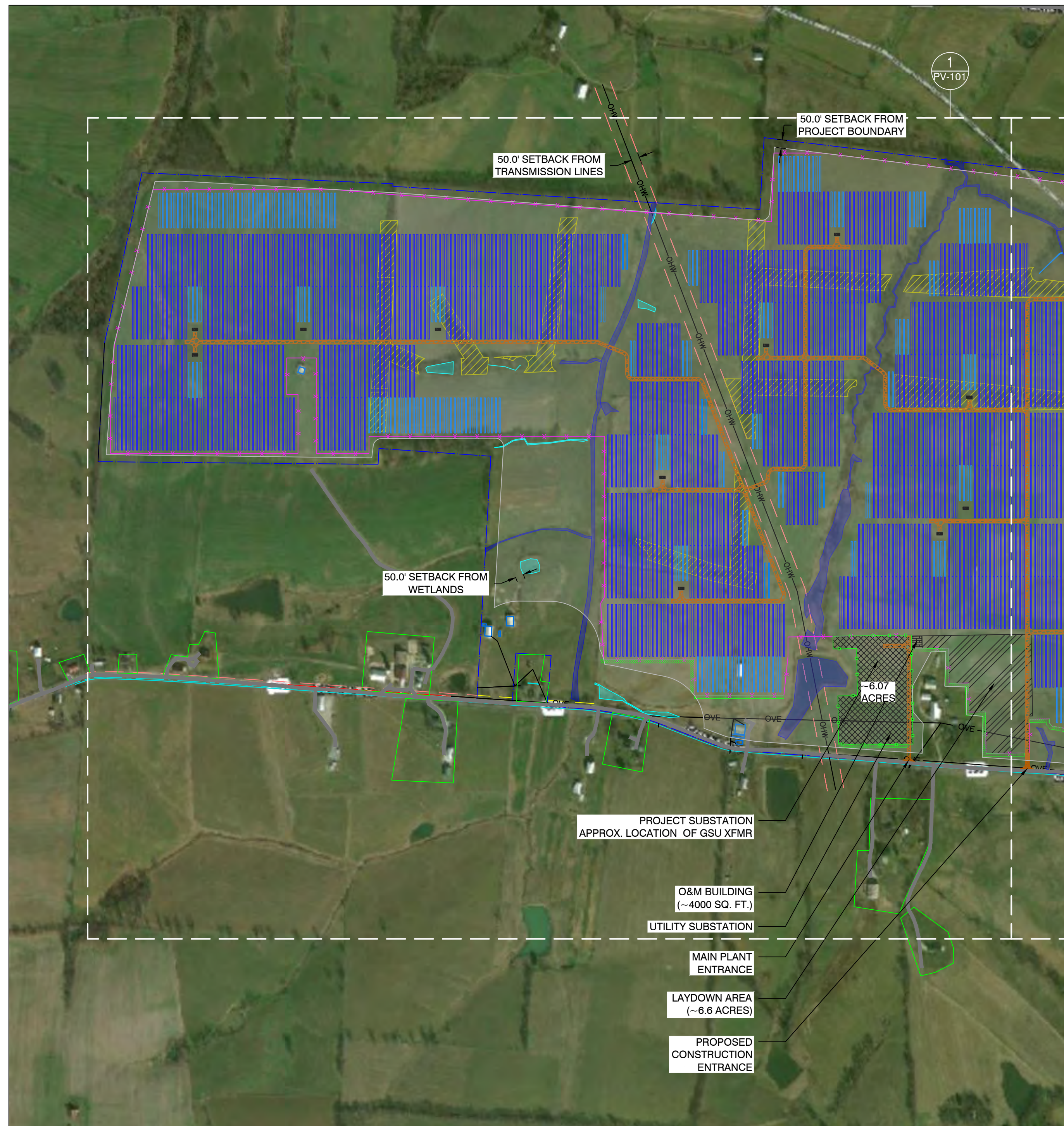
REV. NO.	DESCRIPTION	DATE
0	PRELIMINARY LAYOUT	07/22/21

SHEET TITLE:

**PRELIMINARY SITE LAYOUT**

DRAWING NO.:  
**PV-100**

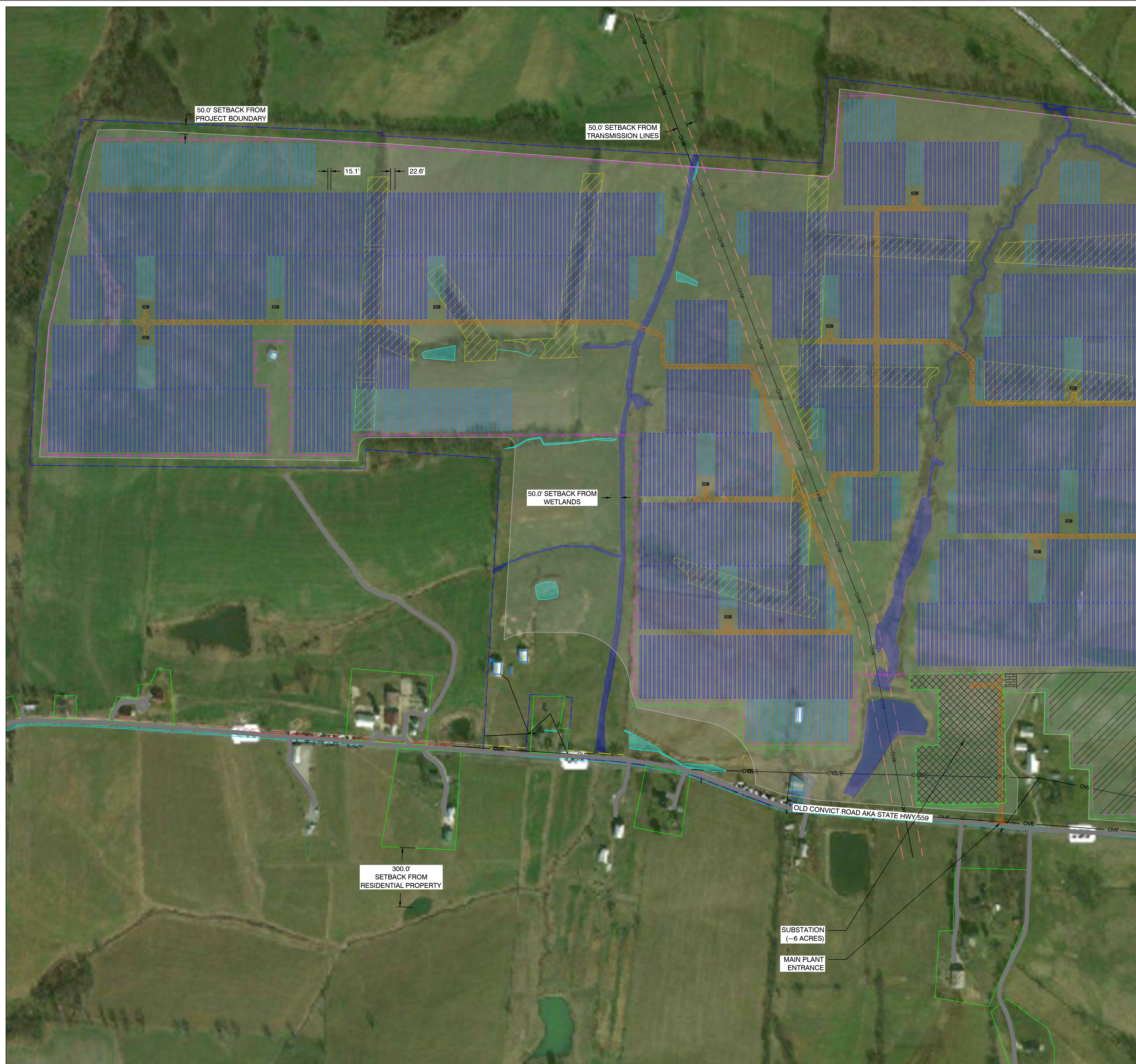
DRAWN BY:	LR
REVIEWED BY:	
DATE:	07/22/21
SCALE:	AS SHOWN
PROJECT NO.:	



**1 SITE PLAN**  
 PV-100

Scale: 1"=450'





LEGEND	
EXISTING	NEW
	81 MODULE TRACKER ROW
	54 MODULE TRACKER ROW
	INVERTER
—	PROJECT BOUNDARY
—	PUBLIC ROAD
	20' WIDE SITE ACCESS ROAD
	POTENTIAL PROJECT FOOTPRINT
	POTENTIALLY NON-JURISDICTIONAL AQUATIC RESOURCE
	NEARBY RESIDENTIAL PROPERTY
	UNDERGROUND PV SYSTEM MEDIUM VOLTAGE COLLECTOR ROUTE BETWEEN PARCELS
	SECURITY FENCE
	UTILITY SUBSTATION SECURITY FENCE
	15' WIDE LANDSCAPE BUFFER
—	OVE — OVERHEAD DISTRIBUTION LINE
—	OHV — OVERHEAD TRANSMISSION LINE



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 1258 OLD CONVICT RD,  
 FLEMINGSBURG, KY 41041

LAT: 38.443844°  
 LON: -83.764725°

REV. NO.	DESCRIPTION	DATE
0	PRELIMINARY LAYOUT	07/22/21

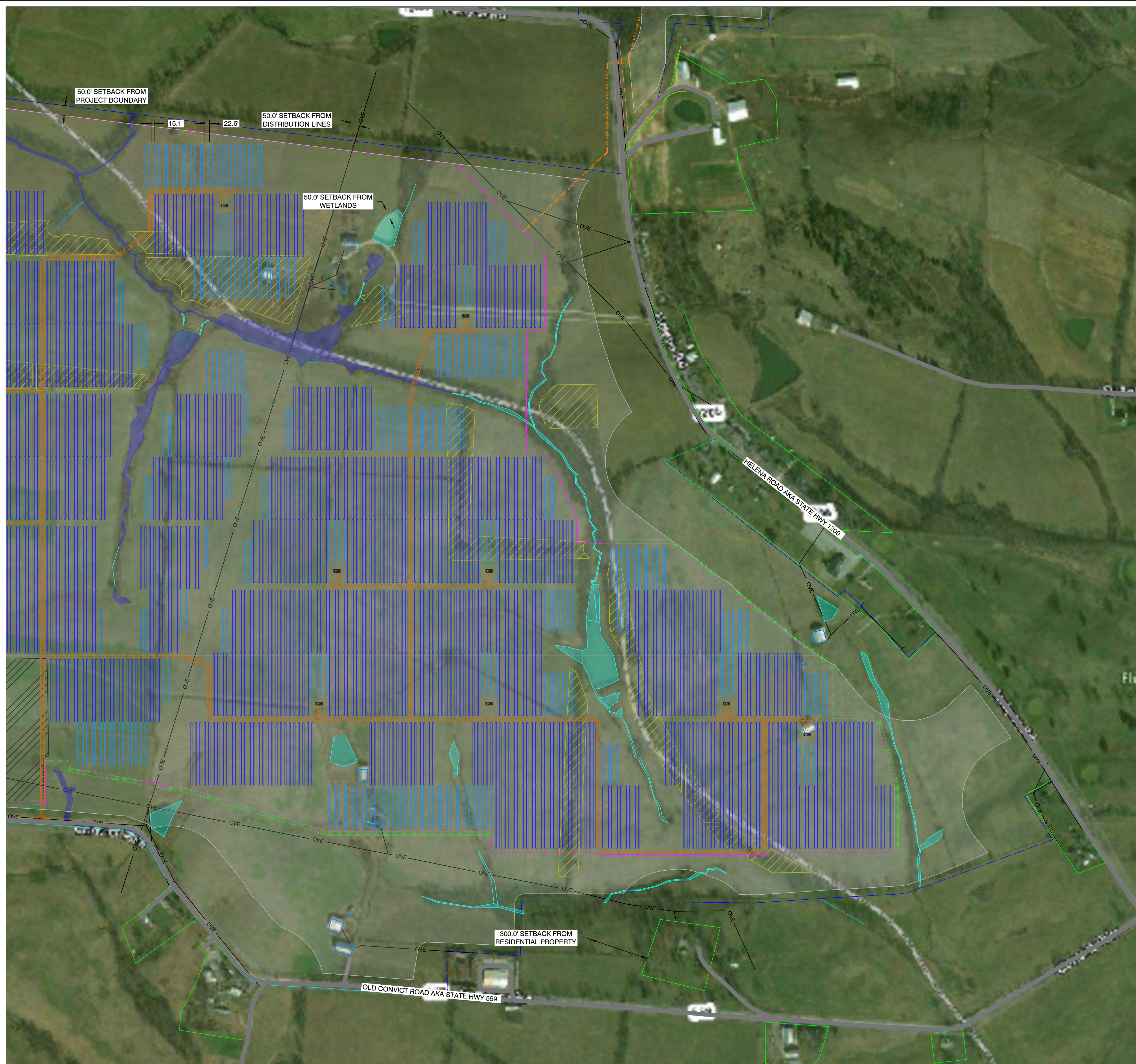
SHEET TITLE:  
**PRELIMINARY SITE LAYOUT SOUTHERN ARRAY**

DRAWING NO.:  
**PV-101**

DRAWN BY:	LR
REVIEWED BY:	
DATE:	07/22/21
SCALE:	AS SHOWN
PROJECT NO.:	

1 SITE PLAN  
 PV-101

Scale: 1"=250'



LEGEND	
EXISTING	NEW
	81 MODULE TRACKER ROW
	54 MODULE TRACKER ROW
	INVERTER
---	PROJECT BOUNDARY
---	PUBLIC ROAD
	20' WIDE SITE ACCESS ROAD
	POTENTIAL PROJECT FOOTPRINT
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LAT: 38.443844°  
 LON: -83.764725°

REV. NO.	DESCRIPTION	DATE
0	PRELIMINARY LAYOUT	07/22/21

SHEET TITLE:  
**PRELIMINARY SITE LAYOUT SOUTHERN ARRAY**

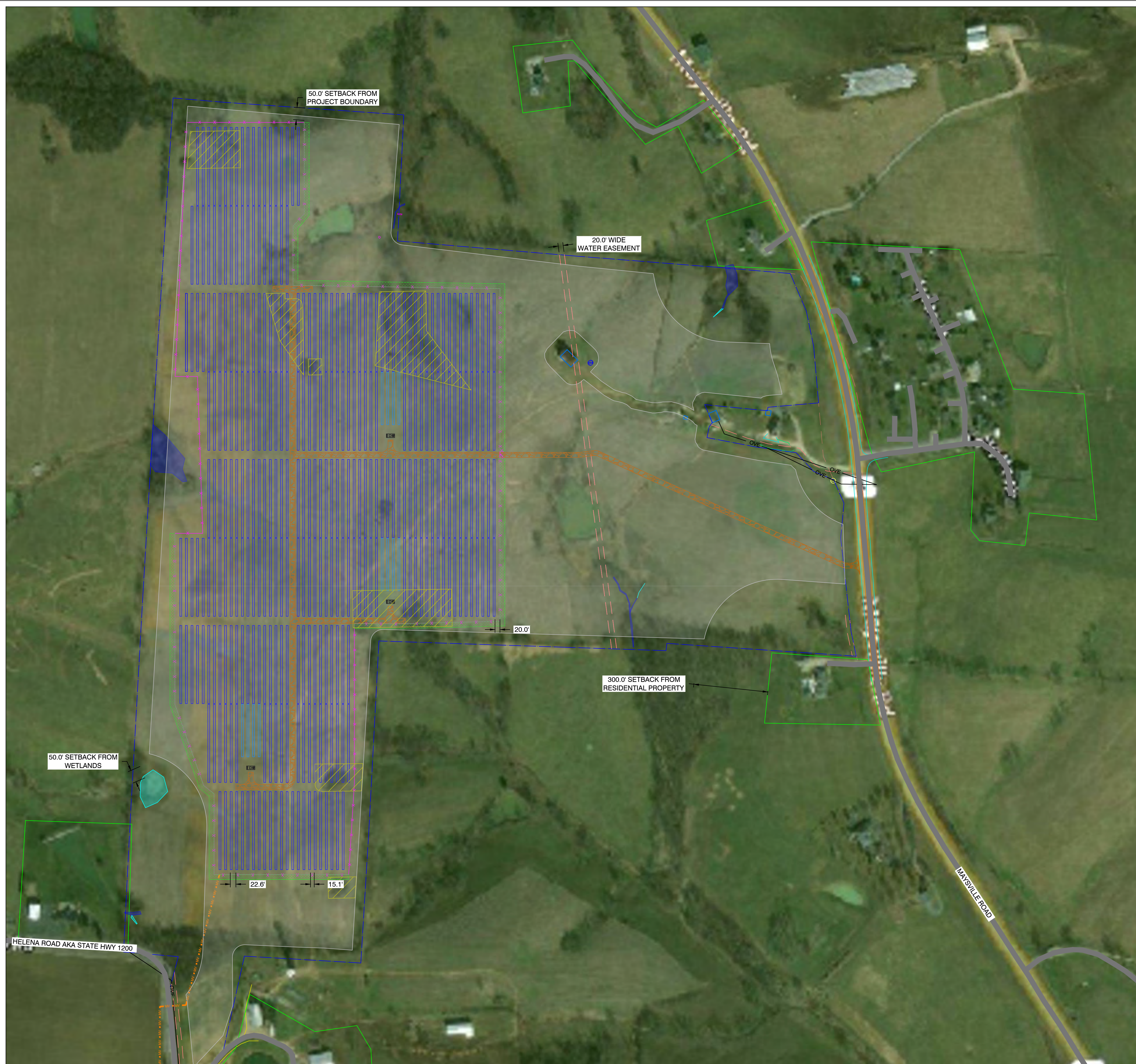
DRAWING NO.:  
**PV-102**

DRAWN BY:	LR
REVIEWED BY:	
DATE:	07/22/21
SCALE:	AS SHOWN
PROJECT NO.:	

1 SITE PLAN  
 PV-102

Scale: 1"=250'





LEGEND	
EXISTING	NEW
	81 MODULE TRACKER ROW
	54 MODULE TRACKER ROW
	INVERTER
	PROJECT BOUNDARY
	PUBLIC ROAD
	20' WIDE SITE ACCESS ROAD
	POTENTIAL PROJECT FOOTPRINT
	POTENTIALLY NON-JURISDICTIONAL AQUATIC RESOURCE
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	OVERHEAD DISTRIBUTION LINE
	OVERHEAD TRANSMISSION LINE



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 AUSTIN, TX 78746

PROJECT:  
**FLEMING SOLAR**

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 1258 OLD CONVICT RD,  
 FLEMINGSBURG, KY 41041

LAT: 38.443844°  
 LON: -83.764725°

REV. NO.	DESCRIPTION	DATE
0	PRELIMINARY LAYOUT	07/22/21

SHEET TITLE:

**PRELIMINARY SITE LAYOUT  
 NORTHERN ARRAY**

DRAWING NO.:

**PV-103**

DRAWN BY:

LR

REVIEWED BY:

DATE:

07/22/21

SCALE:

AS SHOWN

PROJECT NO.:

1 SITE PLAN  
 PV-103

Scale: 1"=200'



# EXHIBIT D

## Representative Construction Schedule

Fleming Solar - Representative Construction Schedule with Manpower Estimated

Week #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	
Laydown yard/ Site office	Laydown & Site Offices																																																				
Civil Works, Clearing (MWdc/Wk)	104.0				1	1	2	3	3	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	6	6	4																								
Foundations / Piles (MWdc/Wk)	104.0						1	2	2	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Tracker Mechanical Assembly (MWdc/Wk)	104.0										1	2	2	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Module Mechanical Assembly (MWdc/Wk)	104.0														3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Low Voltage Infrastructure (MWdc/Wk)	104.0														1	1	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Inverters, Medium Voltage Infrastructure (MWdc/Wk)	104.0															1	1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Project Substation (MWdc/wk)	104.0																																																				
Commissioning	104.0																																																				
Testing																																																					
Utility Substation construction onsite																																																					
Backfeed																																																					
Commissioning: Tests and Start-Up (Cold) (MW/Wk)	104.0																																																				
Commissioning: Tests and Start-Up (Hot) (MW/Wk)	104.0																																																				
Completion																																																					
Manpower Estimated Count	6	10	18	25	25	30	35	35	35	60	60	60	75	80	85	80	130	145	145	150	155	155	170	185	185	220	220	220	250	250	250	250	250	250	250	190	175	130	115	115	110	90	85	85	65	30	30	25	20				
Average Manpower per quarter	35						60						131						225						72																												
Max Manpower per quarter	60						185						250						130																																		

# EXHIBIT E

Surrounding Assessed Property Value

## Surrounding Uses

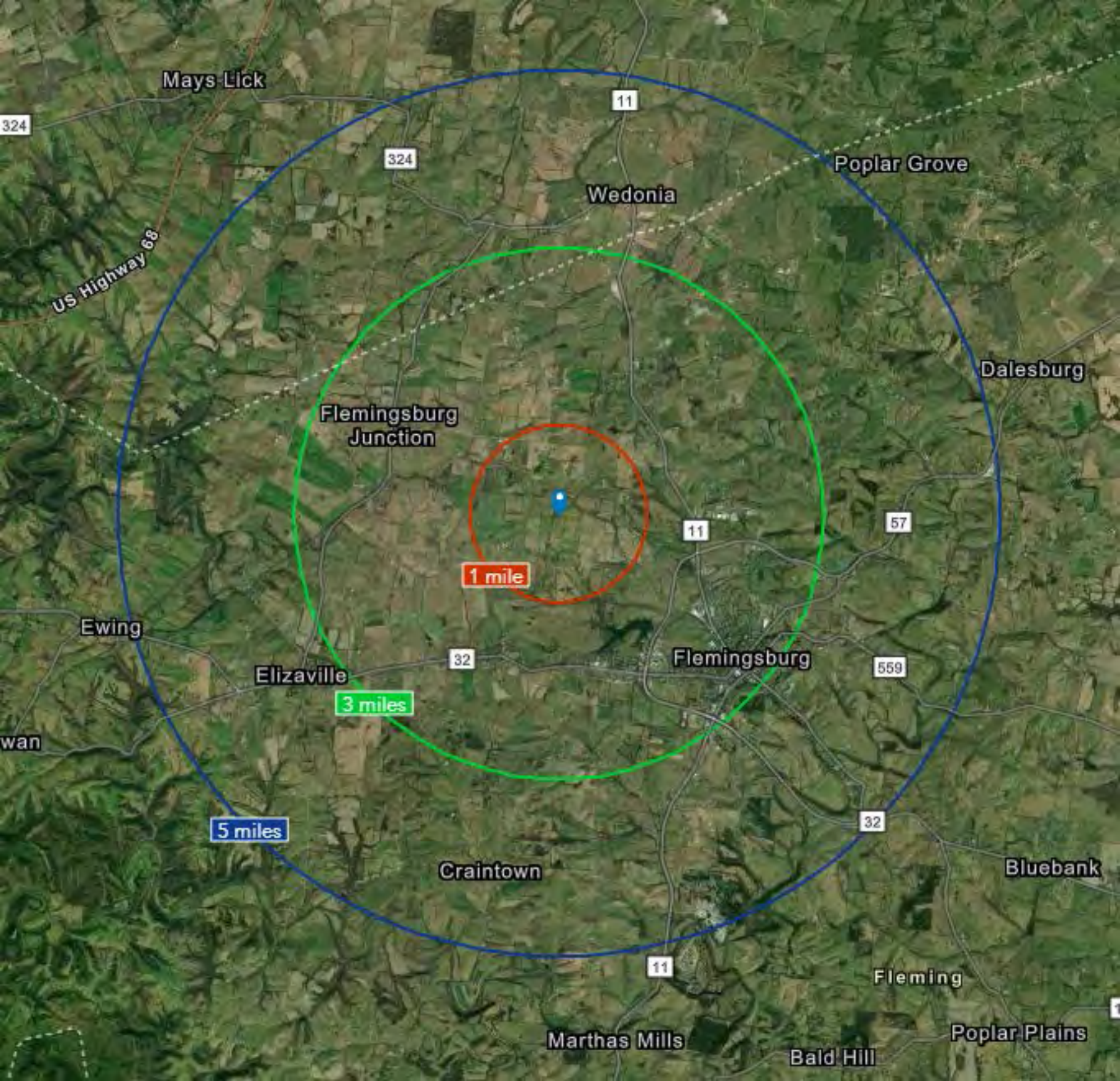
#	MAP ID	Owner	GIS Data		Adjoining	Assessed
			Acres	Present Use	Feet	Value
1	029-00-00-020.00	Edmond	153.50	Agri/Res	4,247	\$312,900
2	This parcel was shown on Acre/Value, but is not present on Fleming PVA.					
3	038-40-00-001.02	Edmond	1.50	Residential	309	\$173,000
4	038-40-00-002.00	Doyle	1.86	Agricultural	187	\$18,000
5	038-40-00-007.00	Burke	1.62	Agricultural	622	\$130,000
6	038-00-00-001.00	Barber Farms	183.80	Agri/Res	1,634	\$221,000
7	038-40-00-023.00	Carpenter	2.70	Residential	673	\$225,000
8	038-00-00-003.00	Sayre	161.20	Agricultural	7,237	\$125,300
9	038-00-00-003.01	Fleming Co	0.30	Residential	174	\$15,000
10	030-00-00-001.00	Hord	4.70	Residential	970	\$121,000
11	030-00-00-009.00	Arnett	145.80	Agri/Res	5,938	\$171,000
12	030-00-00-012.00	Sunrise Dairy	145.50	Agricultural	7,889	\$104,300
13	030-00-00-011.00	Sunrise Dairy	86.20	Agricultural	9,038	\$129,400
14	038-00-00-003.02	Graham	27.00	Agri/Res	404	\$62,700
15	030-00-00-014.00	Gray	19.70	Residential	1,035	\$24,000
16	030-00-00-021.00	Gray	1.03	Residential	490	\$60,000
17	038-00-00-022.00	Harmon	0.85	Residential	535	\$83,000
18	038-20-00-029.00	Earlywine	1.40	Residential	330	\$60,000
19	030-00-00-003.01	Johnson	1.50	Residential	1,007	\$75,000
20	030-00-00-015.02	Alexander	0.50	Residential	416	\$31,500
21	038-20-00-044.00	Gray	0.60	Residential	214	\$56,000
22	038-20-00-045.01	Gray	0.50	Residential	196	\$12,000
23	038-20-00-045.00	New Creation	0.50	Residential	170	\$12,000
24	038-20-00-046.00	New Creation	2.30	Religious	700	\$350,000
25	038-20-00-052.00	Brannon	0.70	Residential	700	\$28,000
26	038-00-00-019.00	Walton	109.10	Agri/Res	1,863	\$330,000
27	038-20-00-051.00	Litton	0.92	Residential	1,463	\$95,000
28	038-20-00-047.00	Wagoner	0.60	Residential	675	\$53,000
29	038-20-00-048.00	Wagoner	0.30	Residential	135	\$7,000
30	038-20-00-049.00	Tackett	0.30	Residential	0	\$55,500
31	038-00-00-023.02	Crain	37.00	Agricultural	4,894	\$20,800
32	030-00-00-018.00	Sextons	2.39	Warehouse	1,361	\$40,000
33	038-00-00-023.03	Crain	329.50	Agricultural	1,187	\$196,400
34	030-00-00-042.00	Ring	27.90	Agri/Res	404	\$100,700
35	030-00-00-042.01	Brown	0.50	Residential	36	\$20,500
36	030-00-00-041.00	Bryant	0.21	Residential	419	\$20,000
37	030-00-00-041.01	Toller	0.70	Residential	202	\$25,000
38	030-00-00-040.00	Toller	3.30	Residential	299	\$37,000
39	030-00-00-039.01	Puente	0.90	Residential	439	\$65,000
40	030-00-00-039.00	Boling	87.00	Agri/Res	2,657	\$40,500
41	030-00-00-038.00	Rayburn	4.20	Residential	726	\$80,000
42	030-00-00-032.00	Harris	100.00	Agricultural	1,705	\$84,200
43	030-00-00-035.00	Harris	58.60	Agricultural	956	\$40,000
44	030-00-00-034.00	Masters	1.83	Residential	633	\$55,000

45	030-00-00-033.00	Masters	22.10	Agricultural	642	\$34,900
46	030-00-00-020.00	Sgantas	1.50	Residential	1,614	\$75,000
47	030-00-00-029.00	Cropper	103.40	Agri/Res	383	\$145,900
48	030-00-00-021.00	Shank	140.01	Agri/Res	7,485	\$311,900

\*Red text indicates parcel is immediately adjacent to the project; black text indicates parcel is across a road from the project

# EXHIBIT F

Home Values and Demographics in Vicinity







# Housing Profile

41041, Flemingsburg, Kentucky  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 38.44644  
 Longitude: -83.77154

Population		Households	
2010 Total Population	100	2021 Median Household Income	\$48,340
2021 Total Population	101	2026 Median Household Income	\$51,460
2026 Total Population	100	2021-2026 Annual Rate	1.26%
2021-2026 Annual Rate	-0.20%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	39	100.0%	39	100.0%	40	100.0%
Occupied	37	94.9%	37	94.9%	38	95.0%
Owner	27	69.2%	24	61.5%	25	62.5%
Renter	10	25.6%	13	33.3%	13	32.5%
Vacant	2	5.1%	1	2.6%	2	5.0%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	25	100.0%	24	100.0%
<\$50,000	1	4.0%	1	4.2%
\$50,000-\$99,999	4	16.0%	3	12.5%
\$100,000-\$149,999	5	20.0%	4	16.7%
\$150,000-\$199,999	5	20.0%	5	20.8%
\$200,000-\$249,999	2	8.0%	2	8.3%
\$250,000-\$299,999	2	8.0%	2	8.3%
\$300,000-\$399,999	3	12.0%	4	16.7%
\$400,000-\$499,999	1	4.0%	1	4.2%
\$500,000-\$749,999	2	8.0%	2	8.3%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$175,000	\$190,000
Average Value	\$223,000	\$238,542

Census 2010 Housing Units	Number	Percent
Total	39	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	18	46.2%
Rural Housing Units	21	53.8%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Housing Profile

41041, Flemingsburg, Kentucky  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 38.44644  
 Longitude: -83.77154

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	27	100.0%
Owned with a Mortgage/Loan	15	55.6%
Owned Free and Clear	12	44.4%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3	100.0%
For Rent	1	33.3%
Rented- Not Occupied	0	0.0%
For Sale Only	0	0.0%
Sold - Not Occupied	0	0.0%
Seasonal/Recreational/Occasional Use	1	33.3%
For Migrant Workers	0	0.0%
Other Vacant	1	33.3%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	37	27	73.0%
15-24	1	0	0.0%
25-34	4	2	50.0%
35-44	6	4	66.7%
45-54	8	6	75.0%
55-64	7	6	85.7%
65-74	5	4	80.0%
75-84	5	4	80.0%
85+	1	1	100.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	37	27	73.0%
White Alone	37	27	73.0%
Black/African American Alone	0	0	0.0%
American Indian/Alaska Native	0	0	0.0%
Asian Alone	0	0	0.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	0	0	0.0%
Two or More Races	0	0	0.0%
Hispanic Origin	0	0	0.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	36	26	72.2%
1-Person	11	6	54.5%
2-Person	14	11	78.6%
3-Person	5	4	80.0%
4-Person	5	4	80.0%
5-Person	1	1	100.0%
6-Person	0	0	0.0%
7+ Person	0	0	0.0%

2021 Housing Affordability	
Housing Affordability Index	0
Percent of Income for Mortgage	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Housing Profile

41041, Flemingsburg, Kentucky  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 38.44644  
 Longitude: -83.77154

Population		Households	
2010 Total Population	2,987	2021 Median Household Income	\$44,823
2021 Total Population	3,006	2026 Median Household Income	\$49,775
2026 Total Population	2,985	2021-2026 Annual Rate	2.12%
2021-2026 Annual Rate	-0.14%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,532	100.0%	1,547	100.0%	1,564	100.0%
Occupied	1,345	87.8%	1,367	88.4%	1,361	87.0%
Owner	954	62.3%	874	56.5%	877	56.1%
Renter	391	25.5%	493	31.9%	484	30.9%
Vacant	187	12.2%	179	11.6%	203	13.0%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	875	100.0%	876	100.0%
<\$50,000	73	8.3%	55	6.3%
\$50,000-\$99,999	218	24.9%	183	20.9%
\$100,000-\$149,999	147	16.8%	131	15.0%
\$150,000-\$199,999	160	18.3%	162	18.5%
\$200,000-\$249,999	84	9.6%	91	10.4%
\$250,000-\$299,999	42	4.8%	46	5.3%
\$300,000-\$399,999	70	8.0%	90	10.3%
\$400,000-\$499,999	12	1.4%	18	2.1%
\$500,000-\$749,999	40	4.6%	58	6.6%
\$750,000-\$999,999	23	2.6%	34	3.9%
\$1,000,000-\$1,499,999	6	0.7%	8	0.9%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$149,830	\$171,296
Average Value	\$202,886	\$238,071

Census 2010 Housing Units	Number	Percent
Total	1,532	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	848	55.4%
Rural Housing Units	684	44.6%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Housing Profile

41041, Flemingsburg, Kentucky  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 38.44644  
Longitude: -83.77154

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	953	100.0%
Owned with a Mortgage/Loan	549	57.6%
Owned Free and Clear	404	42.4%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	168	100.0%
For Rent	49	29.2%
Rented- Not Occupied	4	2.4%
For Sale Only	24	14.3%
Sold - Not Occupied	15	8.9%
Seasonal/Recreational/Occasional Use	25	14.9%
For Migrant Workers	1	0.6%
Other Vacant	50	29.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,347	956	71.0%
15-24	54	13	24.1%
25-34	163	94	57.7%
35-44	200	136	68.0%
45-54	268	196	73.1%
55-64	260	204	78.5%
65-74	188	144	76.6%
75-84	156	122	78.2%
85+	58	47	81.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,347	955	70.9%
White Alone	1,305	932	71.4%
Black/African American Alone	27	16	59.3%
American Indian/Alaska Native	2	2	100.0%
Asian Alone	2	1	50.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	3	0	0.0%
Two or More Races	8	4	50.0%
Hispanic Origin	10	4	40.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,346	954	70.9%
1-Person	409	245	59.9%
2-Person	467	363	77.7%
3-Person	212	155	73.1%
4-Person	176	140	79.5%
5-Person	44	25	56.8%
6-Person	21	14	66.7%
7+ Person	17	12	70.6%

2021 Housing Affordability	
Housing Affordability Index	169
Percent of Income for Mortgage	14.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Housing Profile

41041, Flemingsburg, Kentucky  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 38.44644  
 Longitude: -83.77154

Population		Households	
2010 Total Population	5,869	2021 Median Household Income	\$45,531
2021 Total Population	5,862	2026 Median Household Income	\$50,050
2026 Total Population	5,806	2021-2026 Annual Rate	1.91%
2021-2026 Annual Rate	-0.19%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,736	100.0%	2,762	100.0%	2,792	100.0%
Occupied	2,440	89.2%	2,461	89.1%	2,444	87.5%
Owner	1,732	63.3%	1,583	57.3%	1,586	56.8%
Renter	708	25.9%	878	31.8%	858	30.7%
Vacant	296	10.8%	301	10.9%	348	12.5%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	1,582	100.0%	1,585	100.0%
<\$50,000	156	9.9%	120	7.6%
\$50,000-\$99,999	435	27.5%	373	23.5%
\$100,000-\$149,999	241	15.2%	219	13.8%
\$150,000-\$199,999	262	16.6%	269	17.0%
\$200,000-\$249,999	151	9.5%	166	10.5%
\$250,000-\$299,999	89	5.6%	100	6.3%
\$300,000-\$399,999	120	7.6%	155	9.8%
\$400,000-\$499,999	17	1.1%	25	1.6%
\$500,000-\$749,999	60	3.8%	87	5.5%
\$750,000-\$999,999	40	2.5%	57	3.6%
\$1,000,000-\$1,499,999	8	0.5%	11	0.7%
\$1,500,000-\$1,999,999	3	0.2%	3	0.2%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$141,494	\$164,963
Average Value	\$194,912	\$226,514

Census 2010 Housing Units	Number	Percent
Total	2,736	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	1,247	45.6%
Rural Housing Units	1,489	54.4%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Housing Profile

41041, Flemingsburg, Kentucky  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 38.44644  
 Longitude: -83.77154

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	1,732	100.0%
Owned with a Mortgage/Loan	1,018	58.8%
Owned Free and Clear	714	41.2%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	311	100.0%
For Rent	92	29.6%
Rented- Not Occupied	6	1.9%
For Sale Only	44	14.1%
Sold - Not Occupied	26	8.4%
Seasonal/Recreational/Occasional Use	43	13.8%
For Migrant Workers	3	1.0%
Other Vacant	97	31.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,439	1,732	71.0%
15-24	96	25	26.0%
25-34	302	171	56.6%
35-44	398	279	70.1%
45-54	493	356	72.2%
55-64	474	369	77.8%
65-74	333	261	78.4%
75-84	249	195	78.3%
85+	94	76	80.9%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,441	1,733	71.0%
White Alone	2,354	1,685	71.6%
Black/African American Alone	59	35	59.3%
American Indian/Alaska Native	3	3	100.0%
Asian Alone	3	2	66.7%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	7	0	0.0%
Two or More Races	15	8	53.3%
Hispanic Origin	19	6	31.6%

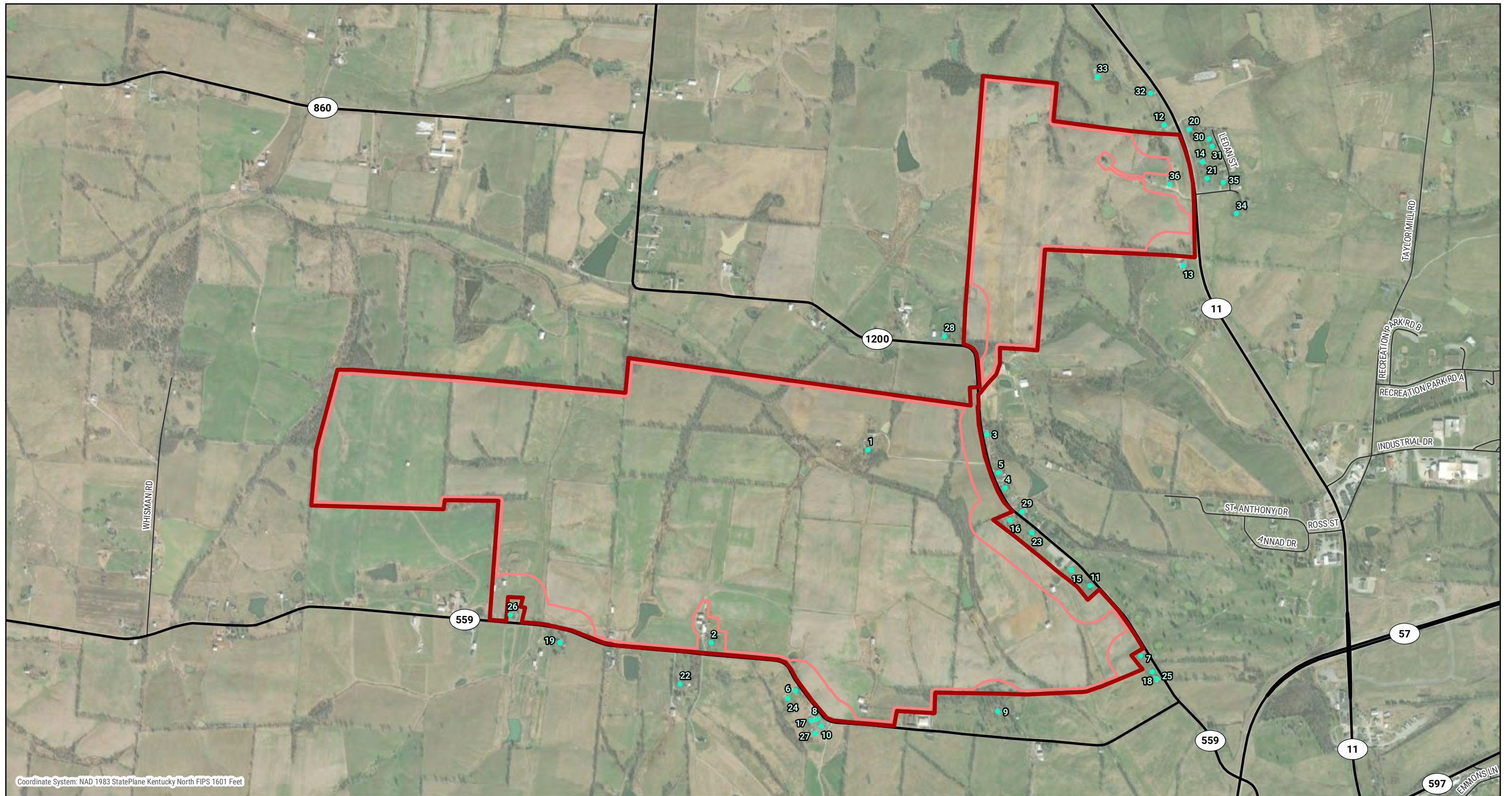
Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,439	1,732	71.0%
1-Person	693	427	61.6%
2-Person	843	656	77.8%
3-Person	410	291	71.0%
4-Person	321	248	77.3%
5-Person	94	56	59.6%
6-Person	45	30	66.7%
7+ Person	33	24	72.7%

2021 Housing Affordability	
Housing Affordability Index	183
Percent of Income for Mortgage	13.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

# EXHIBIT G

Residences Within 600 feet of  
Potential Project Footprint



1221 South MoPac Expressway, Suite 225  
 Austin, Texas 78746 | 512-222-1125  
 www.energyrenewalpartners.com



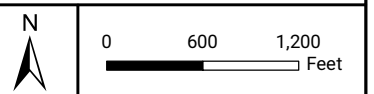
**LEGEND**

- Project Area
- Project Footprint
- Residence

Fleming Solar, LLC  
**Fleming Solar Project**

Residences  
 within 600 feet of Project Footprint

Project Location: Fleming County, Kentucky



**FIGURE 1**

Prepared by: J. Hobbs      Date: 2021-07-23



**Residences within 600 feet of Project Footprint**

Label	Parcel	Distance (ft)	
1	030-00-00-013.00	0	Participating Parcel
36	038-00-00-002.00	134	Participating Parcel
2	030-00-00-017.00	177	Participating Parcel
3	030-00-00-014.00	326	
4	038-00-00-022.00	353	
5	038-00-00-021.00	355	
6	030-00-00-039.01	362	
7	038-20-00-047.00	367	
8	030-00-00-041.00	375	
9	038-00-00-023.00	388	
10	030-00-00-042.01	402	
11	038-20-00-051.00	414	
12	038-40-00-001.02	415	
13	038-40-00-023.00	416	
14	038-40-00-006.00	421	
15	038-20-00-052.00	426	
16	030-00-00-015.01	434	
17	030-00-00-041.01	436	
18	038-20-00-049.00	452	
19	030-00-00-034.00	453	
20	038-40-00-002.00	455	
21	038-40-00-007.00	460	
22	030-00-00-038.00	473	
23	038-20-00-044.00	474	
24	030-00-00-039.02	486	
25	038-20-00-050.00	507	
26	030-00-00-020.00	509	
27	030-00-00-042.02	529	
28	030-00-00-010.00	547	
29	038-20-00-029.00	553	
30	038-40-00-020.00	580	
31	038-40-00-018.00	586	
32	038-40-00-001.01	589	
33	038-40-00-001.03	590	
34	038-00-00-001.00	597	
35	038-40-00-008.00	598	

# EXHIBIT H

Distances to Non-Residential Receptors

**Non-Residential Structures within 600 feet of Project Footprint**

Parcel	Structure Type	Distance (ft)
030-00-00-013.00	Barn	0
030-00-00-013.00	Barn	0
030-00-00-016.00	Barn	0
030-00-00-017.00	Barn	0
030-00-00-017.00	Barn	0
030-00-00-017.00	Barn	0
030-00-00-017.00	Unknown	0
030-00-00-017.01	Barn	0
030-00-00-017.01	Barn	0
030-00-00-021.00	Shed	0
030-00-00-017.00	Unknown	41
030-00-00-017.00	Shed	55
030-00-00-018.00	Barn	62
038-00-00-002.00	Barn	72
030-00-00-016.00	Barn	73
030-00-00-017.00	Shed	77
038-00-00-002.00	Barn	81
030-00-00-017.00	Barn	82
030-00-00-017.00	Barn	83
030-00-00-017.00	Barn	97
038-00-00-003.00	Barn	109
030-00-00-019.00	Barn	116
038-00-00-003.00	Silo	130
030-00-00-018.00	Barn	143
030-00-00-018.00	Barn	148
030-00-00-019.00	Barn	157
030-00-00-018.00	Barn	159
030-00-00-019.00	Unknown	164
030-00-00-018.00	Barn	177
030-00-00-032.00	Barn	282
038-00-00-023.03	Barn	317
038-40-00-023.00	Barn	320
038-00-00-023.02	Shed	359
038-40-00-001.02	Shed	359
030-00-00-015.02	Shed	378
030-00-00-015.01	Barn	378
030-00-00-020.00	Shed	384
030-00-00-034.00	Shed	405
038-00-00-003.00	Barn	407
038-00-00-022.00	Barn	411
038-20-00-046.00	Church	413
038-00-00-021.00	Shed	420
038-00-00-003.00	Barn	428
030-00-00-020.00	Shed	432
038-40-00-006.00	Garage	448
038-40-00-023.00	Shed	467
038-20-00-029.00	Shed	467
030-00-00-038.00	Shed	475
030-00-00-033.00	Shed	487
030-00-00-012.00	Barn	522
030-00-00-021.00	Silo	528
038-00-00-003.00	Barn	548
030-00-00-038.00	Shed	555

**Non-Residential Structures within 1,650 feet of Inverter**

Parcel	Structure Type	Distance (ft)
030-00-00-016.00	Barn	29
030-00-00-021.00	Shed	244
030-00-00-013.00	Barn	409
030-00-00-017.00	Barn	417
030-00-00-016.00	Barn	485
030-00-00-017.01	Barn	619
030-00-00-013.00	Barn	652
030-00-00-017.00	Unknown	673
038-00-00-002.00	Barn	764
030-00-00-017.00	Unknown	776
038-20-00-046.00	Church	848
038-00-00-003.00	Silo	858
030-00-00-017.00	Barn	908
030-00-00-017.01	Barn	915
030-00-00-017.00	Barn	982
030-00-00-034.00	Shed	998
038-00-00-003.00	Barn	1,010
030-00-00-020.00	Shed	1,016
030-00-00-019.00	Barn	1,037
030-00-00-010.00	Barn	1,045
030-00-00-020.00	Shed	1,056
030-00-00-015.02	Shed	1,068
030-00-00-017.00	Barn	1,071
030-00-00-033.00	Shed	1,083
030-00-00-019.00	Unknown	1,116
030-00-00-015.01	Barn	1,122
030-00-00-017.00	Barn	1,123
038-00-00-021.00	Shed	1,128
030-00-00-012.00	Barn	1,132
030-00-00-017.00	Shed	1,134
030-00-00-011.00	Barn	1,138
038-00-00-022.00	Barn	1,151
030-00-00-017.00	Shed	1,152
030-00-00-019.00	Barn	1,183
030-00-00-011.00	Barn	1,193
030-00-00-011.00	Shed	1,205
038-00-00-023.02	Shed	1,209
030-00-00-033.00	Barn	1,217
030-00-00-009.00	Barn	1,225
038-00-00-003.00	Barn	1,239
030-00-00-032.00	Barn	1,243
030-00-00-017.00	Barn	1,246
030-00-00-009.00	Barn	1,258
038-20-00-039.00	Garage	1,266
030-00-00-018.00	Barn	1,273
030-00-00-009.00	Barn	1,285
038-00-00-002.00	Barn	1,296
030-00-00-009.00	Barn	1,297
038-20-00-039.00	Shed	1,299
030-00-00-009.00	Barn	1,320
030-00-00-015.00	Shed	1,340
038-00-00-003.00	Barn	1,345
030-00-00-018.00	Barn	1,349

038-00-00-003.00	Barn	1,350
038-20-00-029.00	Shed	1,351
030-00-00-018.00	Barn	1,356
030-00-00-033.00	Barn	1,364
030-00-00-018.00	Barn	1,377
030-00-00-018.00	Barn	1,387
030-00-00-011.00	Shed	1,401
030-00-00-011.00	Barn	1,435
030-00-00-022.04	Shed	1,511
038-00-00-023.03	Barn	1,527
038-00-00-023.03	Barn	1,533
030-00-00-008.06	Shed	1,568
030-00-00-021.00	Silo	1,580
038-40-00-001.02	Shed	1,588
030-00-00-008.06	Shed	1,613
038-00-00-023.03	Barn	1,620
030-00-00-009.00	Barn	1,634
030-00-00-012.00	Barn	1,648

# EXHIBIT I

Public Information Materials

**FREE FAMILY-FRIENDLY EVENT!**



YOU ARE INVITED TO

# CORE SOLAR'S COMMUNITY PICNIC

**SATURDAY, JUNE 5 • 11:00AM-2:00PM**  
**NEW CREATION PRAISE & WORSHIP CENTER PARKING LOT**  
**1431 HELENA ROAD, FLEMINGSBURG, KY 41041**

**JOIN US FOR AN AFTERNOON OF FUN:**

**MEET AND GREET WITH OUR PROJECT DEVELOPERS**  
**CHICK-FIL-A LUNCH CATERED (FIRST COME, FIRST SERVE)**  
**RAFFLE GIVEAWAY**  
**LOCAL CONTRIBUTIONS**  
**AND MORE!**

## About Core Solar

**WHAT MAKES OUR APPROACH DIFFERENT?**

Core Solar is a trusted utility-scale solar development company based in Texas. Our team is comprised of energy industry professionals with broad skills that cover the full project life-cycle. We're committed to developing high quality solar projects that make good neighbors and meet the unique needs of the local area. The solar energy facilities we develop provide many benefits to the local community including generating increased tax revenue that support funds for improvements to roads, local schools, emergency services, and more. They also create local jobs and drive economic development opportunities that positively impact local businesses and supply chains.

We are very selective when identifying project locations, only focusing our efforts on those that are most compatible with solar development. We minimize our ecological footprint by responsibly siting our projects, conducting comprehensive environmental studies, implementing best management practices, and utilizing the latest solar technology to increase generation efficiency and decrease land area needed.

## Fleming Solar FAQ's

**CURIOUS ABOUT THE PROJECT?**

### **What is it like to live near a solar project?**

Unlike power plants, solar projects make excellent neighbors. Solar farms are entirely self-contained—they use no fossil fuels and create no air or water pollution. Solar projects have very few moving parts, make little sound, and do not emit odors. Solar projects also have a low profile, about the same as corn fields just prior to harvest. Solar projects require minimal maintenance, which means there is no significant increase in local traffic during operations.

### **Do solar projects impact adjacent property values?**

Hundreds of solar farms in numerous states have been analyzed to determine impacts to adjacent property values, and the findings are consistent: solar projects do not negatively impact property values. The criteria that typically correlate with downward adjustments on property values such as noise, odor, and traffic do not occur in solar projects in operation. An independent property value impact report was completed for Fleming Solar. The report shows no impact on home values when located as close as 105 feet to a solar project, assuming reasonable visual buffers are provided. Fleming Solar will maintain a minimum 300-foot setback from the security fence to nearby residences. In addition to this setback, a vegetation buffer will be installed where needed to further mitigate visual impacts.

### **Do solar projects produce glare?**

Solar panels are designed to absorb light from the visible spectrum, not to reflect it. They are also coated with an anti-reflective coating to minimize the little reflectivity there is. Solar panels are generally less reflective than windows and have been approved by the Federal Aviation Administration for installation on and around airports across the country.

### **What are the impacts on wildlife?**

Wildlife studies are an important part of the development process — trained experts have surveyed the project area for wetlands and protected species habitat. Core Solar is coordinating with federal and state wildlife agencies to confirm best management practices and impact mitigation strategies. The operation of the solar facility will likely have an indirect benefit to surrounding surface waters and pollinating insects with the usage of native vegetation and the reduction in fertilizer and pesticide use.

### **What are the impacts on air, soil, and water quality?**

Operating solar projects do not produce air or water pollution or greenhouse gases. Solar power generation produces no waste, and no contamination from hazardous materials occurs. Solar panels are made primarily from silicon (sand) and are sandwiched between two glass panels. Solar panels are mounted on steel piles driven into the ground and installed in rows with spacing to allow for maintenance and to allow sunlight to reach all panels. As a result, there is very little impermeable surfaces within the project. Once operational, the use of perennial ground cover and elimination of annual tillage, irrigation, and fertilizer (in the case of farmland) allows the soil to absorb water and rejuvenate during the life of the project.

### **Is there more than one solar project being developed in Fleming County?**

Yes, there is another solar project (AEUG Fleming Solar, LLC) being developed by Acciona. Core Solar's Fleming Solar Project (Fleming Solar, LLC) is located north of Old Convict Rd and east of Maysville Rd.



CORE SOLAR INVITES YOU TO OUR

# COMMUNITY PICNIC

**SATURDAY, JUNE 5 • 11:00AM-2:00PM**  
**NEW CREATION PRAISE & WORSHIP CENTER PARKING LOT**  
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**JOIN US FOR AN AFTERNOON OF FUN:**

**MEET AND GREET WITH OUR PROJECT DEVELOPERS**  
**CHICK-FIL-A LUNCH CATERED (FIRST COME, FIRST SERVE)**  
**RAFFLE GIVEAWAY**  
**LOCAL CONTRIBUTIONS**  
**AND MORE!**

Core Solar is the developer of the Fleming Solar, LLC project, which will be located north of Old Convict Road and east of Maysville Road. Core Solar has hosted two public meetings about the Fleming Solar Project over the past year and is looking forward to meeting more members of the community.

**Learn more about the project at [coresolarllc.com/flemingsolar](https://coresolarllc.com/flemingsolar)**  
**(512) 684-1995 • [info@coresolar.energy](mailto:info@coresolar.energy)**



# FLEMING SOLAR, LLC



## About Core Solar

Core Solar is a privately held utility-scale solar development company based in Texas. Our highly experienced team is committed to developing quality solar projects that make good neighbors and meet the unique needs of the local area.

We are very selective when identifying project locations, only focusing our efforts on those that are most compatible with solar development. We minimize our ecological footprint by responsibly siting our projects, conducting comprehensive environmental studies, implementing best management practices, and utilizing the latest solar technology to increase generation efficiency and decrease land area needed.

## Local Benefits

Core Solar is developing an 80 MW solar energy project in Fleming County. The project would be constructed within approximately 830 acres of privately-owned land and is expected to begin operations in 2023. The solar energy facilities we develop provide many benefits to the local community including generating increased tax revenue that supports funds for improvements to roads, local schools, emergency services, and more. They also create local jobs and drive economic development opportunities that positively impact local businesses.



**80**

MWs Generated



**Clean Energy**

for 13,000 Kentucky homes



**140+ jobs**

created during construction



**\$2 million**

in tax revenue to Fleming County



**Minimal**

visual impact with guaranteed setbacks

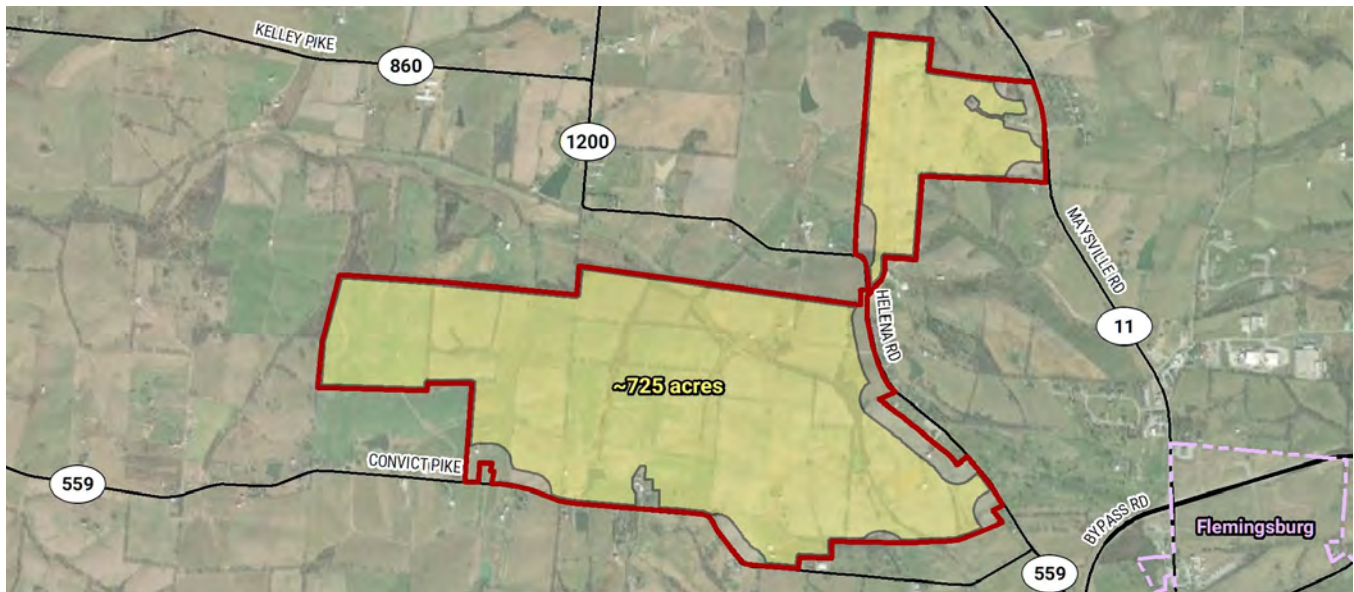


Figure 1. Potential Project Footprint Map (generating equipment will be placed on approximately 725 acres of the total 830 acre project area)

## Local Habitat

Trained experts have completed extensive studies of the project area, including biological, wetland, hydrological, hazardous materials, and geotechnical surveys. A vast majority of the project area is in agricultural use and no adverse impacts to sensitive species are expected.

In fact, due to the reduction in fertilizer and pesticide use, the solar project will likely have an indirect benefit to the local ecosystem. Core Solar is coordinating with federal and state wildlife agencies to confirm best management practices and impact mitigation strategies.

## Property Values & Visual Impact

An examination of property values across the United States demonstrates that large-scale solar projects do not negatively impact property values. Noise, odor, and traffic typically correlate with negative impacts on property values, none of which occur in operating solar projects.

The project area is set back 300 feet from the property boundaries of nearby residences and vegetation screens will be installed as needed to further mitigate visual impacts. The maximum project footprint is approximately 725 acres (see figure 1).

## Construction

The construction of the Fleming Solar facility is expected to take 12-15 months. Construction activities are expected to be transient in nature and of limited duration. The loudest source from construction is expected to be pile driving equipment used in the construction of the solar panel racking system. Any pile driving activities will be restricted if within 1,000 ft of residences. Fleming Solar will notify nearby residents and businesses in advance of construction.

## Clean Energy

Solar is a renewable energy resource that does not have long-term environmental impacts associated with traditional energy sources. Solar power generation produces no waste, and no contamination from hazardous materials occurs. Operating solar projects do not produce air or water pollution or greenhouse gases.

## Community Commitment

Core Solar designs projects to have a positive impact on the community where they are located. Fleming Solar will hire the majority of the workforce locally and will source additional services and spares in the immediate area of the project. When opportunities arise, the project will host school outings, and trained personnel will be available to mentor local students. Connect with us on our website to collaborate on other educational opportunities in the community!

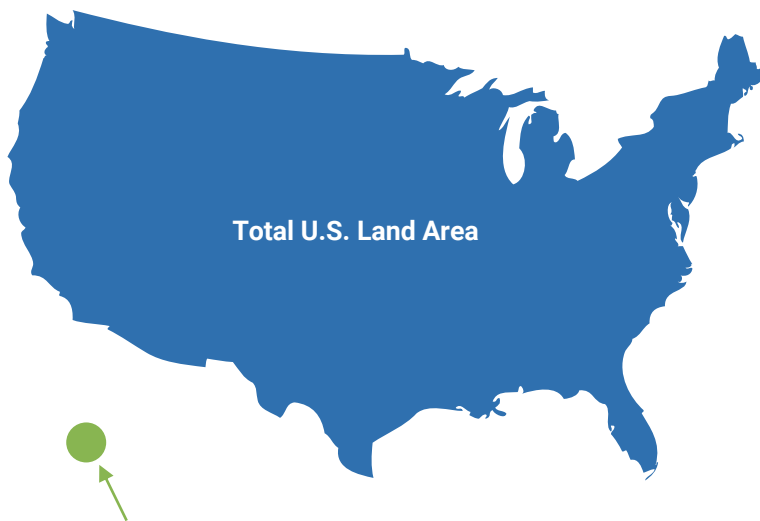
## Solar and Agricultural Land Use Can Occur Harmoniously

As solar continues to expand into new markets, both rural and urban, land use discussions are likely to occur. In these discussions, it's important for participants to understand that solar is not a threat to agricultural activity, but rather a harmonious development that can assist the farming community.

- Solar can provide land with an opportunity to recover, when paired with the planting of native grasses and pollinators and be used for agricultural purposes in the future.
- Farmers can utilize solar as a steady revenue stream to help smooth out the impact of grain and produce market volatility.
- Installations of utility-scale solar continue to expand; however, they are still not a significant cause of the loss of agricultural land.

### Solar Land Needs in the U.S.

As ground-mounted solar is expanding into more states, developers and farmers are looking to agricultural land for installations. Though renewable energy critics have claimed that ground-mounted solar farms are taking up large swaths of viable agricultural land, expanding urban areas and residential development accounted for nearly all lost farmland.<sup>1</sup> In the last decade, while North Carolina rose to become the #2 state in the U.S. in solar installations, the state lost one million acres of cropland to development and housing, yet only 1% of that total was due to solar development.<sup>2</sup> Moreover, many solar developments strengthen agricultural communities and augment local agricultural production.



Land Area Needed to Power the U.S. with Solar PV

## Agricultural Land Loss



Even as installations of utility-scale solar continue to expand, they still do not pose a significant risk to the loss of agricultural land. To generate enough electricity to power the entire country, solar facilities would need to occupy roughly the same area devoted to surface coal mining,<sup>3</sup> with a much cleaner outcome.

In Pennsylvania, the Department of Environmental Protection found that only 124 square miles (79,200 acres) of land will be needed to increase grid solar sufficiently to generate 10 percent of electricity.<sup>4</sup> This is less than three-tenths of 1 percent of Pennsylvania's total land area of 46,055 square miles. In addition, land that is already in use, such as landfills and abandoned mine land, could also host grid-scale solar installations.

<sup>1</sup> <https://www.agweek.com/business/agriculture/4443480-31-million-acres-lost-development-cuts-us-farmland>

<sup>2</sup> North Carolina Sustainable Energy Assn, "North Carolina Solar & Agriculture" (April 2017). [https://energync.org/wp-content/uploads/2017/04/NCSEA\\_NC\\_Solar\\_and\\_Agriculture\\_4\\_19.pdf](https://energync.org/wp-content/uploads/2017/04/NCSEA_NC_Solar_and_Agriculture_4_19.pdf).

<sup>3</sup> <https://solar.gwu.edu/how-much-land-would-it-take-power-us-solar>

<sup>4</sup> <https://www.dep.pa.gov/Business/Energy/OfficeofPollutionPrevention/SolarFuture/Pages/Pennsylvania's-Solar-Future-Plan.aspx>

## Solar Allows Land to Recover

Soil can be improved by planting native grasses/pollinators and effectively letting the soil rest. In the future, when a solar project is decommissioned, farming can once again resume on that land. This is a stark contrast to other development, which often leaves land unusable for agriculture.<sup>5,6</sup> After the panels are installed, native vegetation—often friendly to bees and other pollinators—is planted. The deep roots of the planted native vegetation retain more water than turf grass and gravel during heavy storms and periods of drought. They also help retain topsoil and improve soil health over time, even in "brownfield" areas with polluted soils.<sup>7</sup>

## Solar Projects Provide Economic Benefits to the Farming Community

Solar paired with native grasses and pollinators can provide overused soil an opportunity to recover and a healthy revenue stream to farmers.

- Keeps farmers on their land
  - Solar lease payments tend to be higher than leasing for traditional agriculture operations.
  - Farming is an extremely low-margin, competitive industry. If a farmer can add solar to a portion of their property and get a long-term steady income, it can help them to keep their farm.
  - Steady income from solar projects means that farmers are less vulnerable to fluctuations in market prices or crop yields.
- Downstream benefits from O&M and tax revenue have lasting positive community impact
- Solar can offset power required for pumping and provide electricity to remote irrigation systems
- Provides substantial tax revenue to local communities.<sup>8</sup> Detailed data collection in NC shows local tax revenues up 2000% after the state's big solar build up through 2017.<sup>9</sup>
- Provides local construction jobs



NREL, Photos by Dennis Schroeder

## Co-location of Agricultural Activities and Solar

Solar and agriculture are not mutually exclusive. In fact, the U.S. Government incentivizes co-locating solar with agricultural production. USDA's REAP program provides grants to those interested in investing in solar energy. However, to qualify, applicants must receive at least 50% of their income from agricultural operations.<sup>10</sup> Additionally, pollinators and sheep farmers are two examples of co-located agricultural activities that exist in harmony with solar projects.<sup>11</sup> According to a study, co-location and solar grazing bring net positive benefits for both farmers, in the form of additional income, and solar facilities, through increased energy production and reduced maintenance expenses. Please see SEIA's Multiuse Farming Factsheet for more information.

<sup>5</sup> <https://www.nrel.gov/news/features/2019/beneath-solar-panels-the-seeds-of-opportunity-sprout.html>

<sup>6</sup> <https://www.energy.gov/eere/solar/farmers-guide-going-solar>

<sup>7</sup> <https://www.nrel.gov/news/features/2019/beneath-solar-panels-the-seeds-of-opportunity-sprout.html>

<sup>8</sup> North Carolina Sustainable Energy Assn, "North Carolina Solar & Agriculture" (April 2017). [https://energync.org/wp-content/uploads/2017/04/NCSEA\\_NC\\_Solar\\_and\\_Agriculture\\_4\\_19.pdf](https://energync.org/wp-content/uploads/2017/04/NCSEA_NC_Solar_and_Agriculture_4_19.pdf).

<sup>9</sup> [https://energync.org/wp-content/uploads/2019/07/Small\\_Increased-NC-County-Tax-Revenue-from-Solar-Developmentv3.pdf](https://energync.org/wp-content/uploads/2019/07/Small_Increased-NC-County-Tax-Revenue-from-Solar-Developmentv3.pdf)

<sup>10</sup> [https://www.rd.usda.gov/files/RD\\_FactSheet\\_RBS\\_REAP\\_RE\\_EE.pdf](https://www.rd.usda.gov/files/RD_FactSheet_RBS_REAP_RE_EE.pdf)

<sup>11</sup> [https://energync.org/wp-content/uploads/2017/04/NCSEA\\_NC\\_Solar\\_and\\_Agriculture\\_4\\_19.pdf](https://energync.org/wp-content/uploads/2017/04/NCSEA_NC_Solar_and_Agriculture_4_19.pdf)

## Correcting the Myth that Solar Harms Property Value

It is a common misconception that ground mounted solar farms decrease nearby property values.

- Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects.
- Proximity to solar farms does not deter the sales of agricultural or residential land.
- Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.



Vegetative screening will grow to obscure panels from the road and nearby homes, when desired.  
Photo Credit: Borrego Solar

### The Numbers

- A study conducted across Illinois determined that the value of properties within one mile *increased* by an average of 2 percent after the installation of a solar farm.<sup>1</sup>
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent *more* valuable compared to their value prior to installation.<sup>2</sup>
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms match the value of similar properties that do not adjoin solar farms within 1 percent.<sup>3</sup>

Paired Sale Analysis: Solar Farms and Adjoining Land		
	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Control Area Sales (5)	No: Not adjoining solar farm	\$79.95
Adjoining Property 10 (Test Area)	Yes: Solar Farm was completed by the sale date	\$82.42
Difference		3.09%

Various studies have shown that solar can potentially have a positive impact on adjoining property value. The above table references one of many in a report written by CohnReznick.<sup>4</sup>

<sup>1</sup> Kirkland, Richard C. *Grandy Solar Impact Study*. Kirkland Appraisals, 25 Feb. 2016, kirdlandappraisals.com.

<sup>2</sup> Lines, Andrew. "Property Impact Study: Solar Farms in Illinois." *Mcleancounty.gov*, Nexia International, 7 Aug. 2018.

<sup>3</sup> McGarr, Patricia. *Property Value Impact Study*. Cohn Reznick LLP Valuation Advisory Services, 2 May 2018.

## Harmony with Nearby Residential and Agricultural Property

1. **Appearance:** Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.
2. **Noise:** Solar projects are effectively silent. Tracking motors and inverters may produce an ambient hum that is not typically audible from outside the enclosure.
3. **Odor:** Solar projects do not produce any byproduct or odor.
4. **Traffic:** Solar projects do not attract high volumes of additional traffic as they do not require frequent maintenance after installation.
5. **Hazardous Material:** PV modules are constructed with the solar cells laminated into polymers and the minute amounts of heavy metals used in some panels cannot mix with water or vaporize into the air. Even in the case of module breakage, there is little to no risk of chemicals releasing into the environment.<sup>5</sup>



A ground-mounted solar system sited in a rural area.

Credit: Blattner

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<sup>5</sup>“Clean Energy Results, Questions and Answers, Ground Mounted Solar Photovoltaic Systems.” Energy Center, June 2015.  
<http://www.mass.gov/eea/docs/doer/renewables/solar/solar-pv-guide.pdf>



# Giving Back to Fleming County

\$4,000 has been donated on behalf of  
Core Solar to the following local organizations:

## New Creation & Praise Worship Center

Embodies a community of faith committed to encouragement, compassion,  
and inclusivity.

## Flemingsburg Police Department

Dedicated to forming a partnership with the community to maintain the  
public peace and improve the quality of life through fair and impartial  
police services.

## Fleming County Schools

Providing high quality education that meets the needs of each student in a  
caring and safe learning environment, which will ensure that students become  
successful throughout life.

## Flemingsburg Fire Department

Serving the people of Flemingsburg and Fleming County with pride  
and dedication.

## *[Blog Post] Partnering with Fleming County*

The Bluegrass state welcomed our team this past weekend with beautiful, clear skies during our Community Picnic event in Fleming County. With two public meetings over this past year under our belt for the Fleming Solar Project, our team looked forward to engaging with more members of the community.

The Community Picnic was held on June 5 at the New Creation and Praise Worship Center, which borders the planned project. This family-friendly event provided an opportunity for neighboring members to cultivate relationships with our team, learn about the long-term benefits of Fleming Solar, and understand the steps Core Solar is taking to meet the needs of local residents. Informational packets, visual simulations of the project, and enlarged displays of the potential project footprint provided an open forum to clarify any questions related to future development and construction activities.

*"Solar energy is the way of the future...These solar farms will be a benefit to the county and community."* Cliff A.,  
Kentucky Landowner

When Core Solar develops a project, we're committing to building a long-term partnership with the community. We were able to personally give back to Fleming County at the event through donations to the New Creation and Praise Worship Center, Flemingsburg Police Department, Fleming County Schools, and the Flemingsburg Fire Department. To extend our support of local businesses, a raffle giveaway featured Fleming County establishments from neighborhood restaurants, grocery stores, and garden centers.



### *About Fleming Solar, LLC*

Core Solar is developing Fleming Solar, an 80 MW project in Fleming County, which will be located north of Old Convict Road and east of Maysville Road. The project would be constructed within approximately 830 acres of privately-owned land and is expected to begin operations in 2023.

- 80 MWs generated
- Clean Energy for 13,000 Kentucky homes
- 140+ jobs created during construction
- Minimal visual impact with guaranteed setbacks

With solar farms having a life span of over 30 years, it is important to us that we're good stewards of the land and develop projects that have a positive impact on the surrounding community. This is accomplished in a variety of ways, including pollinator-friendly landscape plans, preserving the integrity of the land and local wildlife, increasing job opportunities, contributing to local tax revenues, and driving economic development that supports local businesses.

Interested in learning more about the project? Contact us today!





# Fleming Solar Fiscal Court Meeting

Fleming County, Kentucky

June 8, 2021

# Presentation Overview

01. Introductions

02. Fleming Solar Project - Recent Developments

03. Property Tax Overview

04. PILOT Proposal





# Fleming Solar Project Update



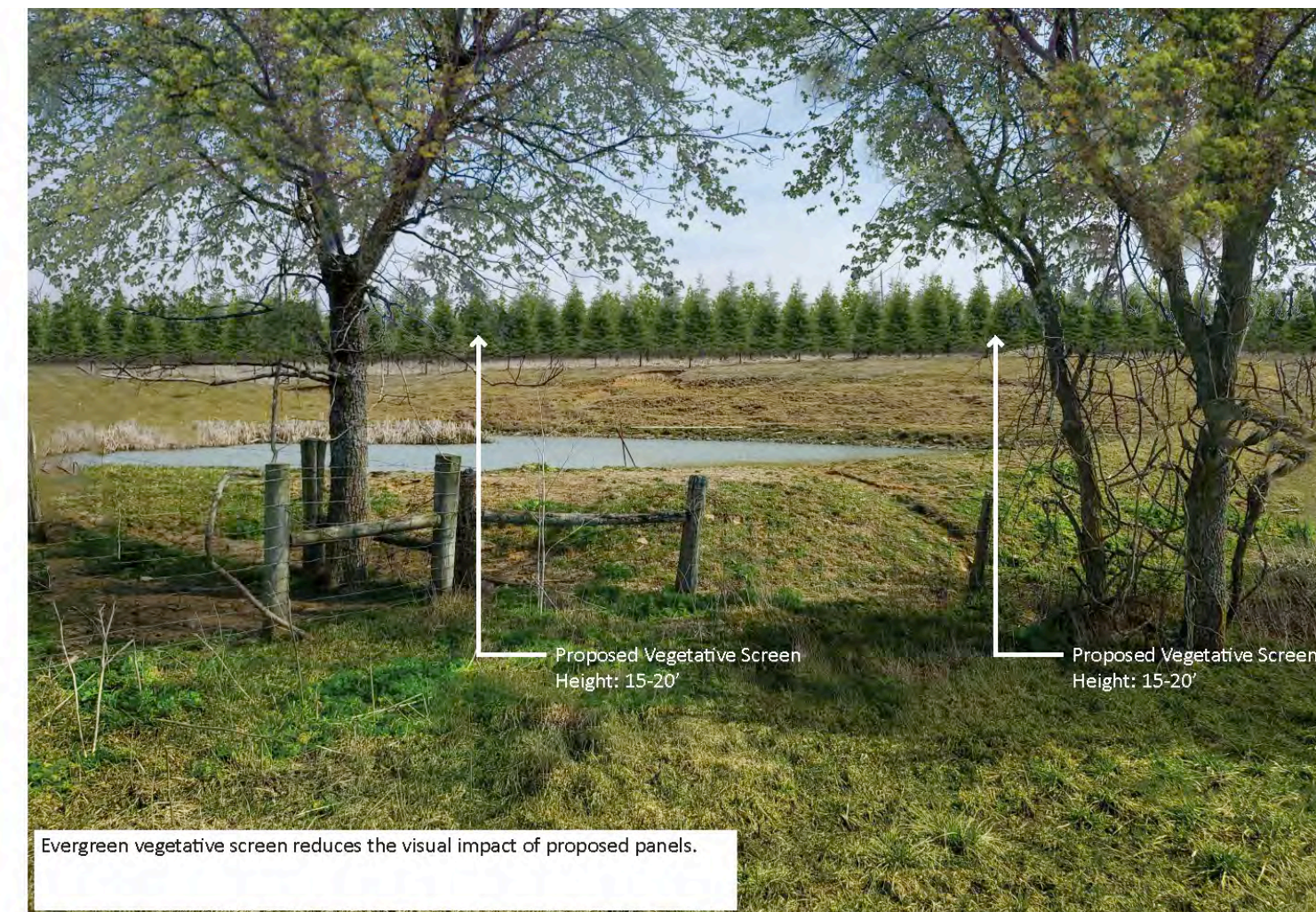
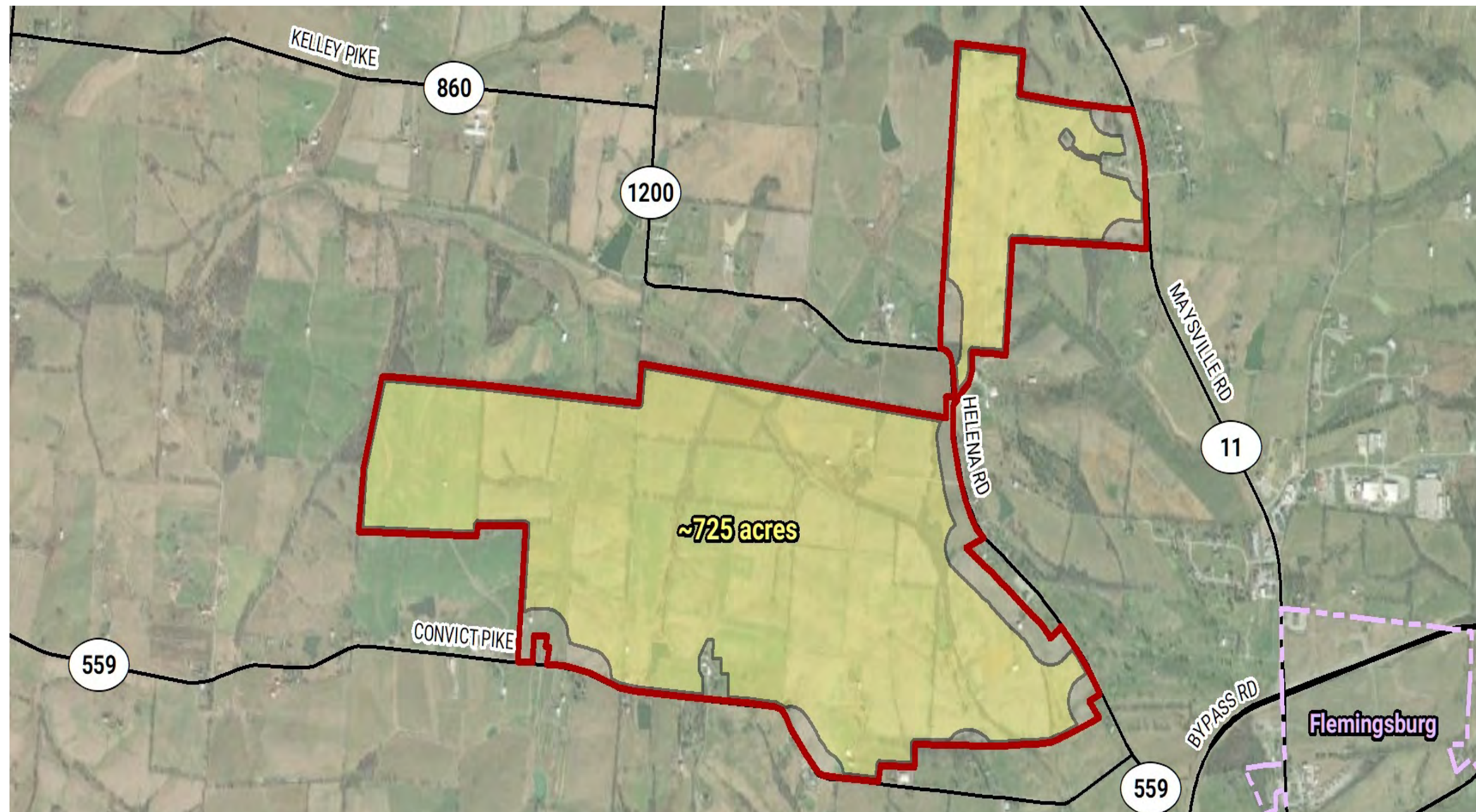
# Fleming Solar Project

**Fleming Solar** is an 80 MW ground-mount utility-scale solar project that is under development in Fleming County, KY just northwest of the town of Flemingsburg. The Project is located on approx. 830 acres, while the potential project footprint where generating equipment will be located is on approx. 725 acres.

The Project is scheduled to begin construction in mid 2022. Once operational in mid 2023, the Project would generate the equivalent electricity to power approximately 13,000 average Kentucky households.



FLEMING COUNTY INSET



Viewshed 02 Photo Simulation - Summer Foliage

Photo Location Old Convict Road  
Photo Taken 2021-03-10



Existing View from Old Convict Road Looking E



Photo Location Map - Not to Scale



Flemingsburg, KY

Fleming Solar Project

# Project Development Status

Fleming Solar is in mid-stages of development:

- ☑ All land is secured via long-term real estate agreements; ALTA Survey completed
- ☑ Preliminary Site Layout
- ☑ Field-based environmental studies are complete (e.g. wetland survey, habitat assessment, Phase I)
- ☑ The interconnection study process is in advanced stages with East Kentucky Power Cooperative and PJM
- ☑ Application for a Construction Certificate from the Kentucky Electric Generation and Transmission State Siting Board submitted in May 2021
- ☑ Property Value Impact, Noise Impact, Traffic Impact, and Visual Assessment Studies completed

Near-term development activities include:

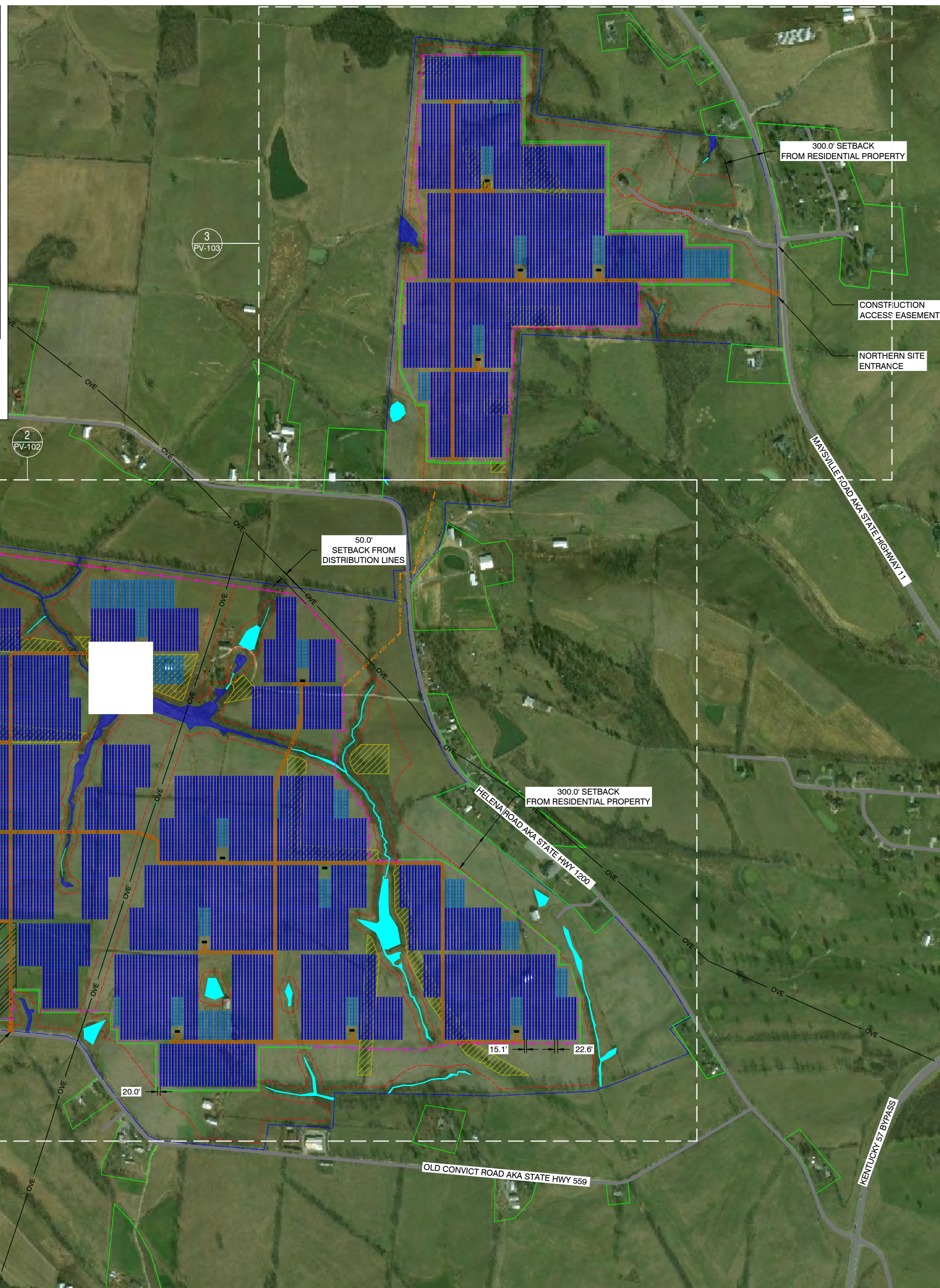
- ☐ Secure PILOT / IRB
- ☐ Coordinate with federal and state regulators: US Army Corps of Engineers, US Fish and Wildlife Service, Kentucky Dept of Environmental Protection, etc.
- ☐ Finalize interconnection study process and secure an interconnection agreement
- ☐ Formalize agreement with EPC contractor



# Fleming Solar Preliminary Site Layout

LEGEND		NEW	
81 MODULE TRACKER ROW		81 MODULE TRACKER ROW	
54 MODULE TRACKER ROW		54 MODULE TRACKER ROW	
INVERTER		INVERTER	
PROJECT BOUNDARY		PROJECT BOUNDARY	
PUBLIC ROAD		PUBLIC ROAD	
20' WIDE SITE ACCESS ROAD		20' WIDE SITE ACCESS ROAD	
SETBACK		SETBACK	
POTENTIALLY NON-JURISDICTIONAL AQUATIC RESOURCE		POTENTIALLY NON-JURISDICTIONAL AQUATIC RESOURCE	
POTENTIALLY JURISDICTIONAL AQUATIC RESOURCE		POTENTIALLY JURISDICTIONAL AQUATIC RESOURCE	
NEARBY RESIDENTIAL PROPERTY		NEARBY RESIDENTIAL PROPERTY	
UNDERGROUND PV SYSTEM MEDIUM VOLTAGE COLLECTOR ROUTE BETWEEN PARCELS		UNDERGROUND PV SYSTEM MEDIUM VOLTAGE COLLECTOR ROUTE BETWEEN PARCELS	
SECURITY FENCE		SECURITY FENCE	
UTILITY SUBSTATION SECURITY FENCE		UTILITY SUBSTATION SECURITY FENCE	
15' WIDE LANDSCAPE BUFFER		15' WIDE LANDSCAPE BUFFER	
OPTIMAL LOCATIONS FOR POLLINATOR PLANTINGS		OPTIMAL LOCATIONS FOR POLLINATOR PLANTINGS	
OVE		OVERHEAD DISTRIBUTION LINE	
OHW		OVERHEAD TRANSMISSION LINE	

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	104,247.00 kW
SYSTEM SIZE AC @ POI	80,000.00 kW
DC/AC RATIO	1.30
MODULE MANUFACTURER	JINKO SOLAR
MODULE MODEL	JKM540M-72HL4-TV
MODULE RATING	540 W
TOTAL MODULE QTY	193,050
MODULES PER STRING	27
TOTAL NO. OF STRINGS	7,150
INVERTER MODEL	SMA SC4800 UP
INVERTER RATING	4,186 kW
INVERTER QTY	22
# OF 81 MODULE RACKS	2,216
# OF 54 MODULE RACKS	251
STEP-UP TRANSFORMER	(22) 4600 KVA, 34.5KV/0.69KV
RACKING TYPE	HSAT
TRACKING LIMIT ANGLES	+/- 52°
AZIMUTH	180°
INTER-ROW SPACING	15.1'
PITCH	22.6°
GCR	33%
PROJECT FENCED AREA	580.88 Ac
SUBSTATION FENCED AREA	6.33 Ac



**NOT FOR CONSTRUCTION**

PROJECT OWNER:  
**FLEMING SOLAR, LLC**  
 1221 S. MOPAC EXPY  
 AUSTIN, TX 78746

PROJECT:  
**FLEMING SOLAR**

PROJECT LOCATION:  
 1258 OLD CONVICT RD,  
 FLEMINGSBURG, KY 41041  
 LAT: 38.443844°  
 LON: -83.764725°

REV. NO.	DESCRIPTION	DATE
0	PRELIMINARY LAYOUT	05/03/21

SHEET TITLE:  
**PRELIMINARY SITE LAYOUT**

DRAWING NO.:  
**PV-100**

DRAWN BY:	LR
REVIEWED BY:	
DATE:	05/03/21
SCALE:	AS SHOWN
PROJECT NO.:	

Scale: 1"=450'



# Benefits to the Community

- An estimated 140+ jobs will be created during peak construction months
- Permanent employees will be hired and trained for operations, landscaping, maintenance, and security
- Where possible, job positions will be filled by local employees
- \$2 million in tax revenue to Fleming County
- Increased business for local restaurants, supply stores, gas stations, lodging and various service providers

Local Workforce  
Development &  
Training



Tax Revenues

Increased  
Business





# Property Tax Overview







## INDUSTRIAL REVENUE BONDS: OVERVIEW

- The Bonds are authorized by KRS §§ 103.200 to 103.285.
- May be issued by a city or a county (the “*Issuer*”).
- The Bonds are:
  - A type of local economic development incentive available to be used by cities and counties.
  - A method to finance capital assets of a Project that enables the Project to obtain a state and local property tax abatement on those assets.
  - Here, the “financing” will be internal. Fleming Solar, LLC (the “*Company*”) or an affiliate will purchase the bonds.



## INDUSTRIAL REVENUE BONDS: OVERVIEW

- Purpose of the Bonds is “to promote the economic development of the Commonwealth, to relieve conditions of unemployment, to encourage the increase of industry in this state, and to aid in the retention of existing industry through improved energy efficiency in manufacturing facilities, or through conversion of energy facilities to more readily available fuels.” *[KRS § 103.210(1).]*
- Bonds can finance the cost of acquiring any “**industrial building.**” *[Id.]*
- “**Industrial Building**” defined in KRS § 103.200(1)(a):
  - Can include land, land improvements, buildings, machinery, equipment, software and any other real and personal properties.
  - Must be suitable for at least one of the 15 activities, uses or facilities identified in the statute.



# PILOT Proposal





## Project Revenue Streams – Payments in Lieu of Taxes

- PILOT agreement to be executed when bonds issued.
- Establish “base amount” of annual payments of \$150,000 which adjusts downward each year to approximate book depreciation of the Project (straight line over 25 years subject to a floor of 25% (\$37,500)).
- Annual cash PILOT payment to the county equals base amount less increase in total annual property tax on the land.
- Nearly \$730,000 over the Bond term.



CORE SOLAR  
**Thank You**



**Stay connected at**  
**[coresolarllc.com/flemingsolar](https://coresolarllc.com/flemingsolar)**  
We're always taking additional questions and  
updating our FAQ page!

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**Dominic Salinas**

Senior Project Developer  
(713) 501-8515  
[dominic@coresolar.energy](mailto:dominic@coresolar.energy)

# EXHIBIT J

Newspaper Article re:  
Solar Panel Factory in Ohio

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<https://www.wsj.com/articles/first-solar-to-build-new-solar-panel-factory-in-ohio-11623236400>

◆ WSJ NEWS EXCLUSIVE | BUSINESS

# First Solar to Build New Solar-Panel Factory in Ohio

U.S. company is banking on growing demand for solar power and government support for alternative energy



A First Solar facility in Walbridge, Ohio, last month. The company is planning to build a third factory in the state.

PHOTO: DUSTIN FRANZ FOR THE WALL STREET JOURNAL

By [Bob Davis](#)

Updated June 9, 2021 8:48 pm ET

 **Listen to Article** (5 minutes) **Queue**

WASHINGTON—The biggest American-owned solar-panel maker announced plans Wednesday to invest \$680 million in a new Ohio factory, in one of the largest bets on domestic solar manufacturing since China began dominating the industry a decade ago.

First Solar Inc., [FSLR 2.31% ▲](#) based in Tempe, Ariz., said it plans to begin construction after necessary permits and local incentives have been secured and is aiming to open the plant early in 2023.

The factory near Toledo, which would be the company's third in Ohio, is expected to initially produce enough solar panels to produce 3 gigawatts of power annually, or enough to power about 570,000 homes.

Combined, the three plants by 2025 would produce panels that could generate 6 gigawatts of power annually, or a little more than half of all solar panels the company estimates will be produced annually in the U.S. by then, company's chief executive, Mark Widmar, said.

Mr. Widmar said the investment reflected the growth of the American market and what he viewed as bipartisan government commitment to encourage domestic manufacturing in alternative energy.





First Solar is the biggest American-owned solar-panel maker.

PHOTO: DUSTIN FRANZ FOR THE WALL STREET JOURNAL

The pandemic intensified concern about “overreliance on any one country” for imports in industries deemed essential, Mr. Widmar said.

President Biden has said he wants to make the U.S. electric grid carbon-free by 2035 and will seek to give the domestic industry a boost through federal government purchases of made-in-America equipment.

“The Administration is committed to its ambitious ‘Buy American’ goals and creating American-made products, including for solar technologies,” said a spokeswoman for the White House’s Office of Management and Budget.

The Energy Department said the investments are “the perfect embodiment of President Biden’s strategy to build out domestic manufacturing and supply chains for critical industries.”

Chinese firms have dominated the solar market since around 2011, knocking out U.S., European and Asian competitors who had a head start but lacked the large-scale government support and financing provided by Beijing and Chinese local governments.

The fierce Chinese competition pushed down solar panel prices and made solar power competitive with natural gas. Some economists say that has been a boon to consumers.

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SHARE YOUR THOUGHTS

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*What is your outlook for the solar industry in the U.S.? Join the conversation below.*

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“It seems like it’s solar manufacturers vs. the people,” said Nicholas Bloom, an economist at Stanford University.

First Solar, one of the few American solar firms able to remain afloat, has specialized in building panels for large-

scale installations in the desert. Chinese firms and others also built panels for the residential market.

Some environmental groups have objected to the mega projects, saying they harm desert ecology.

If planned correctly, the projects can help preserve desert animal life, Mr. Widmar said. “Wildlife emerges around them,” he said. “They can be a safe haven.”

First Solar recorded losses in five of the past 10 years, but has been profitable since 2020.

Advertisement - Scroll to Continue



First Solar expects that its Ohio plants, including this one in Walbridge, will produce panels that could generate 6 gigawatts of power annually by 2025.

PHOTO: DUSTIN FRANZ FOR THE WALL STREET JOURNAL

The highly automated new factory is expected to employ 500 people. Currently First Solar employs about 1,600 people in the U.S. and 5,000 globally.

Even so, First Solar would remain a relatively small player in the expanding U.S. market, where imports have an 85% share, according to the energy consulting firm Wood Mackenzie.

After construction of the new First Solar factory, the company would still import 40% of its panels from its factories in Vietnam and Malaysia.

Mr. Widmar said the company wants to continue to expand U.S. production, which helps it save on freight costs and strengthen the company's standing as an alternative to Chinese imports.

"We are the only ones to stand up to the onslaught of the Chinese," Mr. Widmar said. "A lot of people doubt we are enduring; that's the challenge."

The company is banking on continued U.S. support through tax breaks and possibly renewing tariffs on imported Chinese panels, as well as growing domestic demand.

Solar generation has grown to about 4.3% of the nation's electricity supply from 0.1% in 2010, according to Scott Sklar, a George Washington University energy expert.

First Solar shares rose 1.3% Tuesday morning to \$75.96. Shares are down about 25% this year.

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## THE SOLAR-POWER INDUSTRY

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More coverage of the solar sector, selected by the editors.

[Solar Power's Land Grab Hits a Snag; Environmentalists](#) (June 4)

[Wind, Solar Power Made Strong Gains in 2020, IEA Says](#) (May 11)

[Solar-Energy Supply Chain Depends on Region Where China Is Accused of Genocide](#) (April 11)

[Solar Power Booms in Texas](#) (Nov. 28)

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Write to Bob Davis at [bob.davis@wsj.com](mailto:bob.davis@wsj.com)

*Appeared in the June 10, 2021, print edition as 'U.S. Solar Firm Plans New Ohio Plant.'*

## UPCOMING EVENTS

June

24

2021

11:00 AM - 5:00 PM EDT

Global Food Forum

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June

30

2021

1:00 PM - 1:45 PM EDT

WSJ Pro Cybersecurity Webinar: Aligning IT and Cybersecurity

---

June

30

2021

7:00 PM - 7:45 PM EDT

WSJ+ Live: Daniel Kahneman and His Co-Authors on the Crisis of 'Noise'

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## ADD TO CALENDAR

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