

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION  
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF NORTHERN	)	
BOBWHITE SOLAR LLC FOR A CERTIFICATE	)	
OF CONSTRUCTION FOR AN	)	
APPROXIMATELY 96 MEGAWATT	)	CASE NO.
MERCHANT SOLAR ELECTRIC	)	2020-00208
GENERATING FACILITY IN MARION	)	
COUNTY, KENTUCKY PURSUANT TO KRS	)	
278.700 AND 807 KAR 5:110	)	

NOTICE OF FILING

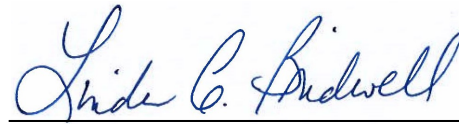
Notice is given to all parties that the following materials have been filed into the record of this proceeding:

- The digital video recording of the evidentiary hearing conducted on May 4, 2021 in this proceeding;
- Certification of the accuracy and correctness of the digital video recording;
- A written log listing, inter alia, the date and time of where each witness' testimony begins and ends on the digital video recording of the evidentiary hearing conducted on May 4, 2021.

A copy of this Notice, the certification of the digital video record, and hearing log have been served upon all persons listed at the end of this Notice. Parties desiring to view the digital video recording of the hearing may do so at [https://youtu.be/w\\_rOMm71T0M](https://youtu.be/w_rOMm71T0M).

Parties wishing an annotated digital video recording may submit a written request by electronic mail to [pscfilings@ky.gov](mailto:pscfilings@ky.gov). A minimal fee will be assessed for a copy of this recording.

Done at Frankfort, Kentucky, this 10<sup>th</sup> day of May 2021.



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Linda C. Bridwell  
Executive Director  
Public Service Commission of Kentucky

COMMONWEALTH OF KENTUCKY  
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF NORTHERN )  
BOBWHITE SOLAR LLC FOR A CERTIFICATE )  
OF CONSTRUCTION FOR AN )  
APPROXIMATELY 96 MEGAWATT MERCHANT )  
SOLAR ELECTRIC GENERATING FACILITY IN )  
MARION COUNTY, KENTUCKY PURSUANT TO )  
KRS 278.700 AND 807 KAR 5:110 )

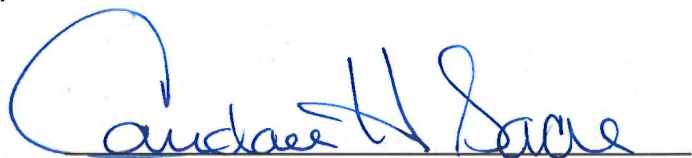
CASE NO.  
2020-00208

CERTIFICATION

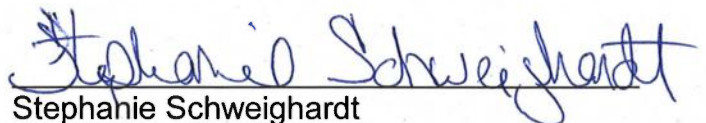
I, Candace H. Sacre, hereby certify that:

1. The attached flash drive contains a digital recording of the Formal Hearing conducted in the above-styled proceeding on May 4, 2021. The Formal Hearing Log is included with the recording on May 4, 2021;
2. I am responsible for the preparation of the digital recording;
3. The digital recording accurately and correctly depicts the Formal Hearing of May 4, 2021; and
4. The Formal Hearing Log attached to this Certificate accurately and correctly states the events that occurred at the Formal Hearing of May 4, 2021, and the time at which each occurred.

Signed this 4<sup>th</sup> day of May, 2021.



Candace H. Sacre  
Administrative Specialist III



Stephanie Schweighardt  
Notary Public State at Large ID#: 614400  
Commission Expires: January 14, 2023



Date:	Type:	Location:	Department:
5/4/2021	Public Hearing\Public Comments	Hearing Room 1	Hearing Room 1 (HR 1)

Witness: Tim Eifler; Kara Price; Karen Thompson; Scott Wentzel

Judge: Kent Chandler; John Lyons; Talina Mathews; Charlie Rowland; Michael Schmitt

Clerk: Candace Sacre

Event Time	Log Event	
9:04:59 AM	Session Started	
9:05:27 AM	Video Conference Activated	
9:06:15 AM	Chairman Schmitt Note: Sacre, Candace	On the record in Case No. 2020-00208, electronic application of Northern Bobwhite Solar, LLC for a Certificate of Construction for an Approximately 96 Megawatt Electric Solar Generating Facility in Marion County, Kentucky, Pursuant to KRS 278.700 and 807 KAR 5:110.
9:06:45 AM	Chairman Schmitt Note: Sacre, Candace	My name is Michael Schmitt, Chairman of Kentucky PSC and also serve as Chairman of the Kentucky State Board on Electric Generation and Transmission Siting and will be presiding today. Joining me by way of videoconferencing are three of six other board members, Vice Chairman Kent Chandler of PSC; Dr. Talina Mathews will not be joining today but will watch hearing later; John Lyons, Deputy Secretary EEC, proxy for Secretary Goodman; and Charlie Rowland, Executive Advisor Economic Development, proxy for Interim Secretary Hayes.
9:08:05 AM	Chairman Schmitt Note: Sacre, Candace	COVID and videoconferencing recommendations. (Click on link for further comments.)
9:10:19 AM	Chairman Schmitt Note: Sacre, Candace	The hearing today is for the purpose of taking evidence on Northern Bobwhite Solar's application requesting a Certificate of Construction for a 96 megawatt merchant electric generating solar facility to be located in Marion County, Kentucky.
9:10:45 AM	Chairman Schmitt Note: Sacre, Candace	Entry of appearances for counsel, identify themselves, their client, and witnesses available to testify this morning.
9:11:05 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Ken Gish, K & L Gates LLP, with me is Kim McKenzie, not licensed in Kentucky, here to take notes and assist, represent Northern Bobwhite, LLC. Three primary witnesses, Scott Wentzell EDF Renewables, Kara Price Geenex Solar, and Karen Thompson, All4, LLC. Three additional witnesses if necessary, Doug Schulte Geenex Solar, Isaac Old RSG, and Tim Eifler Stoll Keenon Ogden.
9:12:10 AM	Chairman Schmitt Note: Sacre, Candace	On behalf of Staff?
9:12:13 AM	Staff Atty Mance PSC Note: Sacre, Candace	Cornelius Mance and Quang Nguyen.
9:12:23 AM	Chairman Schmitt Note: Sacre, Candace	Public notice and comments. (Click on link for further comments.)

9:13:16 AM	Chairman Schmitt Note: Sacre, Candace	Call first witness.
9:13:23 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Note pending motion for confidential treatment.
9:13:36 AM	Chairman Schmitt Note: Sacre, Candace	If get close to anything compromise position, let us know.
9:14:10 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Scott Wentzell.
9:14:14 AM	Chairman Schmitt Note: Sacre, Candace	Witness is sworn.
9:14:29 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Direct Examination. Name?
9:14:37 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Employer?
9:14:42 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Job title?
9:14:47 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Where located?
9:14:52 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Business address?
9:15:04 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Involved with preparation of application?
9:15:11 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Responses to data requests?
9:15:24 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Updates, corrections responses?
9:16:46 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Cross Examination. Motion for deviation, setback, pg 6, reading. (Click on link for further comments.) Correct?
9:17:27 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Pile driver portion generate highest noise?
9:17:42 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	How long pile driving last?
9:17:56 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	How many properties within 300 feet pile drivers operate?
9:18:30 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Contacted property owners withing 300 feet construction activities?
9:18:56 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	Examination. Reason why have not?
9:19:59 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Cross Examination (cont'd). Communicating, express concerns, address concerns?
9:20:50 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Aware measures reduce noise pile driving?
9:21:13 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Motion for Deviation, pg 6, tracking system motors, alternate design, when determination made?
9:22:04 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Industry standard?
9:22:12 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Motion for Deviation, setback, pgs 6 and 7, noise impact during operations inverters and transformers, closest residential property 300 feet?

9:22:55 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	At distance, noise converters 48 decibels?
9:23:16 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Distance discussing?
9:23:46 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Any properties other other residential closer than 300 feet, what are they?
9:24:14 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Transformers, closest property 300 feet?
9:24:54 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Noise level 54 and 68 decibels?
9:25:08 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Referring transformers within 300 feet closest residential property?
9:25:19 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Transformers medium voltage with inverters? Make sure answer right question.
9:25:33 AM	Staff Atty Mance PSC Note: Sacre, Candace	Couldn't understand what just asked.
9:25:39 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Asking about medium voltage transformers associated with inverters, correct?
9:25:45 AM	Staff Atty Mance PSC Note: Sacre, Candace	Correct.
9:25:47 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Wanted make sure answering right question.
9:26:39 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Northern Bobwhite decommissioning plan, what entail?
9:27:36 AM	Staff Atty Mance PSC - witness Wentzell Note: Sacre, Candace	Bonding, financial assurance considered, position?
9:28:09 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
9:28:46 AM	Siting Board Member Lyons - witness Wentzell Note: Sacre, Candace	Examination. Houses notified?
9:29:35 AM	Siting Board Member Lyons - witness Wentzell Note: Sacre, Candace	Noticed acreage 1500 to 1900, rather large parcel for megawatts, reason for that?
9:31:07 AM	Siting Board Member Lyons - witness Wentzell Note: Sacre, Candace	Wetlands, jurisdictional streams, make application to Corps and state any disturbance?
9:31:48 AM	Siting Board Member Lyons - witness Wentzell Note: Sacre, Candace	Notice endangered species assessment, company done, Fish & Wildlife not responded request, cabinet website, biological assessment tool, keep you out of trouble, Kentucky specific, suggestion.
9:33:22 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
9:33:25 AM	Vice Chairman Chandler - witness Wentzell Note: Sacre, Candace	Examination. Assumptions economic analysis, local governmental funds, Application, pg 5, Economic Assessment?
9:35:55 AM	Vice Chairman Chandler - witness Wentzell Note: Sacre, Candace	Familiar Government Revenue portion?
9:36:01 AM	Vice Chairman Chandler - witness Wentzell Note: Sacre, Candace	IRB \$400,000 lifetime project school system, \$6 million taxes?

9:36:25 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Appendix, memorandum to industrial revenue bond agreement?
9:36:37 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Fiscal court resolution, county intends to enter into PILOT agreement?
9:37:04 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Discusses project description?
9:37:15 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Exhibit B, Memorandum of Agreement, reading. (Click on link for further comments.) Right?
9:37:36 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Indicate intent to approve, reading, (Click on link for further comments.) See that?
9:38:01 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	No Attachment A, C, D?
9:38:14 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Appendix, letter from Judge?
9:38:31 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Initial Data Request asked about this, \$6 million determined, agreement regarding obligation, reading. Short discussion?
9:39:05 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Respondent?
9:39:08 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Attachment Exhibit Y form of pilot agreement?
9:39:26 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Exhibit C exact same form document in Resolution?
9:39:40 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Expectation Exhibit B provided in docket?
9:40:08 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Memorandum of Agreement?
9:40:20 AM	Atty Gish Northern Bobwhite	
	Note: Sacre, Candace	If not provided, will provide.
9:40:31 AM	POST-HEARING DATA REQUEST	
	Note: Sacre, Candace	VICE CHAIRMAN CHANDLER - WITNESS WENTZELL
	Note: Sacre, Candace	PROVIDE EXHIBIT B, MEMORANDUM OF AGREEMENT
9:40:33 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Response provided, reading. (Click on link for further comments.) See that?
9:41:08 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Goes on to say, of \$6 million, broken into two categories, tax payments and PILOT payments, right?
9:41:19 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Tax payments, 2019 tax rates, include increase local and ad valorem taxes on land leased for project, reading. (Click on link for further comments.) Not change in value of land, change in land used for?
9:42:15 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Agricultural assessed at lower value?
9:42:53 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Not unfair way to value, how made calculation, average rent per acres, average lease payment entered into?
9:43:25 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	PVAs, folks determine tax assessments, in Marion Co how know average rent per acre for parcels of land?

9:44:26 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	All fine assumptions, not ever occur, fair cash value not determined, significant difference?
9:44:57 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Increase in taxable value determined current value agricultural land from determined fair case value per acre, what saying?
9:46:22 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	What think fair cash value of land based on discounted amount 7% capitalization rate, average rent per acre, determine fair cash value, most expensive piece of property in county, difference, used as assumption?
9:47:21 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Separately, annual payments presumed PILOT?
9:47:33 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	\$6 million rounded?
9:47:47 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Exhibit have amounts per year paying under PILOT?
9:47:59 AM	Vice Chairman Chandler - witness	Wentzell
	Note: Sacre, Candace	Provided document annual IRB payments?
9:48:22 AM	Vice Chairman Chandler	
	Note: Sacre, Candace	Confirm average rent per acres, lease payments discussing under petition for confidentiality?
9:48:44 AM	Atty Gish Northern Bobwhite	
	Note: Sacre, Candace	Correct.
9:48:51 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Examination. Visited site?
9:49:24 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Ten-home subdivision 625 feet from operational equipment, one home 300 feet generation facilities, total time estimated construct facility?
9:50:12 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	During construction, how many days activities take place?
9:50:31 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Occasional weekend, what trigger need?
9:51:02 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Determined who construction firm be?
9:51:11 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Constructed facilities in past other states?
9:51:19 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Have number of firms used for construction?
9:51:38 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Construction in progress, how many hours a day occur?
9:52:08 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Saw statement work day 7 am to 10 pm, not correct?
9:52:50 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Your testimony no known method limiting sound jackhammering building facility?
9:53:39 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Used contractors build other facilities?
9:53:52 AM	Chairman Schmitt - witness	Wentzell
	Note: Sacre, Candace	Provide information, not hesitancy ask contractors noise suppression?



9:54:15 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	Noise studies, cite 1974 EPA Study, dBA level 55 cause adverse health effects, reading. (Click on link for further comments.) Concerns people live close proximity, not paid, not likely benefit in any way, eliminate noise ought be done, not much incentive work with anybody, limit noise/works hours jackhammering next to subdivision or one home, motion for deviation chart decibel level 50 feet 101, 300 feet 85.44, 30 dBAs above everybody else said level or above unacceptable, data requests, like you think about contractors ways limit noise or time of day or both.
9:58:19 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	Decommissioning, company has no play and Marion Co not requested?
9:58:58 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	Marion Co required decommissioning plan company decommission plan provided in leases, willing to do?
9:59:14 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	How long develop/put in writing decommissioning plan?
9:59:45 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	Project could go as long as 40 years?
10:00:02 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	In 40 years, most not around thinking about decommissioning, best way governmental entity require decommissioning like in coal oil gas industries, not have objection to that, Siting Board delve into it.
10:00:45 AM	Chairman Schmitt - witness Wentzell Note: Sacre, Candace	Intend execute industrial revenue bond?
10:01:01 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
10:01:06 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Redirect Examination. Distances adjoining residences, remember?
10:01:26 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Responses to data requests?
10:01:35 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Response, Second Request, II-E, pg 7, six questions relating to distance structures from various project components, correct?
10:01:38 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Have those?
10:02:13 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Noise levels project operating components?
10:02:25 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Noise levels inverters, medium voltage transformers, tracking motors?
10:02:40 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Noise levels modeled by RSG?
10:02:46 AM	Atty Gish Northern Bobwhite - witness Wentzell Note: Sacre, Candace	Data in RSG study provided in Response to Data Request?
10:03:23 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
10:03:30 AM	Chairman Schmitt Note: Sacre, Candace	Witness excused.
10:03:35 AM	Chairman Schmitt Note: Sacre, Candace	Witness?
10:03:39 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Karen Thompson.

10:04:04 AM	Chairman Schmitt Note: Sacre, Candace	Witness is sworn.
10:04:16 AM	Atty Gish Northern Bobwhite - witness Thompson Note: Sacre, Candace	Direct Examination. Name, title, business, business address?
10:04:39 AM	Atty Gish Northern Bobwhite - witness Thompson Note: Sacre, Candace	Involved preparation of application?
10:04:46 AM	Atty Gish Northern Bobwhite - witness Thompson Note: Sacre, Candace	Responses to data requests?
10:04:54 AM	Atty Gish Northern Bobwhite - witness Thompson Note: Sacre, Candace	Changes, corrections?
10:05:05 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
10:05:41 AM	Chairman Schmitt Note: Sacre, Candace	Witness excused.
10:05:49 AM	Chairman Schmitt Note: Sacre, Candace	Next witness?
10:05:52 AM	Chairman Schmitt Note: Sacre, Candace	Kara Price.
10:05:58 AM	Chairman Schmitt Note: Sacre, Candace	Witness is sworn.
10:06:09 AM	Atty Gish Northern Bobwhite - witness Price Note: Sacre, Candace	Direct Examination. Name, job title, employer, business address?
10:06:34 AM	Atty Gish Northern Bobwhite - witness Price Note: Sacre, Candace	Involved preparation of application?
10:06:42 AM	Atty Gish Northern Bobwhite - witness Price Note: Sacre, Candace	Responses to data requests?
10:06:52 AM	Atty Gish Northern Bobwhite - witness Price Note: Sacre, Candace	Updates, corrections?
10:06:59 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
10:07:04 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Cross Examination. Describe Geenex business philosophy community outreach, how interacts with community where has developed solar facilities?
10:08:03 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Examples how worked with nonparticipating landowners concerns noise or visual issues solar facilities in past?
10:10:18 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Any concerns raised?
10:10:54 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Clarify other circumstances outside this situation, examples how addressed concerns raised by nonparticipating landowners?
10:12:23 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Same philosophy if issues arise followed in this project as well?
10:12:59 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Number nonparticipating properties adjacent facility?
10:13:46 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Northern Bobwhite contacted nonparticipating property owners discuss noise impact construction/operations?
10:15:09 AM	Staff Atty Mance PSC - witness Price Note: Sacre, Candace	Northern Bobwhite contacted by other landowners noise?
10:15:25 AM	Chairman Schmitt Note: Sacre, Candace	Questions?

10:16:03 AM	Chairman Schmitt - witness Price Note: Sacre, Candace	Examination. Not provided information length of construction, hours per day/per week, noise levels, fair to say?
10:17:03 AM	Chairman Schmitt Note: Sacre, Candace	Witness excused.
10:17:14 AM	Chairman Schmitt Note: Sacre, Candace	Another?
10:17:20 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Tim Eifler. Specific numbers regarding values, information subject to motion for confidential treatment, generally without confidentiality.
10:18:24 AM	Chairman Schmitt Note: Sacre, Candace	Vice Chairman will know, close to point just let us know.
10:18:45 AM	Chairman Schmitt Note: Sacre, Candace	Witness is sworn.
10:18:56 AM	Atty Gish Northern Bobwhite - witness Eifler Note: Sacre, Candace	Direct Examination. Name, position, employer, business address?
10:18:57 AM	Atty Gish Northern Bobwhite - witness Eifler Note: Sacre, Candace	Represented Northern Bobwhite and assisted development of estimate property tax benefits associated with project?
10:19:46 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
10:20:23 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Examination. Understanding, experience tax law?
10:20:44 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	PVAs, how calculate assessment values?
10:21:01 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Leasing farm, general matter, lease payment not what PVA using calculate taxes?
10:22:06 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Look at market rent in lieu of recent sales, comparable land prices?
10:23:24 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Specifically farm in lieu of farming lease land or agreement someone else plant and split proceeds, that land not valued based on agreement/year-to-year lease?
10:24:45 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Row crop farm, sell to publicly traded company, how would PVA value improvement in property?
10:26:37 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Same land, sold to solar developer, cost plus cost, value of underlying property plus improvements, also PVA look at for solar development?
10:28:17 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Land currently valued 100 acres row crop, valued discussed earlier agricultural land, lease and put in solar panels/inverters/substation, not being sold, no longer agricultural, fair cash valuation?
10:29:40 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Time value of money calculation, average income stream, time period, discount rate 7% capitalization rate, your understanding?
10:30:06 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Term of lease not important using fair cash value?
10:30:19 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Know what leases say, determining calculation economic benefit?

10:30:39 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Assumption what going to be, unless leases filed, how PVA know what assumptions to make to determine actual economic benefit?
10:32:17 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Siting Board determine economic benefit, one assumption made expectation, different experience expected, may be a problem, Revenue bigger hand evaluation of power plants, expectation with solar facilities inputs/assumptions used by PVAs made by Revenue across the board assumptions?
10:35:27 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	Expectation PVA use market lease, use actual lease payments for Northern Bobwhite?
10:35:48 AM	Vice Chairman Chandler - witness Eifler Note: Sacre, Candace	How Revenue or local PVAs ever understand rate is if not public market, how ever know what market rate is for solar facility?
10:37:33 AM	Chairman Schmitt Note: Sacre, Candace	Questions?
10:37:40 AM	Chairman Schmitt Note: Sacre, Candace	Witness excused.
10:37:46 AM	Chairman Schmitt Note: Sacre, Candace	Other witness?
10:37:54 AM	Chairman Schmitt Note: Sacre, Candace	Date by which order out?
10:38:09 AM	Staff Atty Mance PSC Note: Sacre, Candace	June 18.
10:38:16 AM	Chairman Schmitt Note: Sacre, Candace	Call Board members, questions liked asked, data requests out May 7?
10:38:45 AM	Staff Atty Mance PSC Note: Sacre, Candace	I believe so.
10:38:48 AM	Chairman Schmitt Note: Sacre, Candace	How much time need to answer? Ten days?
10:39:02 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	Ten days, Tuesday.
10:39:08 AM	Chairman Schmitt Note: Sacre, Candace	If something happens, file motion.
10:39:19 AM	Chairman Schmitt Note: Sacre, Candace	Anything else?
10:39:26 AM	Atty Gish Northern Bobwhite Note: Sacre, Candace	No, thank you.
10:39:30 AM	Chairman Schmitt Note: Sacre, Candace	Hearing adjourned.
10:39:39 AM	Session Ended	

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