

The Charlotte County Board of Supervisors held a work session on January 13, 2020, at 6:30 pm related to Holocene Clean Energy's proposed Red House Solar I utility-scale solar project.

Present: Garland H. Hamlett, Jr. Chairman
Robert L. Shook, Jr.
Kay M. Pierantoni
M. Anthony Reeves
Donna L. Fore
Will D. Garnett

Absent: Gary D. Walker, Vice-Chairman

Chairman Hamlett called the meeting to order.

Donna L. Fore gave the invocation.

County Administrator Daniel Witt reviewed the Planning Commission's recommendation to approve the Red House Solar I project based on land use requirements. Mr. Witt explained that the Board of Supervisors' work session was being conducted to review Holocene Clean Energy's proposed impact fees prior to final consideration of the project.

Laura Tillett and Laura Merten with Holocene Clean Energy distributed a presentation on Holocene's proposed impact fees. Handouts provided included Holocene's recommended language regarding proffers associated with impact fees for the improvement of emergency response services. Two options were included, the first consisting of annual payments totaling \$74,992 over the thirty-five year life of the project. The net present value of this option was calculated at \$24,381. The second option included a one-time impact fee payment of \$25,000 in Year 1 of the project.

Board members made numerous inquiries about the project, the proposed proffers, and decommissioning estimates and surety. Specific questions by the Board related to the comparison of the proposed impact fees and decommissioning estimates to those of other projects; the impact of Virginia's current and proposed solar legislation; the 100% machinery and tools tax waiver Virginia provided for projects that are five megawatts or less including the Red House Solar I project; the potential need for future equipment upgrades; real estate tax increases; lease terms; and the potential of increasing power generated by the project as equipment advances allowed for greater efficiency.

Meeting was adjourned.