

PORTER COUNTY BOARD OF COMMISSIONERS
Monday, February 27th, 2023

Location: Porter County Expo Center

(The entire meeting is available to watch on the Porter County website.)

The Regular meeting of the Porter County Board of Commissioners convened at 5:30 p.m. on Monday, February 27th, 2023 in the Commissioners' Chambers of the Administration Center.

Those present were: Commissioners Laura Blaney, Barb Regnitz, Jim Biggs and County Attorney Scott McClure; and Executive Administrative Asst. Melanie Massey. Also present were Matthew Johnson, Project Director NextEra, Stu Summers, Porter County Consultant and Bob Thompson, Director of Porter County Development and Stormwater Management.

Call to Order/Pledge

NextEra Energy – Solar Energy Presentation.

Com. Biggs, I need to make something very clear to all of you. This meeting was put together for. It wasn't put together for the Board of Commissioners or certainly NextEra. We want to hear from you and that is very important. What we are going to do is start this with a 20 minute presentation by NextEra. Then we are going to open it up for questions and answers because we want to hear from you. This issue affects you down in the Morgan Township area. I live in Chesterton so I want to hear from you. We ask that you keep your comments to 3 minutes. We will be timing those and Melanie will tell people to stop.

Mr. Johnson, Good evening everyone. I am Matthew Johnson, Project Director for Connect Air Energy Resources. Tonight I want to unpack the proposed Malden Solar Project. This project will utilize less than 1% of the farmland to Porter County where there is a \$35 million tax revenue and about 250 construction jobs. Our company and our values. It is important to me and our company. NextEra is built on three pillars. It creates our ethos. We're committed to excellence. We do the right thing and we treat people with respect. This isn't just something that you see in the halls of headquarters but it truly drives every business meeting, every land under interaction and our participation in any community event. We've been proud to be hosting events and participating in events in Porter County for the last year and a half. We're at about 20 total. Some of those relationships the Valparaiso Chamber of Commerce for (Inaudible) steamer technology. They've been instrumental in helping us to understand ways to drive the investment. If this project is approved and we move forward with \$250 million or so that would cost to build this project. How can we maximize that money for the local community? What are the Ripple effects? What are the ways that we can really drive that towards the local community? Next is the Sunshine Center. This is a group of servant leaders over at Heartland Church they're putting together a mixed-use facility. It's really incredible what they're doing and looking out for folks. We're proud to be a sponsor to try to get to the Sunshine Center off the ground. It is over Morgan Township. The last one would be our work with Ivy Tech. Ivy Tech is filling a need. There's a renewable energy program at Ivy Tech. It's really state-of-the-art in the way that they're training students for energy jobs now. Like I said we're proud to be a part of it. We've donated two micro grid trainers. Also, some scholarship donations that really try to help funnel talent to build jobs here in Indiana for these renewable energy programs. A little bit about our company. We're not some fly-by-night company. We have a 90-year track record. We have about \$170 billion market cap which means that we say what we mean and we mean what we say. When we make agreements we live them out. We're made up of two companies Florida Power and Light one of the largest utilities in the United States and NextEra Energy Resources with operations in about 38 states with solar projects in about 30. NextEra Energy Resources is technically where I work and we have a number of different sites around Indiana. I'll highlight some of that investment here. What our current capital investment looks like for Indiana is about \$750 million. \$2.5 million paid property taxes. \$3.5 million annual payroll and \$7.7 paid to our landowners. Those are substantial investments in the local community. Purdue University recently did an economic impact study. What they did was look at the short term the construction year and the long term the operation year benefits of a project. There are eight

counties that we're working in right now. At that \$2.2 billion we're looking at about \$1.7 of economic output.

The two numbers I want you to focus on though would be the \$350 million in estimated labor income. There's real money with real workers onto real kitchen tables. 5600 construction jobs on facility day projects. A little bit about the project overall. A 200 megawatt solar facility. If you don't speak megawatt what that means is a little bit more seasonal. We can power more homes than we could in the winter and summer. We get a higher electricity demand. The benefits of Porter County. \$35 million at least in tax revenue. We're talking about increases evaluation. The county budget stays the same the tax rate drops. The county budget goes up tax rate would stay the same. \$250 million in capital investment. Increased success values they just described. Roughly 250 construction jobs and again the money in these jobs helped drive to local goods and services. I've seen a lot of comments on Facebook about air, water, soil and pollution. I'll dive into that specifically but our project has no air, water or soil pollution. We don't emit anything. We're not put anything in the groundwater. We're not put anything in the soil except for steel. (Inaudible) Porter County has an ordinance it's a detailed and thorough ordinance. We're working through that. We're using that as our Bible for this project to make sure that we meet every criteria that we need to but the payments of landowner is important. The landowners have an opportunity to provide for their family for generational planning and to keep a farm and a family. Last, one more important parts of the project to be honest is decommissioned the project after a peaceful life. That project that we are looking at here is about 20 years of total (Inaudible). We're going to place a bond with the County and have it re-examined every 5 years by an independent engineer. The purpose of doing this is to ensure that should NextEra go paws up, which I don't think we will give our financial track record in the years that we've been in business. Or there's some crazy law that comes out from DC which happens from time to time that would invalidate the project there will be money set aside to ensure that the taxpayer or the landowner would never be (Inaudible) with the project. We would return the land (Inaudible) a better condition than we found it. A little bit more about some of the questions, some of the concerns I've seen. It's not lost on me. I want to go right on with it. I said earlier less than 1% of the farmland in Porter County here is what I mean. 1,600 acres have been signed up. Now it doesn't mean we're going to use all 1607 acres. Exclusions for the landowners, the wildlife, for wetlands, for habitats, the things we can't build on, the things we can't go under. That sort of thing. So our project boundary totals about 968 acres let's just say about 1000 acres. Less than 1% of the farmland in Porter County. Of that 1000 acres and I don't mean to be too technical here but we use the poly ground coverage ratio typically about 37.5%. I'm estimating upwards a little bit just to manage expectations (Inaudible). That means 400 acres that would actually 2 have panels on it. Not 2000, not 2200, not 13,000. This is a one phase project. 1600 acres signed up. 1000 acres in the project fence. 400 acres with panels (Inaudible). Are the panels safe? Seeing a lot of questions about that. We only use a solid safe material. I can't speak to other developers what they may or may not use. Our panels only use poly silica a solid safe material. There's no heating the liquid or anything like that. Nothing can be leached into groundwater. That would be illegal. Solid safe material. Another one I get why Porter County? We have an increased customer demand for renewables across the nation right now. (Inaudible) and technological advances really help pave the way there. A little bit of more about why we're looking at Porter County. I want to break it down. Customer demand every utility is looking for a no fuel cost resource right now. So much free. You don't have to pay anything. It's not the same with gas, coal or anything else. I'm not knocking those other resources makes (Inaudible) company. We have gas, we have nuclear, and we have wind, solar storage and hydrogen. In this area some of the utilities do (Inaudible) NIPSCO. This project is not contracted yet. They're looking for something to add in there what we call an integrated resource plan. (Inaudible) that they're required to show Indianapolis every three years that demonstrates that they're thinking about sustainability. (Inaudible) so on and so forth. Renewable projects are very valuable for utilities right now. It runs in (Inaudible). It shows that they have more than one resource. Interconnection capacity, there's a transmission line that runs right to the heart of the project. (Inaudible) that's key. It's a good resource. New technology is allowing us to really get the most out of our investment and what we'd be looking at here in Porter County. (Inaudible) in upcoming slides but mostly bifacial modules mean we have the absorbent material on both sides and I'll show you exactly what I mean. Also tracking panels that follow the sun throughout the day. Participative landowners. Again we have landowners that have really thought through these decisions. Some have taken almost 2 years to sign their agreements. They've asked difficult questions. They've consider this for their family. They're following the Porter County ordinance and we're working with them to ensure their concerns are addressed. In some cases we've worked with neighboring landowners that aren't part of the project to ensure that we can meet their needs as well. We're happy to do that where we can. Ideal land. It really takes all of these components plus land. Then we can look at whether that would be flat mineral grading that sort of thing, drain properly, other components that would come with engineering a 1000 acres (Inaudible). So it

touched on one (Inaudible) panels a little bit here's exactly what I mean. You can see on the mono-facial panel (Inaudible) it would hit one part. On a bi-facial panel you can actually get radiation off sun as well. What that means is if it's snowing we can still harvest sunlight. I said earlier that we don't have any liquid. Here's what I mean we have an (Inaudible) and a (Inaudible) semiconductor. Suffice to say if you're not into physics and chemistry we layer the semiconductors on top of each other. When the sunlight hits these semiconductors that's what we use to create a current. That's collected to our DC cabling. Sent to an inverter change it to AC current and that's what goes that's what goes on the TD system, transmission distribution system around your house or business. A little bit more about panel composition. What that looks like you have the junction box and then the back sheet. You have a layer of encapsulate, in the solar cells, the wafers, the solid state material I'm talking about, another layer of encapsulate, tempered safety glass an electric windshield and then an aluminum frame. We stand behind the tier one panel for a number of safety reasons. Also, suffice it to say that if we're the number one renewable energy developer in the world. We can't have a bad environmental record. We're not going to have thing leaking into the ground. Our (Inaudible) approach for construction and engineering and what that looks like. At the top left picture is a (Inaudible). We've done geotechnical testing along with a series of other tests to examine the ground and what that takes to construct the project properly. With this file what we have is we look at tinsel strength, we look at data, and we look at that sort of thing because that's the (Inaudible) is the only thing (Inaudible). Then we arrange these in a lattice structure and place the panels on them. More about the weather. We had a weather event today. So we designed these over 30 different states. We see a range of weather events. For instance we just had a hurricane in Florida hurricane, Hurricane Ian. I'm from Noblesville. I've been through a tornado. I know how long they last. I've never seen 150 mile an hour tornado the last eight to ten hours the same way in one area. Babcock Ranch is a facility that we have down in Florida that went through that and provided power through the storm with minimal damage. Additionally, let's say we do have a weather event in Malden (Inaudible). We monitor all of our assets in real time 24/7 365. All of our gas, nuclear, wind, solar storage, hydrogen all those assets in real time. If something happens we can disarm the (Inaudible) and send somebody out the next day or whenever it's safe, replace it, repair it, whatever we need to do. That's unique to NextEra. I can't speak for other developers but we're confident with our continuous improvement and our engineering prowess that we can build an array that will withstand any Indiana weather event. A little about bit about environmental and community benefits. I see this on Facebook too. The top left I've got another picture that we'll zoom in on this. We go through a lot of different studies and we'll have you know over the last year and a half well I've been doing community engagement looking through this ordinance and trying to work with the County team to ensure that we can tailor this project in a way that would meet their needs and enhance their decision but as we're trying to do that our environmental team and our engineers have been working diligently. We have to get things permitted to the federal, the state and the local level. If anyone's built anything in here it's no easy task. What you see here is that we carve out wetland features and tree lines. We arrange the panels in a way that works with the natural features. All native friendly plantings we had that in here but suffice to say as I said earlier we will use the Porter County ordinance lock, stock and barrel to ensure that we have whatever seed mixes and everything. There's that picture's open a little bit more. Again, (Inaudible) approach we reduce the herbicide, pesticides, fungicides and fertilizers anything like that. The ground gets a chance to rest. Some of the studies that we look at (Inaudible), fieldwork and (Inaudible) work goes into our assessments. We look at all of the impacts on birds, (Inaudible) everything else that you can think of. Those are all part of the permitting process federally and at the state level. Some of our landowners are excited with this project and others in Indiana. They believe they're going to have to be best farmlands in the county when the project is decommissioned. Again, only organic growth seed mix is selected by the County experts you know what works best here sunshine and rain. And one of the most common questions I get, what's it look like? I've never seen the solar site. So a couple things I want to know here this is a rendering from a nearby project in Northern Indiana. It's taken from a roadway, you see the road about 150 feet. We can put the trees at the fence line. We can put the trees at the roadway. It's going to be able to landowner. It's going to be up to the County. (Inaudible). And we do this for a couple reasons. There's safety but there's also viewership. Some people like it, some people don't. I understand. Year five you hardly know what's behind them. We will work with the County to ensure that we have the proper screening wherever it's needed. All the array is in AG One. Most of this array there's not a home nearby. I've met with three landowners have walked property lines have to be with more folks we're going to do what we can to screen as best we can there's a lot of folks here I understand there's some concerns. I hope tonight I was able to address as many as possible. If I didn't, I want to answer questions. If I can't answer the question I will follow up. You have my commitment and I'll get that to the Commissioners that way everyone. With that I appreciate everybody's time. I appreciate the hospitality that I've seen here in Porter County in

the last year and a half. And I am grateful for the chance to present the Malden solar project. Thank you.

Com. Biggs, We are going to get to the question and answer section. What we will do is Com. Regnitz will read off 2 names. One can stand on this side and the other on that side. We ask that you keep your comments to 3 minutes.

Com. Regnitz, Can we have Harvey Nix and Jim Finar. Also, Jeffrey Valles and Colton Flanigan.

Com. Biggs, State your name but you do not have to state your address.

Mr. Nix, My name is Harvey Nix. I live in Kouts. I'm not affiliated with any of this I'm just a bystander. This question goes to Mr. Thompson. If this ground was once prime farmland as we at the Soil and Conservation labeled it about 30 some years ago and now it's going to be solar panels. So the prime farmland is that now gone? And it becomes what commercial or industrial. What happens to the tax base? Mr. Johnson said they picked up a bunch of money, but does this change the tax base that would be coming into the County? Or does the person that owns the property's tax rate go up?

Com. Regnitz, Can we have Stu Summers answer that? He actually explained that to me.

Mr. Summers, The assessed value of the property will change. It is currently zoned agricultural. It will be reassessed as what is called utility property. The assessed value will go way up. As Mr. Johnson said whenever that happens whether it is a solar system or a new Chrysler plant when the assessed value goes up two things could happen. One tax rates could go down or two local revenue can go up. Schools, township, library, airport and County what have you? Typically in other counties in Indiana elected it's been a (Inaudible) rates have gone down a little bit and revenues have gone up a little bit.

Mr. Thompson, This is all an A1 General Agricultural zoned property from the Soil Conservation Service Acts that were used with our land use study. The (Inaudible) in Porter County is over on the east of 49. It runs from the airport down up through State Rd. 8. It a piece of 49. However, this is still good farmland within the Connection Resource Conservation or the SCS Survey. It is still good farmland and yes they are proposing to put it on farmland. (Inaudible).

Mr. Finar, I'm Jim Finar and I am with Hoosiers for Renewables. I am the technical director and I live in Granger, Indiana. I am a certified economic developer and having leadership roles in county, regional, utility and statewide organizations. Hoosiers for Renewables is an Indiana statewide organization that provides education while promoting and celebrating renewable energy development and opportunities that provide for healthy communities and healthy economies. Specifically considering animal rights, economic impact and clean energy delivery. You are all to be commended. (Inaudible) information that you already had in place. Within it you have established reasonably balanced large scale solar developments to allow for any solar energy development project moving forward must perform to the process outlined within it. That is responsible government. (Inaudible) let's allow farms to be farms. Farms are businesses and renewable developed projects simply provide farmers another crop to produce in this case solar energy. From an accurate perspective there is minimal farmland that is impacted with these projects. It offers another alternative to crop rotation generating income to the landowner. And after the return of the income of that contract with a developer we will restore that in the decommissioning process that was explained earlier. This is also and this is a key thing why it is an opportunity to sustain the family farm where there may not be future opportunities for generational families to keep it. In this case this reserves their ownership rights as farmers. I'm not going to go through the economic impacts. You've already heard that. \$30 million plus in terms of tax revenue jobs. (Inaudible – audience speaking over him.) Companies in Porter County focus on sustainable goals such as Arcelormittal, U.S. Steel and Pratt Industries all have sustainable rules to reach and that is reducing their carbon footprint.

Mr. Valles, Commissioners my name is Jeffrey Valles. I live in Crown Point, Indiana. I and several other agents have come from Wisconsin. Local 150 has a working relationship with NextEra. The man says they do what they say. They're going to do it. They treat an employee with respect. This is another contract we have (Inaudible) that's doing a solar field (Inaudible) to bring its supporters and from all over the country from Louisiana, Mississippi and paying wages and benefits that are far less than (Inaudible) in Northwest Indiana. Local 150

has an agreement, a verbal agreement with NextEra that all this work will be done (Inaudible) standards and benefits for Northwest Indiana. (Inaudible) we've done many projects with NextEra. We haven't had a grievance. They've always done what they've said they are going to do. We've never had a problem when they started (Inaudible). Not once. They've always done what they said they were going to do. That is one reason why I am in support of this project. (Inaudible) as well. I just wanted to be here tonight to let you guys know.

Com. Biggs, Asked the crowd to stop being disrespectful, people interrupting.

Mr. Flanigan, My name is Colton Flanigan. I'm from Portage, Indiana. I am an apprentice with Local 150. This project gives me an opportunity to learn on the job. Pays my benefits, pays my wages and continues my Workforce Development. (Inaudible) solar project did not do that. It did not contribute to Workforce Development in this area or the State. Thank you.

Mr. Clarida, Good evening and thank you for the opportunity to speak tonight. My name is Jim Clarida. I am a lifelong Porter County resident. I live in Boone Grove. I also come to you tonight as a business manager of IBW Local 531. We currently represent hundreds of members who live and work here in Porter County. I'd like to speak tonight in support of this project and with firsthand experience of with in collaboration projects just like this. Local 531 stands to support this project and as leaders in the renewable industry, specifically solar. We have hundreds of members who work on projects like this. Our organization is dedicated to recruiting and training local residents to form this type of work as we transition into their mobile energy. We recruit locally and our training is free to our members. The transition into renewable energy is a lot of organizations such as ours to expand our reach into the community. We can now offer new careers to folks who otherwise would've never had opportunity to work in the electrical industry. The more people we can recruit, train and (Inaudible) good wages and benefits makes our local community stronger. It puts more of our local residents at work. I think we can all agree that that is a good thing. The perfect example of this is the Dunsbridge solar project in Wheatfield, which is also a NextEra project with a similar size to the Malden solar project. In order to meet the manpower needs of this project which feeds around 250 people. Multiply through (Inaudible) up to 200 new people specifically for this project. All most all of these new positions created came from local Northwest Indiana residents. Anyone living in the local area had an opportunity to work on this project if they wanted. If they had transportation or were of 18 years of age and you could pass a drug test. They partnered with Ivy Tech, the NAACP and all of the local high schools and Work One to make sure that our message that we were hiring is on prominent display. We made it very well known here locally that if you wanted a career in the renewable industry IBW is here to put you to work. These new member are now earning good union wages and good union benefits. They also been taught the skills to perform this work and we'll be able to take these skills from one job the next. With so many solar projects scheduled not just in our area but statewide. These are sustainable careers for any for anyone wishing to work in the renewable industry. It is our hope that once these individuals finish up the Dunsbridge in Wheatfield they could then work on the Malden solar project. Thus keeping local residents. I can also speak on the great lakes and NextEra tried to be a good neighbor to the community because workers on this project had to make sure that we were very mindful to the local residents. We did our absolute best to keep traffic to a minimum on various county roads as to not impede traffic with our equipment and our work vehicles. We also did our best to keep as much mud and dirt off the roads as local residents did not have to drive their personal vehicles through our mess. As far as visually this is one of the biggest construction sites I've ever witnessed. I don't know if you can imagine how much garbage can come off a project like this but there were six to eight full dumpsters worth of garbage to hall away every single day. This was garbage that wasn't blowing around the fields, blowing in the neighbor's yards or just creating an overall eyesore. Anyone driving by or looking close enough (Inaudible). This is something NextEra made very clear in the beginning with steadfast keeping. Thank you.

Mr. Shook, My name is Paul Shook and I live in Morgan Township. I found out literally today contrary to what they said (Inaudible) maybe even surround by properties that are being (Inaudible). I was never contact by NextEra (Inaudible). I do have a couple of questions (Inaudible) as a U.S. taxpayer. First off would NextEra Energy have taken on this project if it had not been subsidized by the government in the recent infrastructure projects? Yes or no?

Mr. Johnson, (Inaudible) Yes.

Mr. Shook, Okay. Granted the subsidies for agriculture this is benefitting your company directly as a publicly traded company. Is that correct?

Mr. Johnson, Yes.

Mr. Shook, Next off this kind of sounds like a build it and they will come project. If you haven't contracted to a final customer yet.

Mr. Johnson, Open for contract.

Mr. Shook, Is this when you go to anybody. Those Porter County citizens of Indiana residents from the power that is produced from this panel.

Mr. Johnson, (Inaudible) like an irrigation system. You put water in. (Inaudible).

Mr. Shook, Are there any benefits to the Indiana citizens or is this going to be shipped (Inaudible) power?

Mr. Johnson, They can't ship our (Inaudible) like that. It would be like water going through a spigot.

Mr. Shook, Do you have better storage that this could be put on the premises?

Mr. Johnson, (Inaudible).

Mr. Shook, So this has to be sold at spot rates out into the market?

Mr. Johnson, No sir, incorrect.

Mr. Shook, You have contracted rates?

Mr. Johnson, It would either be a power purchase agreement. Or a (Inaudible) training agreement where we would operate and manage the site. (Inaudible people talking over each other.)

Mr. Shook, And most of them on an interconnection system.

Mr. Johnson, That is right (Inaudible).

Mr. Shook, Okay so it won't be used as utilization (Inaudible).

Mr. Johnson, (Inaudible).

Mr. Shook, Are you going to float a municipal bond public private project? Do you have escrow so if this become an albatross after 6 years (Inaudible) technology new legislation?

Mr. Johnson, No.

Mr. Shook, Do you have enough escrow that has the decommissioned (Inaudible) 25 year lease period.

Mr. Johnson, We have financial security.

Mr. Shook, Do you have to go DC or AC?

Mr. Johnson, (Inaudible).

Mr. Shook, (Inaudible) refrigerator humming. (Inaudible). Finally are you going to put motorized systems on these panels so the follow the ark of the sun during the day?

Mr. Johnson, Yes sir I said that during the presentation.

Mr. Shook, I just want to have that repeated. So you are going to use a motorized system using DC powered geared systems to go ahead and move panels back and forth.

Mr. Johnson, (Inaudible).

Mr. Shook, What does that sound like and what is the acoustic level?

Mr. Johnson, (Inaudible).

Mr. Shook, Do you have studies that prove that (Inaudible).

Mr. Johnson, Yes and I will be happy to provide that to the County.

Mr. Shook, How come I was never contacted?

Mr. Johnson, You were. Everyone within 500' of the project.

Ms. Shook, Hi I am a Morgan resident. My question is about the recycling process. You know we hear a lot about this. The problem is in technology with solar panels is moving very quickly. So when you say 30 years out people may decide with the upgrade that it might be more efficient to get a new panel before that time. So what happens to all of these old panels? In some areas they are being classified as hazardous waste because they have KDM and lead in them. I just heard tonight that this power may be shipped to Ohio. Will Ohio be recycling? Will they be in charge? Will we be on the hook for all of this recycling? Also, it costs about \$20 to \$30 to recycle one panel. However, sending that to a landfill would cost \$1 to \$2. So I'm figuring this is according to the Harvard Business Review, I'm figuring that the companies are going to want to go with the \$1 to \$2. Call me crazy. We are putting an estimated 78 million tons by the year 2050 and that is not even including the upgrade. That sounds like a lot of stuff in our landfill.

Mr. Johnson, I appreciate the question. I am going to go through and see if I can (Inaudible). I never heard the Ohio (Inaudible). As I said earlier (Inaudible).

Ms. Shook, What about Illinois?

Mr. Johnson, I'm just telling you how I (Inaudible) RTO the Regional Transmission Operator will regulate the (Inaudible) and that is how it works. Money placed in a de-commissioner bond to do so.

Ms. Shook, Where (Inaudible)?

Mr. Johnson, The de-commissioned bond will be with county government.

Ms. Shook, In Porter County?

Mr. Johnson, Yes. The de-commissioned bond will be with Porter County.

Ms. Shook, We will have the de-commissioned solar panels in our county.

Mr. Johnson, You will have the de-commissioned bond in the plan in place with the county. We will recycle the panels and as far as (Inaudible).

Ms. Shook, Even with the technology growing as fast as it does you will be able to recycle them.

Ms. Bridy, My name is Christine Bridy. I live in Morgan Township. I moved out here from Merrillville. I wanted to live by the university and I wanted farmland. As a child I grew up in California with portraits and strawberry fields and flower fields. I wanted that same feeling (Inaudible). Another reason I left Merrillville was they were selling off their land. Businesses were going in. Homes were going in. They were the field I use to go and pick my vegetables with my daughter. She started when she was a year and a half old going out there. She is now a vegetarian and I am pleased with that. My problem with loaning our farmland out to electricity that is almost being pushed on us through our government. We are too soon doing that. We are just finding our way but you're taking my farmland from us. You say 1% of the farmland in Indiana will go to Africa. Every 1% of those people in Africa who were dying because they don't have food. And it seems to me if the farmers are struggling in our state, our state is responsible to help them. To help continue growing food for the world. Otherwise we're going to be all starving because our land will be wasting. Our homes will destroy the land. Our businesses that are being built will destroy the land. I understand we need electricity but there are other ways that are not destroying our farmland. The more we give it out for solar or anything else. (Inaudible) I don't want my land to go to them because too many issues with the (Inaudible) farms. Taking our land doesn't make sense to me. I hear the farmers saying they are struggling. I don't hear children saying I want to be a farmer when I grow up. I see a neighbor whose children belong to the Future Farmers of America, but they are dealing with the animals. They are not dealing with how to be a farmer and work on the land. Thank you.

Mr. Johnson, You made a good point and I appreciate our comments. These are private agreements (Inaudible). We're not taking anything from them. These are offers that would help sustain whether it's diverse (Inaudible). Or to keep a farm and family. So it is a different perspective. I sympathize where you're coming from. I understand what you're talking about. The other piece on food. According to Indiana AG Today in Indiana in 2022 47% of Indiana's food went to ethanol. As far as the food argument goes it is just not the case here in Indiana. I appreciate the comments and I just want to be very clear that these are private agreements with landowners following an ordinance. We are not taking anything from anybody. If an imminent domain pops up on Facebook, that is completely incorrect. We are a private company. We are not even a regulated utility. We are a developer. We don't have an eminent domain in Indiana.

Ms. Patterson, Barb Patterson. I am from North Judson. I am also here on behalf of my son who is part of the family farm. He's (Inaudible). He didn't want to speak nor did I but here we are. I am here tonight to represent our family. Our farm is included in the proposed solar project. We have been part of the Malden and great Porter County farm community and economy for 59 years. Spanning 4 generations. We buy all of our fertilizer and chemicals (Inaudible) Alliance. Our farm equipment and parts come from Bane Welker in LaCrosse. Prior to that for decades from Harold at H & P in Valpo. Over 59 years we paid an estimated \$650,000.00 in real estate personal property taxes in Porter County. Including a majority of that to the Morgan Township School System. My point is we are and we will continue to have a long term commitment to Malden and its broader community. Why did we commit our family's farm to this solar project? Farming is more than just providing (Inaudible). It is a business. And like all businesses it must innovate and adapt. When I was a teenager my father grew popcorn for Orville Redenbacher. This contracts were all cancelled after a few years in this area. No more. We grew spearmint and peppermint but China reduced demand for Midwest Oil so contracts for those crops (Inaudible). We have a mint (Inaudible) that is abandoned right outside the barn. The corn and beans that we grow today have a stable demand, but smaller and mid-sized farms face the current burden of extremely high input costs, double interest rates, \$4.50 diesel fuel, \$1000.00 a ton for fertilizer. Many people here are familiar with that. I could keep going on and now the beginning cycle of lower commodity prices and diminishing profits. So like all businesses farmers must diversify to maintain their financial security and provide incentive for the future generation of this farm to keep farming. This solar project offers us the opportunity to diversify while still farming in moment. To give you exact detail the exterior perimeter of our farms. (Time was up.)

Ms. Heflin, Good evening my name is Connie Heflin and I'm from Morgan Township. We moved here in 1996 and both of our families are from Kentucky and we wanted the area to look like Kentucky so we moved to Morgan. We've loved it here. We want it to stay farmland. We do not want these panels to come in. I live right down the road. If one farm does this or a few farms then who's to say out my back window it won't come here. The next thing windmills. We don't want this here. The glass panels. I don't know if you get them from China or where you get them from. (Inaudible – people talking.) Is trying to get. We can go green and make the panels. We are not at that point yet. I don't believe the money should go to a foreign country. We have to start looking out for us. In the state of Indiana and the United States. I wish you guys would please rethink this because this is (Inaudible) to look outside and see the panels. We went down to Wheatfield. We wen t up to Michigan where we haven't been. You say it is safe for the water and the land. You say you can't hear it. That is a lie. I got out. It sounds like a semi's trucks tires running down the highway. It's a loud humming sound.

Mr. Romaneschi, Hi my name Cal Romaneschi. I've actually lived here in Morgan Township right down the street for 23 years now. I'm from Washington State originally. I've seen a lot of this stuff go on there. As a matter of fact we had a little cabin down in Buffalo Indiana and there are still trucks coming from Illinois into the landfill down there. They are dumping stuff from Illinois into the Liberty Landfill in Buffalo. I made a big stink about this. I'm a scuba diver too by the way so I know what happens when pollution, when that happens. How many people are for this? (Inaudible) jobs with this company? As far as pollution goes I don't trust this. Pratt over here. I lived in Tacoma Washington and they had a company over there too. It was a paper company and that thing started stinking really bad after years of use. This doesn't smell too bad because it's brand new but Pratt will start stinking. You remember that the Pratt thing will happen. I'm sorry but I don't agree with this whole thing. Are you going to build that site Trans center for us?

Mr. Johnson, (Inaudible)

Mr. Romaneschi, I work with those kids at the church over there and I love those kids. I want to see those kids grow up safe and in a clean environment. Our environment over here is already messed up. This is the worst state in the United States for cancer for dogs. People too. Cancer horrible. I can't trust this. I'm sorry. Thank you.

Mr. Hill, Hello my name is William Hill and I live across the street from the Porter Hospital. (Inaudible). My point is going to be about the pollution that is caused by your product. There is pollution to mine and refine the aluminum. To mine and refine the silicone. To change from oil the plastics that you use. The copper. The sheathing for the copper. Then there is also the idea of the pollution that is going to be thrown into this area from all of the construction material. This is my main concern and also the fact you know you talked about recycling. I'm just tracking for a living to support my income. I don't believe you should throw a washing machine into the landfill. If everyone did a little bit to help with recycling paper this place would be better. Maybe the Earth. My main concern is how are you going to recycle the silicone that has outlived his usefulness?

Mr. Johnson, Right now we're planning to repurpose them.

Mr. Hill, I understand that's why I added outlived its usefulness.

Mr. Johnson, Right now you're talking about 20 years.....

Mr. Hill, You are avoiding the question.

Mr. Johnson, No sir (Inaudible).

Mr. Hill, You might as well say (Inaudible). That is an answer too, okay. I'm asking how are you go to recycle the silicone that has not lived its 20 year usefulness or 40 or 60. How are you going to recycle that material?

Mr. Johnson, We will repurpose it.

Mr. Hill, Once it is no longer useful to be repurposed how will you better recycle that? You don't know. Thank you.

Mr. Jarnecke, Hi my name is Joe Jarnecke and I live in Kouts. I spent all of my time right across the street here (Inaudible) as a child. My mom dropped me off with my grandparents and she would go to V.U. to college but anyway (Inaudible) across the street and I want to rebuttal about that. When it was rolled in I think probably about everybody here uses that store. I got two questions one for him. I understood you to say a 20-year and then it returns back.

Mr. Johnson, Yes sir.

Mr. Jarnecke, Is a why is it only 20 years?

Mr. Johnson, We're going to have you make sure that we can recycle and repurpose materials with time to reinvest them in another project safely and properly.

Mr. Jarnecke, 20 years goes fast. I'm going to be 70 but I won't be here. My other question is for the Commissioners. Why (Inaudible) windmills? They are a lot less disturbing.

Audience, No.

Mr. Jarnecke, You people don't know what you're talking about.

Audience, (Inaudible – talking back and forth.)

Mr. Jarnecke, That has to be worked out with the Commissioners. (Inaudible) when they came in. They get tax abatements for everything. I am a farmer. I have to live on 120 acres. There isn't one person here that has to live on 120 acres. I know what taxed are. I pay over \$34.00 an acre of taxes but why cannot a windmill stuck in a corner of a property generate electricity. It is not going to hurt anything and you still have acres of farm.

Mr. Thompson, We've had a windmill ordinance since 2010 because there was a company that came in and was looking at leasing property between Kouts and LaCrosse.

Mr. Jarnecke, I understand that (Inaudible).

Mr. Thompson, They couldn't get the leases for the property.

Mr. Jarnecke, (Inaudible) matter of fact one of them said he'd rather take the bullet to his head. I was on that property line to have something like that. That would have been a blessing for 128 acres for extra income.

Mr. Thompson, And I spoke to the property manager and he was packing up. He told me you could not get releases.

Mr. Jarnecke, If you would have had an ordinance. I have talked to the people in Brookston (Inaudible). They told me the first thing you have to do is talk to your Commissioner and get approved.

Ms. Mize, Hi my name is Jan Mize and I live in Valparaiso over by the high school. A lot of what I was going to say people pretty much covered. I am very much against this. I'm worried about what it's going to do to my property value as far as increasing my taxes like all of these people moving from Illinois. They are bidding up the properties and then valuable property goes up and then our taxes go up. And this is probably going to cause that as well. Also, what is this going to cost us for electricity and natural gas? That is a concern as well. Also, I just heard that you want to go (Inaudible) the property in Wheatfield. It's not up and running. It's been built and it's an eyesore and they can't even get parts to come in and fix it. That is another issue I will be worried about for this. I also heard that the heat will go down into the ground and can cause what (Inaudible).

Mr. Johnson, To be clear the project that was stopped in Wheatfield wasn't ours. Ours is still in progress. Just to distinguish from another developer and second as far as taxes I think I heard you right I just to be clear we're not seeking a tax (Inaudible).

Ms. Mize, I don't know what you are seeking. I just want to know (Inaudible) our taxes. (Inaudible) I came out here because I wanted to bring my horses and enjoy life. Will our taxes go up?

Mr. Summers, Tax rates are set by elected authorities. And they could levy a tax rate that is controlled by the state against its assessed values. When assessed values go up typically rates have to go down. What you're suggesting is if the house next to me sells for more than I paid for will the assessor say the houses in all the neighborhoods need to go up? That is generally the way we assess property.

Ms. Mize, I know that and then our taxes go up. So (Inaudible). Thank you.

Mr. Colter, Thank you Commissioners. James Colter. I live in Valparaiso. A couple of questions come to mind immediately. He said less than 1% of the (Inaudible) farmland in Porter County.

Mr. Johnson, Right according to the USDA.

Mr. Colter, Do we have a firm hand on? Is this just another 1% or will this be the half of the total of 1% of all of Porter County?

Mr. Johnson, I can't speak for other developers but I can speak for NextEra. This is the only project in Porter County we're receiving.

Mr. Colter, Is your company this project less than 1%?

Mr. Johnson, Right.

Mr. Colter, You would have a county wide cap on the amount of acreage that we're turning over to electrical production as opposed to farmland. My concern here is it is 1% of this project. 2% for next year. And oh by the way all of this is subsidized by the taxpayers. I (Inaudible) that there's some economic benefits to the generational electricity. However, we live in Indiana which is quite rich in natural gas, coal everything we need to reduce electricity. And yet we're shipping this stuff to foreign countries fix their power instead of using ourselves. As a former military officer I used to do strategic planning. I don't really think this is a good idea to be shipping our most valuable resources to countries that don't really like us. I'm also (Inaudible) okay so my question would be how much is this going to reduce my electric bill? I can't speak for anybody else here but my NIPSCO bill this year is on pace for what can only be

described as a record year. That is 2 furnaces, 2 air conditioners every window of the house and it just keeps going up. Now I realize that's not yours but I see nowhere in this where it talks about lowering my taxes or lowering my energy bills. Hopefully we can get something done on that.

Com. Biggs, To clear something up Matthew had stated that NextEra had under contract roughly 1600 acres. Do you plan on securing additional contracts?

Mr. Johnson, There is only one remaining lease option right now for about 120 acres but we probably wouldn't use all of that. (Inaudible) walk the property line with another landowner today to see if a non-participating landowner to see how we could tighten the project as much as possible. Move it away from them because 60 acres would be almost to the interior of the project. It would be like a u-shape and it would be on the inside of that. So even though we would be adding that it would actually reduce the footprint on any non-participating license. That would be the only addition.

Ms. Brown, Hi my name is Paula Brown and I live in Morgan Township. Just wanted to let everyone know in case you were not aware I literally did my research before coming here today. NextEra has just merged with Jinko Solar Holdings which is the largest solar company in the world, which is in China. They merged the last year according to the findings. They are supplying 7 million solar panels over approximately 4 years. NextEra has consolidated revenue of \$17.2 billion. What do we have but solar panels that are (Inaudible) an eyesore? We no longer have a food source. Our natural habitat has been destroyed. We're going to keep seeing this as long as these companies continue to be in bed with China and at the end of the day this is a situation where somebody has got to wake up because they're already buying all the farmlands in Montana and Wyoming. Buying farmland by military bases and I know this is off the subject but this is Valparaiso Indiana. If they can do it over there. They can do it over here too. We need to stop this. I am against this. There is no place for this. I have a girlfriend who lives down in Wheatfield Indiana (Inaudible) solar panels as long as they have been there. There is no beautification. It is an eyesore. And for the lady who said she (Inaudible) 80/94 that. I (Inaudible) everybody to please vote no for this. There isn't any place for this solar here in Malden Indiana (Inaudible).

Mr. Johnson, She was talking about a procurement supplier that moved its operation to a country that I previously listed. And as far as the sound goes we're going to be happy to submit a sound study and work with the audience to ensure that we're below a 60 decibel gradient project boundary. Lock stock and barrel

Mr. Schoon, My name is Nelson Schoon and I live in Washington Township. I have just a few practical questions to ask. Matthew is thee going to be grass underneath these solar panels?

Mr. Johnson, (Inaudible).

Mr. Schoon, There will be grass. It will be growing. How will that be managed?

Mr. Johnson, Through mowing.

Mr. Schoon, Under the panels too?

Mr. Johnson, Yes sir (Inaudible)

Mr. Schoon, Okay, simple answer. We got called by Rammus trying to figure out their grass management. We're building a meat processing plant in DeMotte so they wanted us to process all of their (Inaudible) all 16,000. I just wanted to know what your plans were. (Inaudible)

Mr. Brock, My name is Tyler Brock and I live in Kouts. I am president of the Kouts Town Council. I have a few points. Nothing formal written down. I want to thank all of you for coming here. Keep in mind Mr. Johnson is sitting here and that is important. It is his job to represent the positive aspects of this project. There are a lot of negatives that he is not telling you that you could research yourselves. This is not an agricultural activity. (Inaudible) industrial land, utility zone land and agricultural. This isn't agricultural guys all right. And I don't think the changing of the zoning to allow this to occur on agricultural property is appropriate. Habitat losses are number one threat to wildlife and he mentions that they do some habitat

improvement on their properties, ponds and other stuff like that. Wetland restoration will that habitat be opened to the public to use?

Mr. Johnson, Well it's on private land.

Mr. Brock, So it's not opened to the public.

Mr. Johnson, (Inaudible) stop under 1600 acres. The next thing you know it's in Pleasant Township, it's in Washington Township and it's in your backyard. I don't want to see this stuff through Kouts. It doesn't look good. They say they do a lot of improvements to make it visually appealing. That may be the case. Will the next company do that? If you've ever driven through the Wheatfield area the last couple of years it looks terrible. The habitat lost down there is mind boggling. Samuel Grains (Inaudible). (Inaudible) they can't point at the landowner for finding this appealing that these guys are offering them a deal that is really hard for them to refuse. Money that they probably can't make in farming. So you can't blame the landowners. (Inaudible) almost unlimited resources. This company is starting out doing a solar project. When this one goes through this won't be the last here I believe it's called Mammoth Solar. They have workers coming in from another area who are getting paid more than the local workers. Keep that in mind. Again, I just want to thank you guys for the time and I strongly encourage you guys to consider not rezoning any property to allow this type of activity here.

Mr. Stone, Red Stone from Chesterton Indiana. I am a Porter County Councilman. First I would like to say thank you for the Commissioners for having this meeting. Thank you for NextEra for coming up and facing the fire. I do have a couple of questions. Do you have a (Inaudible) agreement in place?

Mr. Johnson, It is called a GIA. A generator interconnection agreement. Right now we are working with MY SO as I stated earlier. MY SO (Inaudible) zone six and that to control (Inaudible).

Mr. Stone, You actually do have a (Inaudible) agreement in place though.

Mr. Johnson, We are in Phase 2 right now. There are multiple phases. It is a 595 day process. There are no delays but there is always a delay.

Mr. Stone, So the answer is no.

Mr. Johnson, The answer is yes. We have an agreement in place (Inaudible). Yes we do have an agreement.

Mr. Stone, I was asking where the panels are manufactured at. You already answered that. Pontificate (Inaudible) it makes me furious. You know we are buying products Vietnam, China and Cambodia. I can't believe that the United States is going to spend millions of dollars on renewables and we can't even manufacture the panels here in the United States. It infuriates me to know that my son and my daughters all of their jobs are getting shipped to China. They are getting shipped overseas for cheap labor and what are we going to get stuck with. We're getting stuck with solar panels. And I'm not saying (Inaudible) landowners God love them. I mean it is a tough situation for anybody to be in but to me I'm just furious that these panels are made overseas and we can't manufacture. If we are going to put them here at least let's make them. That would be a great start if you want.

Mr. Johnson, (Inaudible). Absolutely. We're an American company we would love to be able to purchase these here. (Inaudible). According to Facebook and everything else those are the types of materials you don't want.

Mr. Stone, I know you're talking with the unions about using local labor. Are you willing to sign a PLA? In my business it talks the talk. It walks the walk. Are you willing to sign a PLA with the local (Inaudible)?

Mr. Johnson, We are working on that right now.

Mr. Stone, It should be very simple. A PLA is very easy to sign. I'm in construction. I'm an iron worker. I own a company. We have to do this all of the time. It's not that hard.

Mr. Johnson, There are just more considerations as we have multiple projects in multiple states. (Inaudible).

Mr. Stone, This is in Indiana Porter County at least if we're going to have it built here because I don't have a say over it. We should have good made jobs and people (Inaudible) communities. That's why I was kind of insisting that you should be able to say sign up for the project labor agreement.

Mr. Johnson, (Inaudible).

Mr. Stone, Thank you. Seeing that I'm on the Council you say you're not going to be asking for any tax breaks, zero.

Mr. Summers, (Inaudible).

Mr. Martin, Bob Martin lifetime farmer. I sit on the school board for East Porter County Schools. Is it true that God is making no more land even though China and Southeast Asia are making thousands of solar panels? And I ask that question because in 1970 I was a part of (Inaudible) team that went to Nationals which was the seventh in a row from Washington Township. And we were taught to love the land. Protect the land like my AG teacher Elvin Smith taught me that. My dad Carl Martin taught me that. I farm on 400 acres. (Inaudible) revenues are on an all-time high. (Inaudible) on 400 acres. When you subsidize like yourself at \$50,000.00 an acre. It is easy to pay huge sums of money to farmers. I would ask you these questions. I asked the similar questions at the school board meeting. Indiana is the second cloudiest county in the state. LaPorte County was chosen as a place where the munitions dump for World War II because it was the cloudiest. I would ask you what efficiency on 100% cloudy day do those panels have and why and how is it possible for sun to be harvested if the sun doesn't shine? (Inaudible) in Porter County in the wintertime. I would also ask this question best productive use of land was to be determined by the quality of the soils. These soils would rank as class one soils when I was soil judge. They're very highly productive. I'm not opposed to solar panels on houses and on barns and in small amounts. They're very effective. I have 3 brothers-in-law that have systems that feedback to NIPSCO and other power companies. (Inaudible) you are in it to make money but we are paying for it. We are paying \$50,000.00 an acre or whatever the actual dollar amount is it's huge as a subsidy otherwise you wouldn't be able to give that kind of money to people and I would ask you one other question that I asked at the school board. I did research and the panels are raised in other countries. They are raised so that livestock can go under and that you can actually mow under them. I've been to Jasper County. Those solar farms are ugly. They have no weed control yet. I don't know if they are going to when they are done but to say that this is aesthetically beautiful for the people that are going to live around it that you are going to do all of these things. As somebody that learned about soils all of my adult life I've been on the land. This is not the best use for Porter County productive (Inaudible). We have a corn stock as one of our symbols.

Ms. Cunningham, I'm Sherri Cunningham. I am a Morgan graduate. We are in the county (Inaudible). Are the contracts already signed and they are ready to go. (Inaudible – not standing near the mic.)

Com. Biggs, Ma'am there is no contract that we have signed.

Ms. Cunningham, So what are we doing here? Is this just informational or are you looking at us to eventually vote one way or another?

Com. Biggs, Well I am going to speak for myself. Before you leave here tonight I want to make sure that everybody in this room understands what I think on this subject matter and for the residents to learn more. Even giving NextEra the opportunity to maybe say some things to our residents that they haven't had the opportunity to say. We don't have any contracts at all.

Ms. Cunningham, A lot of speculation we haven't been given any information sent (Inaudible) from NextEra. So of course it's going to be promoted (Inaudible). We have not had time to collaborate as a community. We had time with other proposed installations coming through Morgan Township. So what is the next step after this presentation? When will you be voting or deciding and is there any recourse for this community?

Mr. Thompson, You never have to do a rezoning. Commercial solar farms are agricultural and industrial zoned. They are also (Inaudible) residential area with a special exception approval from the Board of Zoning Appeals as well. In this particular case they have to go through a development plan approval process which goes in front of the Plan

Commission. There are a number of items and steps that they must meet to be able to get in front of the Plan Commission within the ordinance and also the storm water has to be checked. A number of items. Before we put them on the actual Planning Commission I can't think of how many criteria that they actually have to meet 10 or 12. If they don't meet any of those we don't move forward to the Planning Commission. We have no applications currently in front of the County. No applications at all.

Ms. Cunningham, Is there a time frame this will be done in?

Mr. Thompson, (Inaudible)

Ms. Cunningham, (Inaudible). I hope this installation will be to a residential home because I heard there are a lot of residential homes populated through this proposal.

Mr. Johnson, We are looking at exceeding ordinance standards. We don't want to be (Inaudible) 100' of the property lines (Inaudible) fence. Even in the fence we have another 20' after that. Now having said there are landowners that have reached out and we've been happy to work with them to see how to fully optimize this away as much as possible. Are there other options including screening or other maneuvers that we can utilize. We haven't (Inaudible) from anybody. We've done 20 (Inaudible) in this County over the last year and a half. Social media, news media. There's been a number of different things that we've done to get the word out about this. When folks have reached and they want us to work with them we've been happy to do something. I appreciate your question. A total of about 200' from the property line (Inaudible).

Ms. Cunningham, Everyone go to Pulaski County Against Solar Project. You will see a lot of information.

Mr. Johnson, I know what that site says. I saw your post. I can't speak for another company.

Ms. Cunningham, I'm just telling everybody that is what they can do to find out more information on what is happening and how there are immense problems with this.

Mr. Hardin, Rich Hardin from Chesterton. Full disclosure I work for a (Inaudible) distributor. NextEra is not one of my customers but I do have familiarity with this sort of project. I just (Inaudible) in the state of Illinois. So for the folks that are worried about the power being generated here going somewhere else very very unlikely. As far as (Inaudible) pollution. I've been on a couple of these sites personally (Inaudible). This (Inaudible) NextEra Company talking, this is just me. The guy down the road. Some of them (Inaudible). It all depends on the material that you use. Anything older than 10 years if anybody has been around or done any research on the solar industry you can see how far that technology has come in just that short of time. I can personally vouch for a site that I was on this calendar year that was very very quiet. I was standing much closer than anybody's home would be.

Unknown, Was it a NextEra site?

Mr. Hardin, It was not. Like I told you they are not one of my customers.

Unknown, (Inaudible)

Mr. Hardin, I am not.

Unknown, You were talking about the noise. The noise level you have at right now is about 60 decibels. Is that what you want right outside your houses?

Mr. Hardin, As far as recycling is concerned about 90% of the products at every solar module is reusable for new solar modules as well. So as they go into the cycle things (Inaudible) landfills aren't a big concern. To my experience of the people that I talked to.

Unknown, Where are they recycling all of that. Are they sending everything back to China to recycle? As far as I know they recycle it domestically.

Com. Biggs, Asked the gentleman in the audience to let Mr. Hardin finish.

Mr. Hardin, As far as U. S. manufacturing is concerned I'm only familiar with of the few (Inaudible) manufacturers. Worldwide we are about 60% short of the demand. So the chances

of the demand. So the chances of anybody NextEra or any of their competitors or anyone else being able to do anything domestically is very low. For that to catch up will take quite some time. I'll be available if anyone wants to ask me questions. I don't work for NextEra. They are not a customer of mine. I don't deal with them. I just like solar. I think it is a good thing. I think a lot of the things you find on the internet is put out there. The other thing that I want to bring up from a personal standpoint. Voting no to do this is telling a private landowner that they cannot use their property for what they want for the greater good. I've heard a lot of talk tonight about (Inaudible) overseas and the idealist plan to (Inaudible). Are we going to be conservative Indiana and tell a private landowner they can't do what they want?

Mr. Busse, My name is Rick Busse and I live in Morgan Township. I live on 150 between 250 South and 325 South. I want to know if the panels are coming right up to 150.

Mr. Johnson, There are setbacks that we have to abide by.

Mr. Busse, Two hundred feet is not much. We're talking about the noise. We're talking about the visual impact. The first map I thought was explaining where all of this stuff was going. The cut off was 75'. (Inaudible) way out in the fields there are no houses around there. Where I live there are a whole bunch of houses. Everyone is going to be able to see this stuff and hear it.

Mr. Johnson, For visualization we will put in vegetation and we will abide by the County standards. For sound we will be happy to submit a sound study (Inaudible – phone ringing.) central location at the site. You don't put it on the edge. It doesn't make sense. (Inaudible) the one reason why we haven't submitted an application yet is to kind of optimize this as much as possible. We also wanted to hear the concerns and see what other considerations we need to make before we submitted a site line.

Mr. Busse, Three quarters of a mile away from 150. That sounds good.

Mr. Johnson, Hi I am Adam Johnson. I live in Valparaiso. I am a Regulatory Compliance Engineer and I work adjacent to the energy monitoring industry. I appreciate the tech details that were shared by NextEra. I would like to know if there was an audit to determine if solar panels were produced in accordance with international standards for environment. And I would also like to know where I can find the detailed description of the project financial plan including any branch of subsidies. You don't have to answer that now but I would like to say in my experience with the energy industry there's a lot of people that can understand you should know that coal is radioactive. You should know if you live near a coal power plant you receive a greater dose of radiation than if you stand the same distance away from a nuclear power plant. Scrubbing that is done in this area will remove about up to 90% of that as well as the other pollutants but about 10% is going to go out into our air. And right now in Lake and LaPorte County about 10% of our children are suffering from pediatric asthma and other respiratory illnesses. There is no chance of working with the steel industry to reduce the amount of smoke stacks because there are no solar panels that can make steel. The imagery in this industry has a solution that they are going to listen. My recommendation anything you can do to reduce the number of smoke stacks in this area will increase the health of children. I have a 5 month old son with a 10% chance of pediatric asthma, it's too high. Thank you.

Mr. Jepsen, Jim Jepsen. I am a Valparaiso resident. I was originally was going to read a couple of bullets from a letter by Jerry Eagle who couldn't make it tonight. I will send you guys the entire document with all of his resources. That cannot be done in 3 minutes. A couple of things I just want to point out is as a publicly traded company NextEra has repeatedly (Inaudible) high ESP which is an environmental social governance rating from holding companies like Live Rock, Vanguard and Sage Creek by getting on board with clean energy production. In addition NextEra has contributed millions in campaign contributions and lobby efforts with the expectation of favorable regulatory and financial subsidies from the government and this has been going on for a while. The cost of green energy is too high. Especially among the average wage earner and those that are on a fixed income in Porter County. We've already experienced tremendous (Inaudible) from NIPSCO. Adding an increased cost from the Malden solar project is going to potentially jack up about another 20%. So that is not a tax directly from a government agency but that's a payment that we're all going to have to pay as a result of this. When it comes to manufacturing. I hear where you're getting the panels from but the Cobalt use to make them. Cobalt generally comes from children that are 14 years old working in the Congo for a dollar a day. They were wearing no protection. They were working 12 hour days. There are multiple resources. There is an interview with (Inaudible) by Joe Rogan from December 22, 2022. You can also read the book Cobalt 11. If this doesn't

change your mind on how these things are made I suggest you actually look internally because there's someone here not (Inaudible). When you are looking at the amount of energy that is concentrated in one place no matter what form it's in affects all water in the area. What are we made of? We're made of water. If you want to look into more info Dr. (Inaudible) water experiment tell you exactly what happens when there's different types of energy around water. It shows as it crystalizes when the energy is positive and good it crystalizes into beautiful shapes. When it's not it crystalizes into very harsh rigid things. And our body is made up of this and we are contaminating it by pumping all of this energy right there. Those people might be getting a little extra money when it's doing something really damaging to them, their ground and even if it is County approved grass (Inaudible) it is going to damage to that too. Finally, I'm that (Inaudible) 1 acre of solar produces about 1000 kilowatt hours per year of energy. Indiana consumes 44.231 billion kilowatts. We would take 44 million acres of which we only have 45 million in Indiana. It's not self-sufficient. If it was 10 times as efficient it would reduce one ninth of our state in solar to cover our energy cost.

Mr. Johnson, We don't use any Cobalt and as far as emitting anything we aren't burning anything. We're absorbing sunlight for our power source.

Com. Biggs, I want you all to hear from your Commissioners before we leave. We're going on two hours.

Ms. Good, First of all I want to say thank you Matthew for your response on the Cobalt because I was sitting here thinking what does that last conversation have to do with anything that we are talking about here today. Deb Good, Morgan Township. I am one of the landowners that has leased their ground. And that makes me the enemy of about three fourths of you here in the room. I understand that and that is the reason my husband is not here tonight. As many people are not here tonight because they don't want to be treated the way you are acting. This is not how we act in Porter County. So with that said if you if you follow the Malden Solar Power Facebook page there is a lot of misinformation that has been out there. I put myself out there last week and I tried to bring the information forward that Mr. Johnson and his team have put out there on this Facebook page for months. There was an open house in this very room last August. It was on the billboard. It was advertised. There were certified letters that went out. And you all didn't show up. And the information that everybody keeps asking about here tonight they have answered all of these questions over and over and over. I keep going in and pulling the best information code words so everybody can see it. I have not looked at that page since Thursday when I got attached personally. I am a landowner. I feel as if you all think we're stupid. That we didn't do our due diligence and we did our due diligence. We are one of the ones and I've told many others that it took over 2 years to come to an agreement with NextEra. We didn't come to it easily. This is not an easy decision. One I'm not stupid. We did our due diligence. This man and his company everything that we have requested here and they have met us the last two years. Anything that I have requested for our community. I'm a Rotarian and youth service chair for our all of the schools 16 high schools anything that I have asked of this company and come forward and financed and they have financed.

Unknown, You got bought.

Ms. Good, Oh no I didn't get bought. This is another questions I have. Bob Martin you are a good friend of mine but I have to ask. You've been on the (Inaudible) County School Board for years. Our due diligence, what does this mean? I have had children go through Morgan. I am a (Inaudible) my grandchildren. I am tired of hearing we do not have money to do that. I am tired of it. We don't have the money for our school system. And the money that we have right now that we can bring in in our project is going to put money into our school system. That's why we did it.

Mr. Vasquez, My name is Andy Vasquez and I live in Morgan Township. I'm not one of the 22% who farms corn. I have a very tiny farm, 20 acres. I do organic produce. My concern is how the water runs to our system and how much that would be affected by your operation. The other thing that I had on my mind was the sound. You have an operation running now that that is the size of this (Inaudible).

Mr. Johnson, We're building Calvary Solar in White County that will be the exact same size and roughly the same footprint (Inaudible) when do you think (Inaudible) going?

Unknown, Calvary will (Inaudible) by the end of the (Inaudible).

Mr. Vasquez, So you do not have one presently right?

Mr. Johnson, To match this footprint, no sir.

Mr. Vasquez, My concern is this (Inaudible) I appreciate that. We have to give him some type of respect for that folks. We are Porter County and we should be able to better. Now you should have something similar in this size that you can do a decimal study.

Mr. Johnson, Yes.

Mr. Vasquez, Has that been done sir?

Mr. Johnson, Yes, absolutely. Not in Indiana but across (Inaudible).

Mr. Vasquez, What was the decibel level?

Mr. Johnson, Right at 60 decibels.

Mr. Vasquez, How many of you here are familiar with what 60 decibels sounds like? How about here on the panel. No clue. Sir do you know what that sounds like.

Mr. Johnson, Yes I do.

Mr. Vasquez, Sir can you make that sound please.

Mr. Johnson, I can't make that sound.

Mr. Vasquez, Talk as loud as you can at 60 decibels.

Mr. Johnson, From a human aspect I can't speak that loud.

Mr. Vasquez, If I were talking with this microphone and I shouted would I be close?

Mr. Johnson, Again, I'm not measuring.

Mr. Vasquez, No problem I understand that. My questions were answered by you relatively well. I am going to say something that is not going to be popular but Deb Good has the right and so does everyone else who (Inaudible) this thing. It is their farmland. If you don't want them to do it maybe make them an offer on their land? (Inaudible) coming to Porter County like it or not. I moved here 30 years ago. I've done everything from (Inaudible) to coaching my grandkids in the summer softball league. It is coming and we have to do something and we have to be smart about it. Are they telling us what we could exactly do? I don't know sir. I'm neither for you nor against you. I want more information before I can decide. I pray very hard before I opened my mouth and I think we should all do that. Praise God before (Inaudible). It is very important we keep our on the prize which is how can we make our community better. (Inaudible) Because you know its coming guys (Inaudible). Thank you all.

Ms. Bruce, My name is Emery Bruce. I live in Morgan Township. You guys didn't answer the questions on county line cap. How much land do you plan on using in the next 30 years for solar panels? Is it going to just be this or is it going to keep growing just like Indiana. Is it going to be just Porter County? Growing and growing. How much is this going to take over and control the farmland? These are good point. Do you guys have a cap on it?

Com. Biggs, No.

Ms. Bruce, Can we get a cap on it soon so it doesn't get out of hand and out of control?

Com. Biggs, We have an ordinance and my understanding is that we're going to be discussing amending certain portions of it. My fear is your fear. You know once it is in (Inaudible).

Ms. Bruce, (Inaudible) fear. Our little tiny Morgan Township Fire Dept. when these lithium batteries have issues and you just have some water on them they are going to blow. Just like the cell phone battery in your pocket. So do we plan on giving them money? Do we plan on training them? When 2000 acres goes up in smoke how are we going to control this? (Inaudible) to our neighbors' land. I mean this is a safety issue. How do we prevent it from being something like Ohio? Can you tell me?

Mr. Johnson, (Inaudible) battery plan for the site. Even if there was absolutely we would provide funding and training for the fire department to ensure they know exactly what to do. We would coordinate that with multiple FPDC four power diagnostics (Inaudible). So if something happens we would be able to work within a dispatch appropriately and safely (Inaudible). (Inaudible) the other thing you had brought up. We've addressed this time and again. And we are happy to work with.

Ms. Bruce, Well like I said you didn't get it out to the public obviously the last time or the previous times if you only have a couple people show up. The only reason you have hundreds of people show up now is because somebody said something. Obviously you guys are not doing your due diligence for everyone else in the community.

Mr. Johnson, Again, we worked with news media. We've spoken with a number of the community organizations. We've sent certified mail. If someone didn't get it I apologize. It was something we weren't even required to do and we did that.

Ms. Bruce, There is already smoke in the air. (Inaudible). This is the first time we've heard of this. There is something that is not being communicated. No wonder because you guys are trying to (Inaudible) under the table and (Inaudible). It's all about money.

Mr. Maxwell, My name is Mark Maxwell. I live in Morgan Township. I have a lease agreement with NextEra. I'm a farmer, landowner. My family has been here my whole life. Actually I am a fifth generation going back to 1836. A guy named John Maxwell moved here from Ireland. I put a lot of thought into this. I read a lot of things. (Inaudible) my wife does. I'm going to get it short. In my decision I have tried to respect the rural community, the agricultural community and done what is best. There is not a map here but on the property that I have on 250 south there is a 30 acre buffer that doesn't go to the road. Rick and John I thought you were going to say something, but I guess you decided not to.

John, I can if you want Mark.

Mr. Maxwell, What are you going to say John?

John, If anybody doesn't know I am the one that put something on Facebook. It's my property. I was originally approached by Mark telling me it was going to be right on my property line. You got me in touch with Matthew. He stopped over today him and Mark. They said they were going to take it back from the front of the road to my property line which is about 480' from the road to back. And from the back of my property line they were going to take it back another 183'. That's where they are going to start the fence and that is where the panels are going to go.

Mr. Maxwell, (Inaudible)

Unknown Woman, (Inaudible). The exact details are the exterior perimeter of our farm along 150 East going along 425 and 450 South will still have crops. Woodland and a home site much as they appear today. The fenced in solar area will be on the farm's interior fenced in with bushes and trees and dedicated ground underneath with native grass. Visual impact will be minimal if any from the roadways. The exact location of this solar equipment is determined by two factors. The existing decades-old transmission lines. No woods are going to get cut down for new (Inaudible) they are in Star County none of that. These run interior to our farms making use of existing infrastructure that ties into the project. Second the only reason we agreed to this project is our family wanted to maintain land and farm. We're going to farm 35% of this farm. That will cut off any visibility of the road. We excluded everything on 150 east so that nobody across the road would have any exposure whatsoever. And given the fact that Michigan City coal plant is closing the potential phase out of the Shaffer plant in Wheatfield we have to have an electric. I don't want to (Inaudible) China. I don't like going to the Dollar General but who hasn't done that. We are dealing with the company that I'm 71 years old I don't deal with people I don't like. I deal with (Inaudible). I have one more thing. Unlike (Inaudible) and landfills (Inaudible) 3 approach for a million dollars' worth of land. We want the farm (Inaudible) they want the farm ground restored to its original and former youth. 20 years from now at Energy Technology makes this obsolete they will remove the equipment that will restore it to the original landscape. That's the purpose of the bond. We have this all covered. We're not stupid. I know Deb reiterated that but this farm will be renewed and infertility not corn after corn. Depleting the soil making it less (Inaudible). The dormant seed doesn't but this will help (Inaudible). Let me conclude by saying this. While I hold you and your community in the utmost respect this farmland is ultimately our private property. And

(Inaudible) they contesting one's right to use your private property as using threatens everyone's private property rights. An institution of individual liberty fundamental to this country and its sanctuary of human rights. And intrinsic to these property rights is our prerogative as a family to make well (Inaudible).

Mr. Maxwell, The assessed value in agricultural ground right now is \$1250.00 an acre. It is going to go up to \$1500.00 an acre because of land values. (Inaudible) \$13,000.00 an acre at a higher rate. Bob (Inaudible) came up here to hear me preach. Do you need money for the schools? 61% of it goes to the school.

Com. Biggs, Mr. Maxwell we are way passed the 3 minutes.

Mr. Maxwell, (Inaudible) the corn and bean farmers. You talk about agriculture. Do we know where the majority of corn in American goes? 11% of it gets exported. Most of it goes to Mexico. 40% goes to ethanol. It's not to feed, it's not for protein. It's for energy. I'm going to do some math. I don't know where you got your numbers. I'm going to tell you where mine comes from.

People shouting from the audience.

Mr. Maxwell, One acre produces enough corn and ethanol to get a car at 25 miles per gallon 9,691 miles a year. Take care of solar panels and you can correct me if I'm wrong with that. (Inaudible) produces 198,870 kilowatt hours. An EB car and we don't have EB cars. Every place you look they are there. 3.6 miles per kilowatt hour. Do you know how many miles you are going to get 710,250 miles from that same acre of corn? I want (Inaudible). I sell corn. I want it. We talk about farmland and where it is going to go. I'm not worried about (Inaudible). I'm worried about commodity prices. This is a diversification to my family. A small diversification. I didn't sell out. I didn't take the highest bid. I promise you I didn't take the highest bid. If you want to see me sell out, I will give this community real problems.

Audience shouting.

Mr. Maxwell, If you don't think I've had opportunities (Inaudible).

Unknown Woman, How much subsidy is the federal government giving this company?

Mr. Johnson, (Inaudible).

Unknown Woman, But you do get federal subsidies?

Mr. Johnson, (Inaudible).

Unknown Woman, And it is quite a bit according to my (Inaudible). And what I want to point out to all of the farmers and everybody is that our federal government is in debt. And to be able to say that they should fund something that is entrepreneur thing. They should be letting capitalism fund this. Not the federal government. That is where I have the problem. Its taxes for us. (Inaudible).

Jenny, My name is Jenny and I'm from Kouts. Forgive me for the ignorance of my questions (Inaudible). The first one is will the migration of the (Inaudible) crane (Inaudible) and other birds be due to the panels? If that question was answered I missed that.

Mr. Johnson, (Inaudible) environmental (Inaudible).

Jenny, Next question. Do the panels absorb heat and how does this change our temperatures with the air, the storms (Inaudible).

Unknown Woman, (Inaudible)

Mr. Johnson, As far as heat absorption we're looking at absorbing sunlight. So this wouldn't be any different than cars parked in a parking lot as far as the heat.

Unknown Woman, As far as asphalt (Inaudible).

Mr. Johnson, Kurt Hansen with TCC is here. Can you answer about the (Inaudible) cranes?

Mr. Hansen, I can't talk specifically about where every single crane will land or move. I can tell you that every single one of the plant species that is requested as part of the County's ordinance to plant native and perennial species of plants produces some major benefits to all of your native plant, animal surrounding species. Microbes in the soil etc. A lot of them will be feeding the (Inaudible) crane directly. Or feeding the pray of the (Inaudible) crane. Thus actually expanding the amount of habitat the Sandhill Crane or Canada Geese or whatever other bird you may be talking about. Songbirds, migratory birds, etc.

Unknown Woman, Is there a glare that is going to shine up at these birds in migration because this is their flight pattern over here.

Mr. Johnson, We run a number of studies. As I showed earlier. Birds, (Inaudible), habitat are a part of this project. We work with U.S. Fish and Wildlife to ensure that whatever species is in this area that it is not going to be harmed. We also create natural features in every side plank to ensure whatever animal it is that we're going to be able to be a suitable way of harmonious with the environment. So I also said at the beginning if you missed it we're the number one renewable energy developer in the world. We have other sites as well. Gas and nuclear but we're number one in renewables. You wouldn't maintain that position if you had a bad environmental record. It is important to us not only to do the right thing but ensure that wildlife has in within the site as needed.

Unknown Woman, The answer is the (Inaudible) from the solar panels (Inaudible).

Mr. Johnson, There are two other sites that we do and I will be happy to submit them the council. (Inaudible) and glare. Exactly what you are talking about. Not a problem to submit that. I'm happy to commit doing that with their application as well. The other is a sound study which seems to be one of the biggest issues as they come up tonight. I am more than happy to ensure that we can provide a template at a proper decibel rate and also implement sound barriers should we need to. Thank you.

Unknown Man, A really quick comment. I kind of want to bring peace through the room. I want everyone to understand from a landowner standpoint yes this is a way to financially diversify our farms but we are four or five plus generation farms and farming means the world to us. (Inaudible) my grandfather his blood, sweat and tears in the dream that he created at the Malden farm means a lot to us. So in our conversations not just with NextEra with numerous other companies that are approaching us we chose NextEra because they were going to provide the qualities that we wanted in order for this community to have positive impact. That was very important to us. Is it going to satisfy everyone no. Nothing ever does but we did not want ruin anything for anyone. So barriers and views and we are going to continue to farm at least 30 to 35% of our farm. It is healthy to rest the land. It really is. This could become absolutely the best farmland in 30 years generation because I still believe in a family farm. It's getting really hard to continue that for a lot of different reasons and we don't want to take the entire farm and affect everybody all the way up to the very thing. Borders were very important to us. Any kind of impact on you folks is important to us. And we do want to hear these things because if it is going to be something that if there's factors that we were not able to think of or NextEra was not able to think of we want to hear these things. I think a lot of the problems that we have right now is where a lot of problems come from communication. And the lack of communication. Obviously that's something that we need to work on both sides. Unfortunately, those who use social media to communicate oftentimes that is misinformation and I don't want to knock anybody. Energy independence is a way for us to get away from products that are made in China. I can get a lot of facts from this phone that is made in China. We do want to become a free country away from dependency from these other countries. And energy independence is one of those ways. We (Inaudible) our heart is with the county and our contribution and I promise you the (Inaudible) and it's not about greed because we were offered a lot more money by other companies that would have not put any of these people into consideration except us. So please understand that you know there is a lot of consideration for you folks that went into this decision process as we were beginning the process. Thank you.

Mr. Specker, My name is Joe Specker and I'm from Morgan Township. Just like you I'm personally against this but I've got to say we got to stop vilifying these farmers who sold part of their land or leased. I don't want this to happen but they are good people and I think let's not turn this into something ugly. (Inaudible) the way you want. (Inaudible) the way you want but let's leave this. These are good people who make decisions and they are trying to keep it off of the roads. And I have to appreciate that because like as one gentleman said they could have leased the whole thing. So I hope this doesn't go through, I appreciate what they've done to minimize it for the rest of us.

Mr. Johnson, Glenn Johnson. I have two questions, but I will ask one of him personally. I'm a 20 year or more resident of Porter County. I live on Smoke Rd. I've been there a year. I love it. I love Morgan Township. I love Washington Township. That is where I moved from. My only question is there has been a lot of great information tonight. This is more of a moderate term consideration. Will there be any kind of planning about how construction traffic is handled? I don't think anyone here can argue that Smoke Rd. is a thoroughfare. And I live by Smoke and Division in those two hills. It is all residential for about two miles coming out of the city. How much of that traffic will be on Smoke Rd.? I'm thinking a lot of the bigger construction traffic will be able to come in from the south but there's going to be lots of residual traffic of subcontractors and stuff I would think.

Mr. Johnson, (Inaudible).

Sharon, So when all is said and done and the money is going back into Porter County and Morgan Township and everything how much are you going to make? I'm just curious. You know the farmers that's great. That is there property.

Com. Biggs, Matt do you want to answer that?

Mr. Johnson, The project is not a contract.

Sharon, What is your estimate?

Mr. Johnson, (Inaudible)

Sharon, The reason I asked that question is because how much can go back into Morgan Township and you like get so rich. I mean everybody is talking about tolls and how much you (Inaudible) and you just keep getting richer and richer. I'm not saying anything about the people that are doing this. I'm asking you.

Tammy (Inaudible), That is kind of like asking (Inaudible) how much many they make. They are just employees of NextEra.

Sharon, And you don't live here do you?

Tammy, I do not live here.

Audience, Talking to each other.

Com. Biggs, We aren't anywhere near making any decisions putting any solar panels in the county.

Unknown Man, (Inaudible)

Com. Biggs, That is not my opinion.

Audience, Talking to each other.

Com. Biggs, I (Inaudible) my opinion over the last week. It's been difficult. I did my homework on NextEra as well as everybody else. I'm a seventh generation resident of Porter County. I'll be honest with you I don't like to see big change. I really don't. In all my years of public service the big change that I've seen occur in this county over the years has not really been on the positive side to be quite on honest. I understand personal property personal property rights. I am a strong proponent of personal property rights, but I don't think that is what we're talking about as far as my definition as it applies to my job as President of the Board of Commissioners. This is an issue of our standing Planning Ordinances. It is whether or not this thing fits in the ordinances that we have (Inaudible). Hundreds of thousands of dollars of your money to write and indorse. I am going to read what I have written. It is not written to upset anyone. I'm speaking from my heart. Disguising an agricultural operation undermines every common sense approach to what has occurred in our County for decades. My objection for this project is not based on refusal to acknowledge renewable energy. Nor is based on a refusal to acknowledge personal property rights. It is based on the fact that there is a request before my elected county office that is seeking my support to allow private investors to come into this County and build an industrial solar plant on thousands of acres of farmland located in the middle of an established community. I believe that our residents have the right to live within a reasonable with the reasonable expectation that we as a County government are

not going to support something so clearly in direct conflict with our own County's land use planning regulations. These regulations were written to establish policies and practices for the use of land to manage and develop based on the general welfare of our residents. As your County Commissioner I intend to support our land use policies that your tax dollars pay for and to have written as well as enforced. Thank you.

Com. Regnitz, I am brand new and I've only been a commissioner for almost two months

but I do have some concerns about this. One of the first concerns is when you talk about sun being free it's really only free to solar panel. It's not free to everybody else. And we're already seeing that NIPSCO has requested a rate increase of almost 18% for those of us in Porter County for the infrastructure improvements and to other counties having to do with wind and solar. So my concern is once this has been established what is that going to do to our rates and the rates of other subscribers in other counties as well? The other thing I know because I had a 16-year background in IT is that the instant that technology is installed it is already obsolete. And so at some point a (Inaudible) is going to be economical to use that technology anymore and then the regulators are going to be asked to invest yet once again into new technology. That's part of my concern. We also have a solar ordinance and I understand that the reason that we have a solar ordinance is because there was incredible legislation we need in downstate Indiana that they were going to actually force solar and wind compliance and take that out of our control. That actually did not pass but because that threat was real we decided to be preemptive and to come up with solar ordinance at that time. That failed. It went down in flames. It was completely thrown out but we (Inaudible) solar ordinance. I also want to mention about property rights. Under normal circumstances if we did not have that ordinance it would be very difficult for one of those landowners (Inaudible) up to the Commissioners and ask for a zoning change from agricultural. I just want to show you a couple of things that I found and I don't know how well you can see this. We did our master plan in Porter County about 20 years ago. This shows the future land use plan. If you can see in the area in South County it was for the most part agricultural. So which two is a description of rural agricultural and so is Phase Three but what I want to do is go to page four and just read you some highlights from this. It says it is the intent of the county to maintain a rural character for this development area. Now back then they were concerned about subdivisions coming in and I don't think anybody even envisions solar back when this master plan was done. Since the Plan Commission should carefully consider the productivity of the land being proposed for subdivision development. Placing a preference on developing less productive agricultural land. The potential for impacting surrounding agricultural uses or the potential impacts of surrounding agriculture uses on the proposed development should also be a prime consideration. These are some definitions from the Porter County Unified Development Ordinance book. Agricultural Industry (Inaudible) it says see manufacturing (Inaudible) industry heavy. The use of land for agriculture purposes including farming, dairying pasturage, agriculture, horticulture, flora culture, viticulture and animal and cultured husbandry and that and the necessary accessory uses for caffeine trading or showing purpose provided forward the cooperation of any accessory uses shall be secondary to that of the normal agricultural activities. If you turn to the next page manufacturing heavy and manufacturing light. The only real zoning that solar panels actually fit into its manufacturing heave. It doesn't even fit into manufacturing light. If you take a look at the next page it says a land use Matrix and you go through and I know you can't read this read down on the A1. If you look at the uses that are approved within A1 they are extraordinarily limited. There's very little that is allowed in our development plan that is (Inaudible) than A1 (Inaudible) category. So my concerns right now is because of an ordinance that was pretty much forced on us in the County that we now don't really have a lot of options. And the other thing too for them to call it a solar bond to make it sound like it fits into agriculture. That is in my opinion the huge misnomer. I heard NextEra gave a presentation (Inaudible) and they did mention that they had 2200 acres under the contract. Tonight he corrected that to 1600 but I just did an overlay of the 2200 acres on the City of Kouts and you can see what a large area that actually is 2200 acres. This really is not an insignificant amount of land that we're talking about. One of the deficiencies I believe in the ordinance and I'm hoping that we can correct it is that we did not have any limits in that ordinance whatsoever. In terms of some limits or the amount of acreage considered in a solar project. These are just some concerns as a brand new Commissioner that I wanted to bring together Commissioners this evening. Thank you so much.

Unknown Woman, I just didn't hear where you live.

Com. Regnitz, I live right over I Smoke Rd. one mile north of Division.

Com. Blaney, I did not come tonight with a premade opinion because I wanted to hear what everybody had to say. I did have some ideas in my head. I took a lot of notes tonight.

There is a lot to consider on both sides honestly. My concerns are this place. Morgan Township is growing like gangbusters residentially. It's very close to Valpo. I'm not sure this is the best place for this. However, I also think property (Inaudible). For us to have an ordinance no matter how we (Inaudible). And they operated under this ordinance and signed a lease (Inaudible). Possibility (Inaudible) I'm not sure that's the right thing to do there. I'm still (Inaudible) but I really don't like (Inaudible) place. It's too close to (Inaudible), but I don't want to shut it down (Inaudible). There are other place that it (Inaudible).

Unknown Man, Where do you live?

Com. Blaney, I live (Inaudible) near 200 North. I can see the wires from my house. I'm sure (Inaudible).

Com. Biggs, Well as I touched on earlier this is a long way for me to decide. There is a lot yet we need to know. I could speak for myself I think that Com. Blaney (Inaudible) that made a lot of sense. That there are other places that would be much better fitting. (Inaudible) the entire countryside 2200 or 1600 acres whatever it is (Inaudible) established community and changing it. So I think I heard you loud and clear. At least the majority of it and I work for you. Thank you very much. Have a safe drive home.

With no further business, the meeting was adjourned at 8:00 p.m.

BOARD OF COMMISSIONERS
PORTER COUNTY, INDIANA

Jim Biggs

Barb Regnitz

Laura M. Blaney

Attest: _____
Karen Martin, Auditor