

Follow up items on the Solar Lease - Grant County Solar

From : Toni Darwish <Toni.Darwish@nexteraenergy.com>
Subject : Follow up items on the Solar Lease - Grant County Solar
To : crayfarm@chorus.net

Mon, Sep 30, 2019 02:56 PM

Dan and Connie,

It was nice to speak with you the other day. I wanted to follow up with you on a few topics I didn't fully address on our call:

- Impact of water run off
 - o The solar modules are elevated above the ground with vegetation planted below them. Runoff from each module falls to the ground at the module dripline and then follows its remaining natural flow path offsite. As such, the modules are treated as a disconnected impervious surface. The method we use for calculating the effective impervious area of the solar module was developed by the Minnesota Pollution Control Agency. For these project conditions, the effective imperviousness of the solar modules has been determined to be just under 50%
 - o Pollutants and sedimentation will be controlled from leaving the project area by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. Runoff from the access roads and concrete pads will travel through the vegetative cover prior to entering the existing wetlands and leaving the project area.
 - o Precipitation landing on the panels is slightly concentrated at the dripline of the panel, and so they were considered partially impervious. However, the establishment of vegetation in previously disturbed cropland is considered sufficient to handle treatment of the runoff.



- The closest land to your home (not owned by you) looks to be owned by the Kamps brothers not Dan and Tina Klein. We don't have to put panels right up to the corner of the Kamps property that is cater-corner to your house. If you have any thought for the setback distance you would like us to adhere to that would be helpful feedback for me to see how that impacts our design.
- We can pay you \$700/acre escalating 1.75% for all of the property inside of the project fence, I will have a better understanding of that number once we complete a preliminary layout that includes your property. Anything we didn't use for the project and outside of the project fence but not including areas we excluded from the lease would be paid at a rate of \$150/acre.

I hope that we can continue to discuss the prospect of you joining the project. We are running out of time to add land to the project boundary and have a decent understanding of the layout. I'm happy to have a follow up call with you sometime this week ahead of the Oct 7 Open House.

Thank you
Toni

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TDS Webmail

crayfarm@chorus.net

RE: Grant County Solar Easement

From : Toni Darwish <Toni.Darwish@nexteraenergy.com>

Tue, Oct 22, 2019 02:29 PM

Subject : RE: Grant County Solar Easement**To :** CrayFarm <crayfarm@chorus.net>

Dear Dan and Connie,

I appreciate your note. I understand you are very busy and that you have been wrangling with this issue for a while. If you have time to talk over the phone this week I think it would be helpful but I will do my best to clear things up over e-mail. I anticipate that we may need a 150 foot wide easement, 0.5 miles in length – which is roughly 9 acres. I have signed the existing solar leases for \$600-700/acre and I would be willing to offer you double that amount for the easement for a total of \$15,000. I would pay you \$5,000 for signing the easement agreement and the remaining \$10,000 if we were to exercise the easement. I'm not asking you to sign up for a solar lease. I will try to address the concerns about your neighbors signing up for the solar lease.

How far would you like us to set the panels back from your house? I will accommodate any reasonable request for a setback so please just provide me with an indication of how far you'd like me to set the panels back from your house and I can incorporate that into my design. No specific location has been finalized for the location of panels.

I understand your position on living near the panels and I'm going to do my best to address the health and safety concerns you have. As far as environmental hazards go, panels are made of solid materials and do not pose a chemical hazard to the general public, underlying soil or groundwater. The solar photovoltaic panels are made of materials typical of those found in electric equipment like, glass, polymer, aluminum, copper and semiconductor materials that can be recovered and recycled at the end of their useful life. The solar cells are encapsulated from air and moisture between two layers of plastic, with a layer of tempered glass and a polymer sheet or industrial laminate. Similar to the way a windshield crack stays intact, a damaged solar cell does not generally create small pieces of debris.

Crystalline silicon panels, like the ones we are likely to use on this project, do not pose a material risk or toxicity to public health and safety and that is according to the National Renewable Energy Laboratory. I've copied and pasted a link to their study below.

The project would comply with all electrical codes, be properly inspected and would not cause any stray voltage concerns in the immediate area. Stray voltage issues are generally caused by improperly grounded and/or isolated electrical circuits found in older buildings, factories, or barns. Grounding for the PV projects would occur naturally at the posts, but primary circuit grounding would be at each of the inverter pads. All grounded electrical installation would include a grounding grid or similar system matched to the equipment being grounded and the site soil conditions. All such systems would be designed and certified by a licensed electrical engineer.

People have been safely living and working around solar panels for decades. Solar energy emits no pollution and the overall impact of solar on human health is overwhelming position. The health-related air quality benefits from solar energy are worth more than the electricity itself.

We haven't pushed anything through. The project has not been permitted and has not been approved by any local or state authority. Our team has knocked on doors one by one, sent letters, and made phone calls to everyone in this area since 2017. I understand it may not be the most effective way to reach everyone but we have been trying to inform and get people on board for almost 3 years now. The Open House meeting we held earlier this month was advertised in the Grant County Herald Independent and our team handed out invitations by hand. There will be more public meetings as we continue the development of the project. We cannot see this project through without the support and willingness of the community.

If you are not interested in joining, then I respect your decision and will still impose a setback from your house on the Kamps property. I will still continue to keep you abreast of the project. It is not my job to put you in a situation you do not want to be in and if you would prefer not to be involved in the project in any way then that is ok. At the end of the day, this is your land and this is your choice. Please let me know and I will stop pursuing any kind of agreement – solar or transmission with you. Feel free to call, text or email and if you'd like me to meet with you in person, I would be happy to schedule a meeting with you since I missed you at the open house.

Further reading:

<https://www.nrel.gov/docs/fy03osti/33561.pdf>

<https://content.ces.ncsu.edu/health-and-safety-impacts-of-solar-photovoltaics>

<https://www.nrel.gov/docs/fy16osti/65628.pdf>

Thank you,
Toni

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From: CrayFarm <crayfarm@chorus.net>
Sent: Monday, October 21, 2019 8:19 PM
To: Darwish, Toni <Toni.Darwish@nexteraenergy.com>
Subject: Grant County Solar Easement

CAUTION - EXTERNAL EMAIL

Hi Toni,

We are responding to you on the lease easement.
How much is your company willing to offer us for the easement through our property?
How wide would the easement be?