

Flag Run Solar Project

Public Information Meeting





Development

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David Gil

Flag Run Solar Project Overview

✓ LOCATION

Approximately 3,900 acres of private land in Clark County

✓ CAPACITY

350 MW_{AC} solar – enough to power the equivalent of 70,000+ homes

✓ GRID CONNECTION

Point of Interconnection (POI):
Trimble-Speed 345 kV Transmission Line above the Vesta Rd Substation

✓ CONSTRUCTION START DATE

Estimated Q1 2025

✓ COMMERCIAL OPERATION DATE

(when the project starts producing energy)
Estimated Q4 2026

Project Benefits



\$2.8MM+ in Annual Tax Revenue

This represents a significant increase compared to current land use



Over 200 Construction Jobs

BrightNight anticipates many of these jobs to be local



Additional Job Creation

Large commercial and industrial job creators are attracted to areas of strong renewable power generation



Continued Agricultural Use

The project helps to preserve the land for future AG use once the system is removed. BrightNight is working with local farmers to consider dual-use during project operation.



Clark County Comprehensive Plan

The recently amended UDO recognizes that solar projects in part support the Comprehensive Plan Goals of infrastructure, local resources, and improving competitive markets.



Landowners retain their Ownership

Over 93% of the land being proposed for the project will be leased not sold. This allows the land to remain with the community members who value it most.

Economics of BrightNight's Flag Run Solar Project

BrightNight Equipped for Success

- Developing 34 GW of projects across the US
- Funded by 2 large financial institutions – Cordelio Power and Global Infrastructure Partners – which manage over \$600B
- Team members have developed over 100 clean energy projects and invested over \$20B in the past decade

Will the Next Election Affect the Project?

Federal elections don't have much impact on the viability of clean energy projects. Both red states and blue states benefit from tax credits, so there is broad political support across the spectrum. Clean energy projects were being developed as actively during the Trump administration as during the Biden administration. The market is driving the renewable power transition much more than the government.

Flag Run Solar Project Set Up for Success

- In negotiations with an Indiana energy company for an offtake agreement
- Project qualifies for federal production tax credits – incentivized to produce energy
- Will help maintain reliability and U.S. energy independence

Impacts to Local Community

- During construction:
 - \$400M+ investment in Clark County
 - 200+ jobs over 18 months
 - \$7MM+ in sales & use tax revenue
 - Affordable, reliable, renewable electricity
- During operations:
 - \$2.8MM+ annual tax revenue



Know the Facts

- **Who Gets the Power** | Customers of Indiana utilities, including residential, commercial and industrial customers.
- **Decommissioning** | At the end of a project's life, the project will be removed, and the site will be restored. This is guaranteed through security BrightNight is required to provide prior to the project beginning operation.
- **Material Disposal** | The majority of the project's components – glass, silicon, aluminum, steel and copper – can be readily recycled. Most of the weight of a solar panel (about 75 percent) is composed of glass.
- **Solar Projects are Safe** | Solar projects have been operating safely for more than 50 years. They are emissions free. The equipment does not produce or transfer any materials or chemicals into the soil. Solar projects are the safest, cleanest form of electricity generation.
- **Glare** | BrightNight hired an outside consultant to evaluate project glare. Their analysis concluded that virtually no glare is expected on any roadways, homes or businesses near the project.
- **Property Value** | BrightNight commissioned a study by a 3rd party Appraiser to evaluate property value impacts near the project. This study determined that the project will not negatively impact property values, a finding supported by a large body of evidence as similar projects have been developed in nearby Indiana and Kentucky as well as rural and urban communities nationwide.
- **Emergency Response** | BrightNight will coordinate closely with local first responders to establish an Emergency Response Plan. BrightNight employs and regularly consults with industry experts specializing in energy facility safety.
- **Road Conditions** | A traffic study has been commissioned to demonstrate traffic impacts during construction and operations. There will be no increase in traffic during the 30+ year operation period. During the construction period of ~24 months, a small traffic increase is experienced, the area roadways have capacity to accommodate the temporary increase in daily and peak hour traffic, in accordance with the Indiana Dept. of Transportation suggestion for ideal roadway capacity.



Why Solar is Needed in Southern Indiana



“We believe generating electricity from renewable resources will play an increasingly important role in the transition to cleaner energy. So, we’re developing innovative renewable energy projects to serve our customers as well as other utilities, businesses and communities throughout the United States. Across our six-state service territory, our customers use energy from around 4,000 megawatts of solar capacity.”

Duke

duke-energy.com/our-company/environment/renewable-energy



“We’ve announced plans to retire nearly a third of our capacity of our aging generation fleet by 2028 and build two advanced natural gas plants, add a significant amount of solar generation and a battery storage facility and create Kentucky’s largest portfolio of energy efficiency programs for customers.”

LG&E and KU

lge-ku.com/future



Community Engagement Approach

BrightNight is reimagining what it means to be a community partner.

BrightNight strives to deliver broad economic value at our project sites. We pair community engagement at every step of the project's lifecycle, from development through long-term operation. Our project designs and our role in the community integration are tailored to the unique needs of every region we serve.



Our Strategic Approach

Listen to local needs, norms, and goals



Apply feedback to project designs and long-term local support investments



Educate and build engaged stakeholders

- Project webpage
- Community project brochure
- Project video features
- Paid social media to ensure project information sharing
- Quarterly community newsletters
- Visualization (project simulations)
- Economic impact assessment
- Ongoing philanthropic support
- Local organization support (Chamber, schools, native species, etc.)

Supporting Our Project Community



Local Employment

BrightNight is committed to seeking local contractors to support the project as early as possible. This includes geotechnical services during the engineering phase, tree nurseries for our new vegetative plantings, fencing and civil construction companies, electricians and apprentices.



BrightNight is a proud member of One Southern Indiana (1Si). 1Si is committed to establishing a vibrant and prosperous economy through its award-winning economic development program. That Southern Indiana region will be economically strong, and all businesses will flourish; providing viable jobs, prosperity, and quality of place.



Environmental & Permitting

Lindsey Hesch &
Annie Winter

ENVIRONMENTAL DILIGENCE OVERVIEW

Solar facilities are subject to extensive diligence and oversight from federal, state, and local agencies, requiring many studies and plans to create the best project possible for host communities.



Diligence included in project planning:

- Wetland and waterbody delineation
- Protected species habitat assessment
- Phase I environmental site assessment
- Cultural resources review
- Traffic impact assessment
- Erosion and sediment control plan
- Property value assessment
- Schematic landscaping plans
- Glare study
- Federal Aviation Administration review
- Decommissioning plan

CLARK COUNTY – SPECIAL EXCEPTION USE PROCESS

In early 2022, BrightNight introduced the proposed project to the Clark County Planning Department. Since then, Clark County has amended the Unified Development Ordinance (UDO) to outline Solar Energy Systems Standards (personal and commercial).

Solar facilities are not permitted by right in any zoning district, therefore, an application for a Special Exception Use (SEU) must be approved by the Board of Zoning Appeals (BZA). BrightNight submitted this SEU Application on September 20, 2023, committing to comply with the UDO requirements.

A public hearing will be held on October 18, 2023, with the BZA and BrightNight during which BrightNight will present the components of the application to seek SEP approval.

Clark County review and compliance oversight process (anticipated):





Engineering & Construction

Praneeth Chiguluri &
Joseph Albrecht

Construction Equipment

Site Prep



Racking Installation



Panel Installation



Electrical Install



Final Testing &
Landscaping





Operations & Maintenance

Kara Price,
Francesca Metcalf

Operations and Maintenance Approach

- Our people and communities drive BrightNight's O&M business.
- BrightNight has a strong value orientation towards Environmental, Health and Safety management. The safety of our employees, land and community is our top priority.
- The success of our business relies on working the with community. The majority of the Flag Run project team will come from the local community.

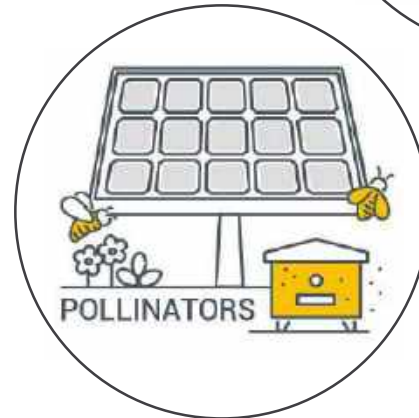


What is Shared-Use?

Shared-use is the practice of keeping renewable energy project land in agricultural production, with the goal of increasing the productivity of land

Benefits

- Land remains in **agricultural use** for life of the project
- Better **soil quality** on solar land compared to standard practices
- Lower **vegetation management** costs
- Potential increase of **panel efficiency**
- Potential **higher agricultural yields** on site and nearby land
- **Supports local farmers** and products
- **Lower exhaust emissions and quieter** than mowing



Research-Proven Benefits of Solar Grazing

Preliminary research from Oregon State University shows that solar grazing results in mutually beneficial outcomes for energy generation and agricultural output.

Their studies found that solar grazing practices:

- Increased agricultural productivity of pastures by **nearly 100%**,
- **Tripled** water use efficiency,
- **Improved panel performance up to 10%** due to transpiration from plants,
- Accommodated an additional **late summer graze** rotation, and
- Allowed for the **potential to host additional stock** due to more vegetation and less stressed sheep.



Source: Nexus of Energy, Water, and Agriculture (NEWAg) Lab. <https://agsci-labs.oregonstate.edu/newagbee/>

Anatomy of a solar project

Panels and posts are safe for the environment. Their placement on land does not result in soil or water contamination

Agricultural land at rest during the life of a solar project **provides regenerative soil benefits**

At the end of a project's life, the project is removed, and a **majority of the project materials will be recycled**

Solar panels

Up to 12 ft panel height

Mechanism that slowly tilts panels to follow the sun

Solar panel surface area does not cause rainwater pooling

Traditional ground mount installation

No concrete

GROUND LEVEL

Up to 12 ft into the ground

Leased site selected for the project. Provides valuable income to local landowners



Quiet operation



No odor or emissions



Monitored remotely with only occasional site visits

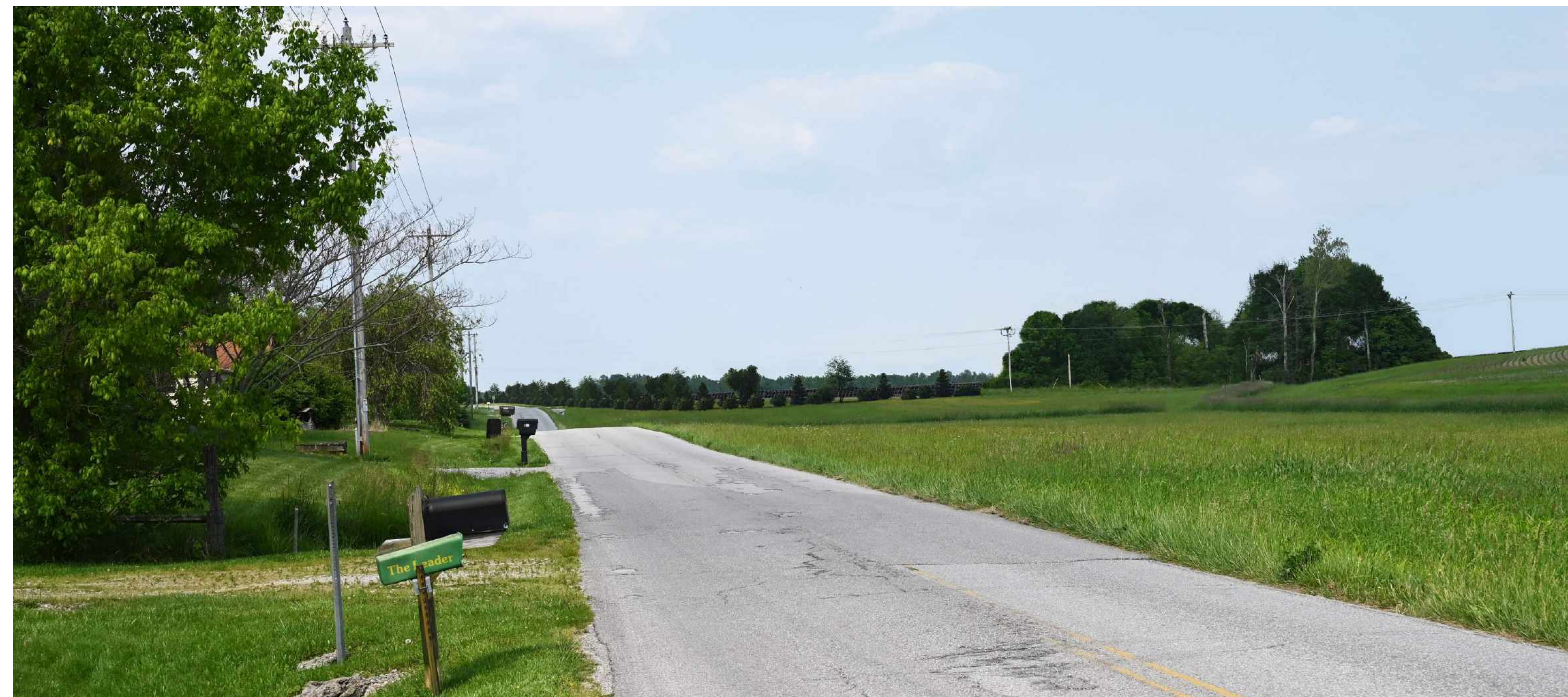


Panels are designed to absorb the sun, not reflect it. A glare study is conducted to ensure minimal impact

EXISTING CONDITION



VISUAL SIMULATION



SITE KEY PLAN



PHOTOGRAPH INFORMATION

Location
From Tunnel Mill Rd looking East

Date and Time
May 24, 2023, 2:37 PM

Geolocation
Latitude: 38.50973251°
Longitude: -85.57870034°

Distance to the nearest Project feature
1,370 ft to perimeter fence

Visual Simulations were based on preliminary design and are subject to change based on final design

Visual simulations reflect vegetation at the time of maturity, estimated to be approximately 8 - 10 years following installation.



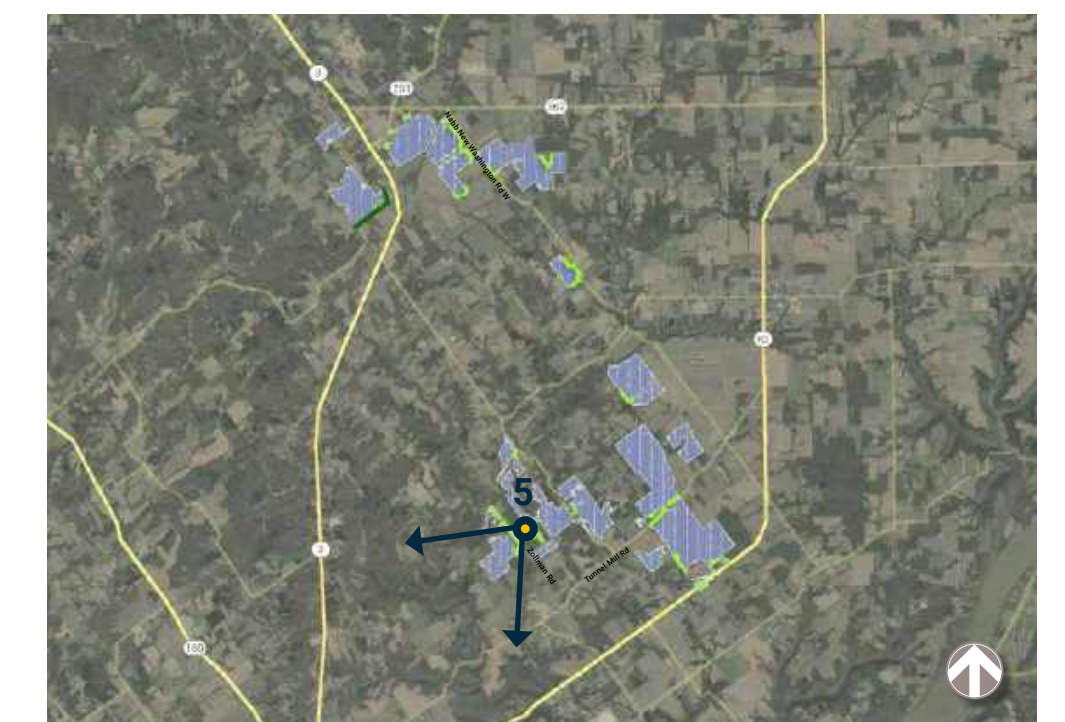
EXISTING CONDITION



VISUAL SIMULATION



SITE KEY PLAN



PHOTOGRAPH INFORMATION

Location
From Zollman Rd looking Southwest

Date and Time
May 24, 2023, 3:10 PM

Geolocation
Latitude: 38.50920415°
Longitude: -85.61340711°

Distance to the nearest Project feature
50 ft to perimeter fence

EXISTING CONDITION



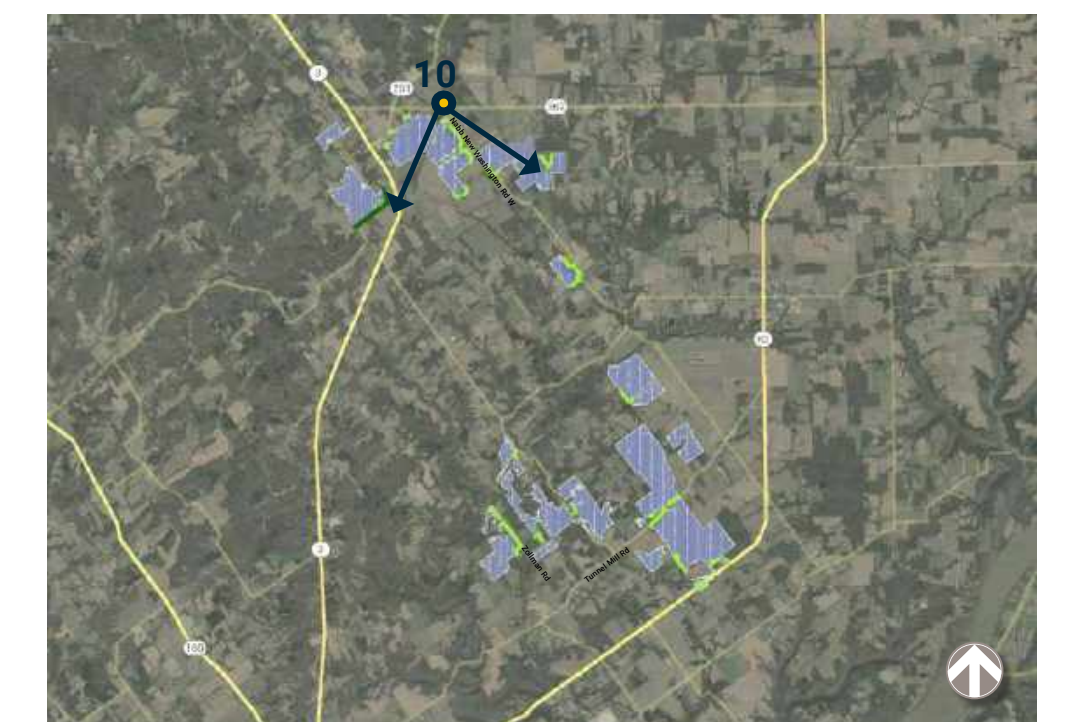
VISUAL SIMULATION



Visual Simulations were based on preliminary design and are subject to change based on final design

Visual simulations reflect vegetation at the time of maturity, estimated to be approximately 8 - 10 years following installation.

SITE KEY PLAN



PHOTOGRAPH INFORMATION

Location
From Nabb New Washington Rd W looking Southeast

Date and Time
May 24, 2023, 8:32 AM

Geolocation
Latitude: 38.60478635°
Longitude: -85.63204753°

Distance to the nearest Project feature
180 ft to perimeter fence



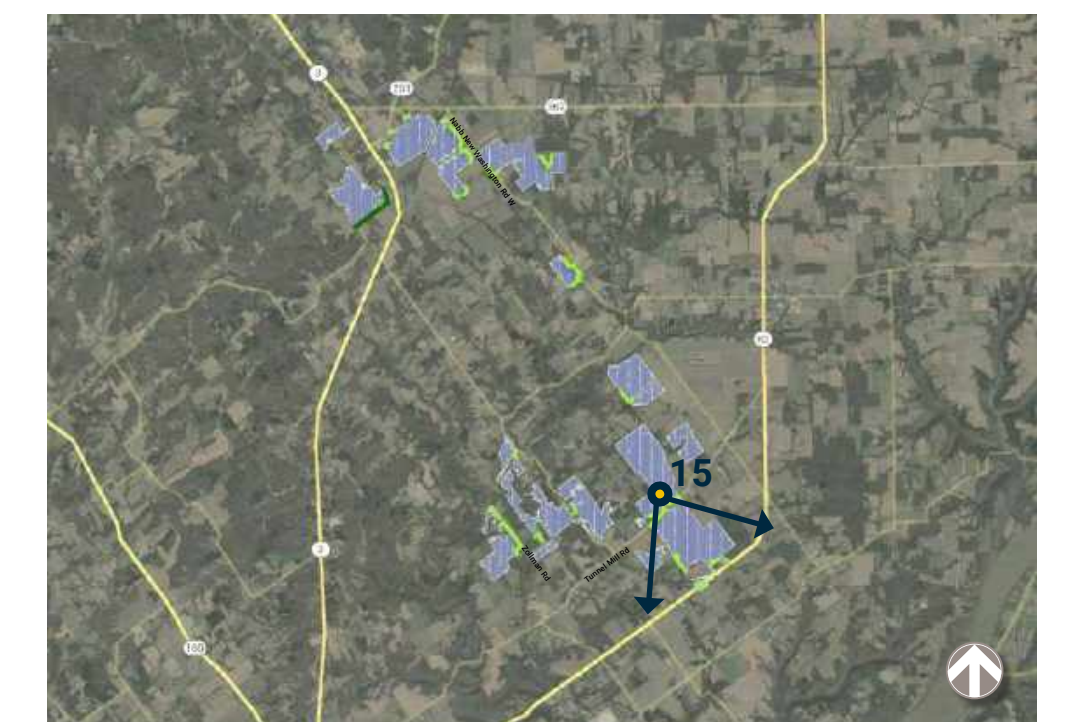
EXISTING CONDITION



VISUAL SIMULATION



SITE KEY PLAN



PHOTOGRAPH INFORMATION

Location
From Tunnel Mill Rd looking Southeast

Date and Time
May 24, 2023, 2:12 PM

Geolocation
Latitude: 38.51716962°
Longitude: -85.56865079°

Distance to the nearest Project feature
95 ft to perimeter fence

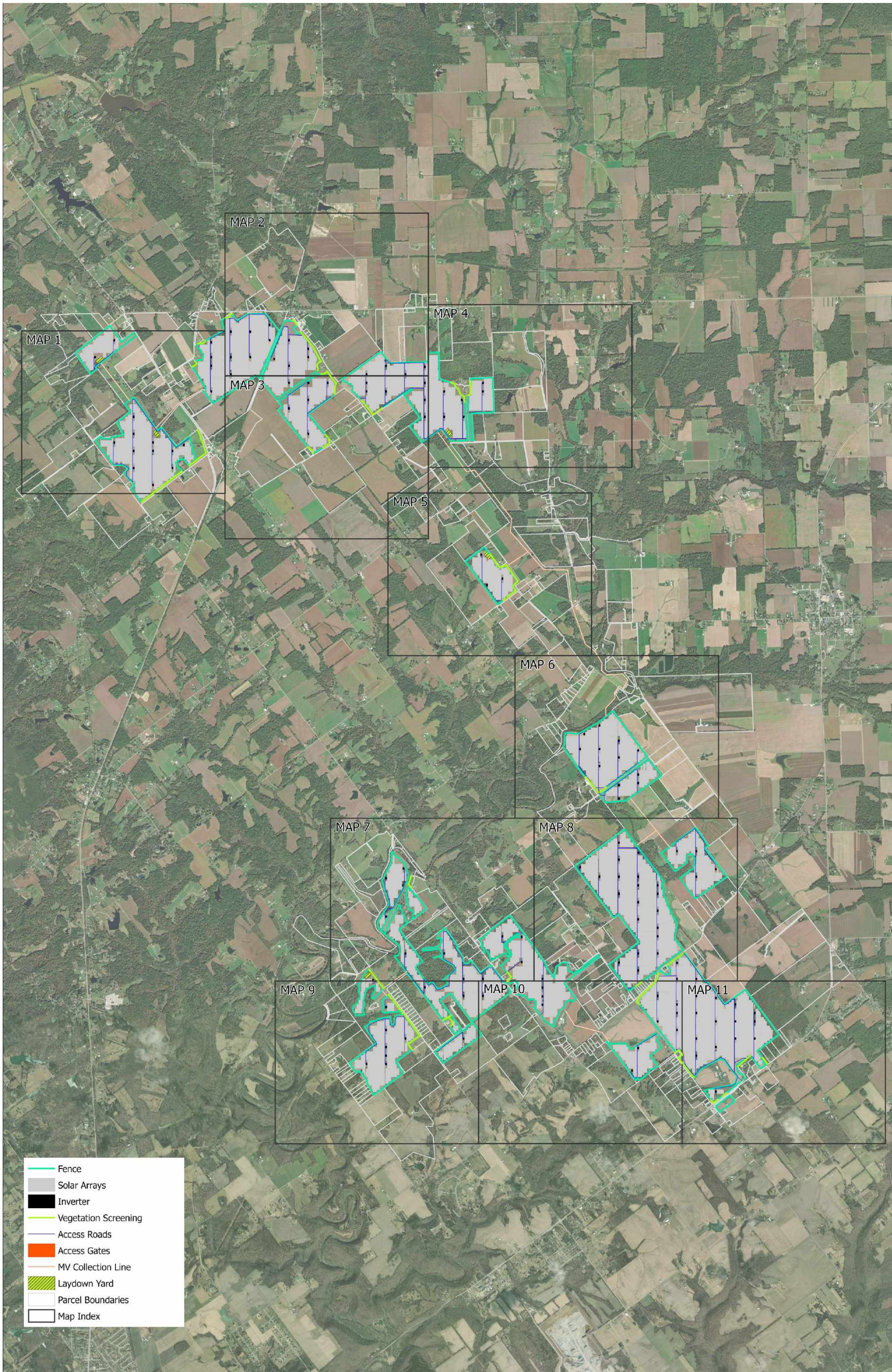
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Overall Solar Infrastructure Layout

Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 1



Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 2



Preliminary layout subject to environmental considerations and additional design refinement.

Project Layout - Map 3

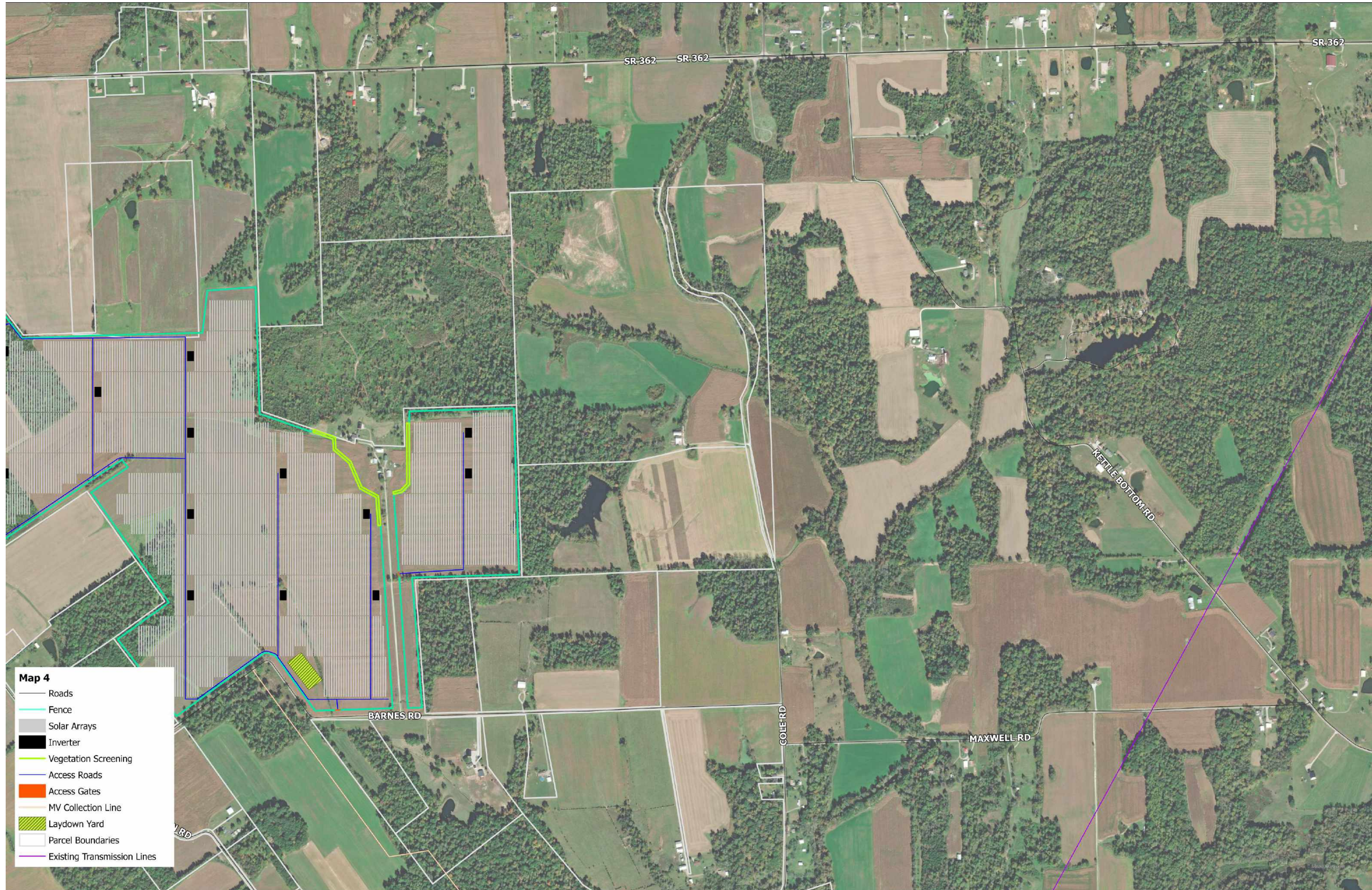


Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 4

Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 5

Preliminary layout subject to environmental considerations and additional design refinement.



- Map 5**
- Roads
 - Fence
 - Solar Arrays
 - Inverter
 - Vegetation Screening
 - Access Roads
 - Access Gates
 - MV Collection Line
 - ▨ Laydown Yard
 - ▭ Parcel Boundaries
 - Existing Transmission Lines

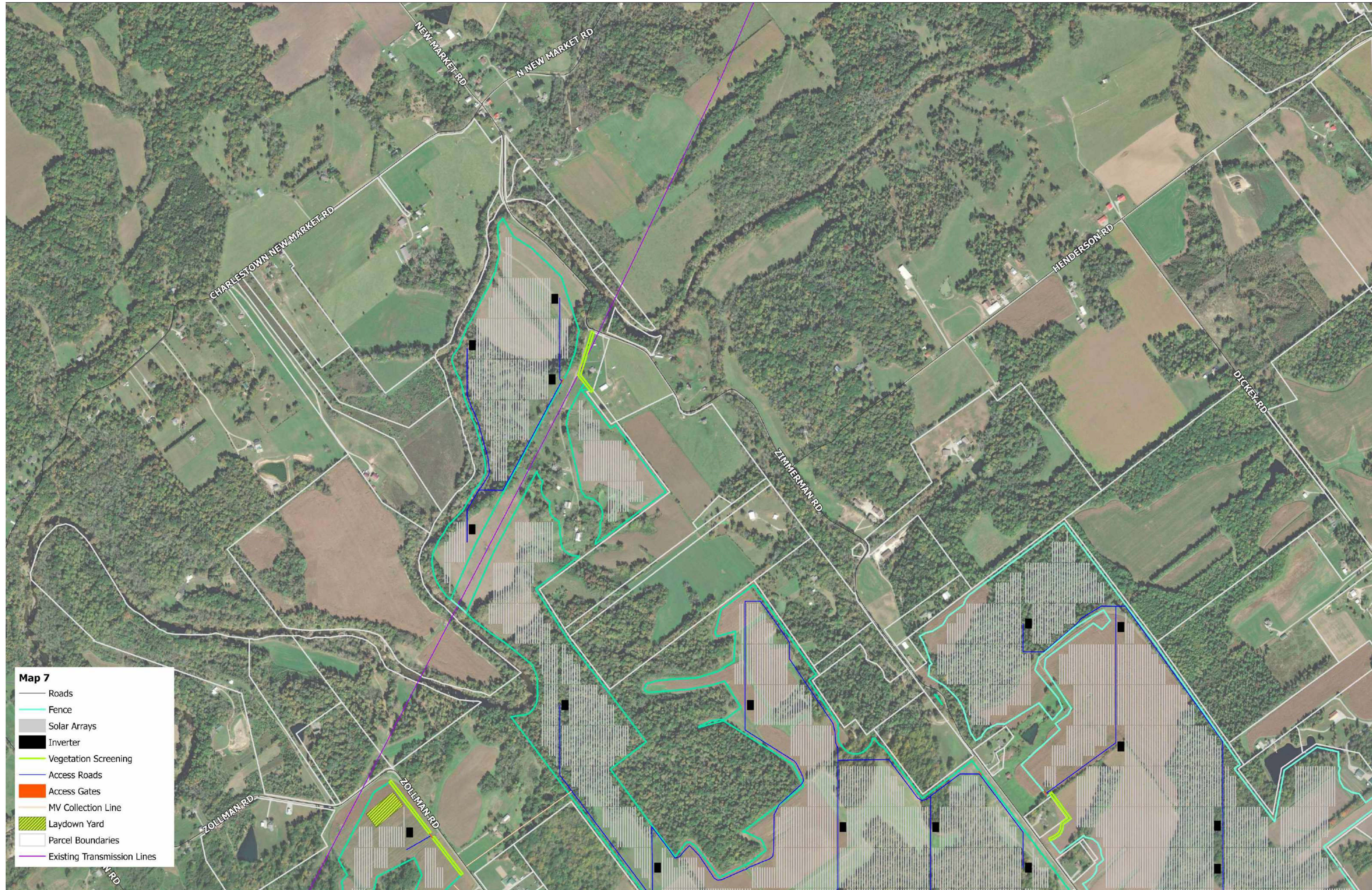


Project Layout - Map 6

Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 7

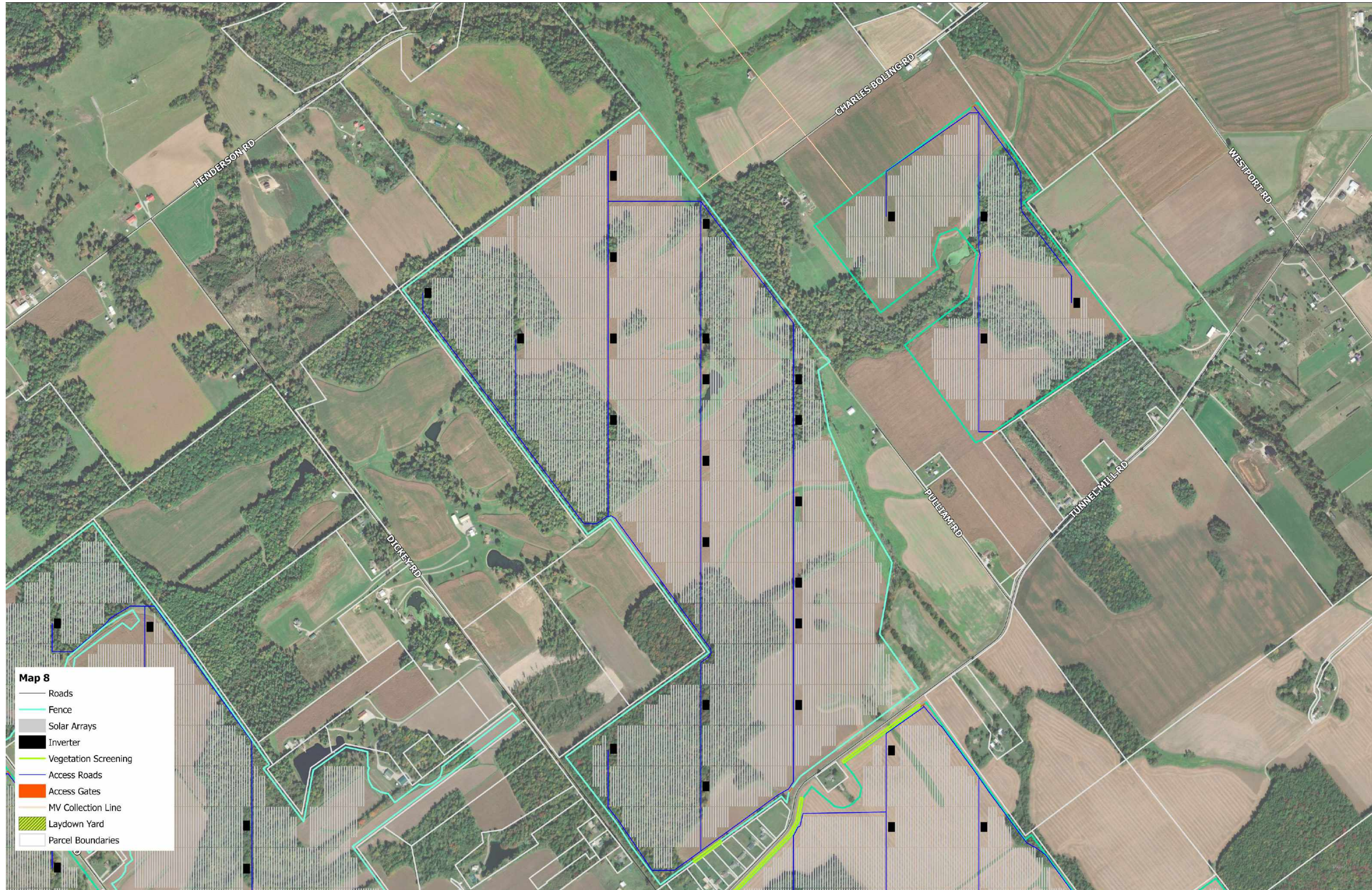


Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 8

Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 9



Preliminary layout subject to environmental considerations and additional design refinement.



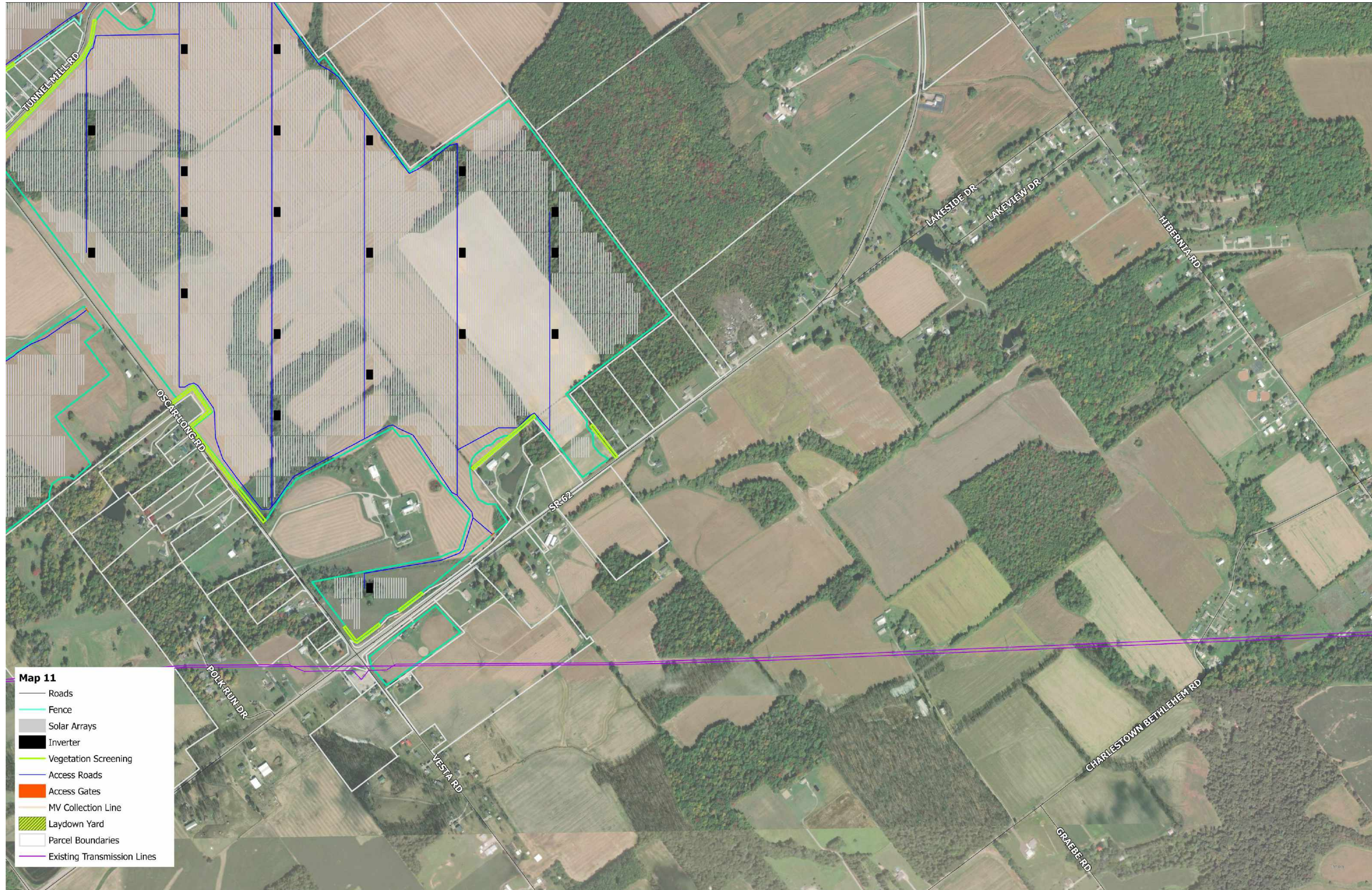
Project Layout - Map 10



Preliminary layout subject to environmental considerations and additional design refinement.



Project Layout - Map 11



Preliminary layout subject to environmental considerations and additional design refinement.

