



Goodland Solar Farm LLC

Orion Renewable Energy Group LLC
155 Grand Ave., STE 706
Oakland, CA 94612
Phone: (510) 267-8921

February 16, 2021

Ron Cischke, Supervisor for Goodland Township
2374 N. Van Dyke
Imlay City, MI 48444

Goodland Township Planning Commission

Re: Commercial Solar Energy Application for Special Use Permit and Solar Energy Site Plan

Dear Ladies and Gentlemen:

On behalf of the Goodland Solar Project ("Project"), Goodland Solar Farm LLC, ("Applicant") submits this application ("Application") and respectfully requests approval of a Special Land Use Permit and Site Plan to build a commercial Solar Energy Facility in Goodland Township (the "Township") pursuant to the Goodland Township Zoning Ordinance ("Zoning Ordinance"), including without limitation, Ordinance Articles XII (Section 12.20), XVI, and XVII of the Zoning Ordinance. This Application, including the attached exhibits, which are listed on page 23, is submitted for consideration by the Supervisor and Planning Commission.

INTRODUCTION

We are all aware of the enormous potential of cultivating renewable energy in our local communities. Solar energy is one of the world's fast growing and most affordable sources of electricity. Locally-produced solar energy contributes to national and regional energy independence and to reducing air and water pollution caused by traditional energy sources. It also brings new jobs and millions of dollars in direct and indirect revenue to the local communities it supports. With all the opportunities that come with developing clean energy, there also come responsibilities for energy companies to be good stewards of the land used to cultivate that energy and to be good partners with the surrounding community. With these two responsibilities in mind, Applicant and its affiliates are uniquely positioned within the solar energy industry to advance the proposed Project (described in detail below).

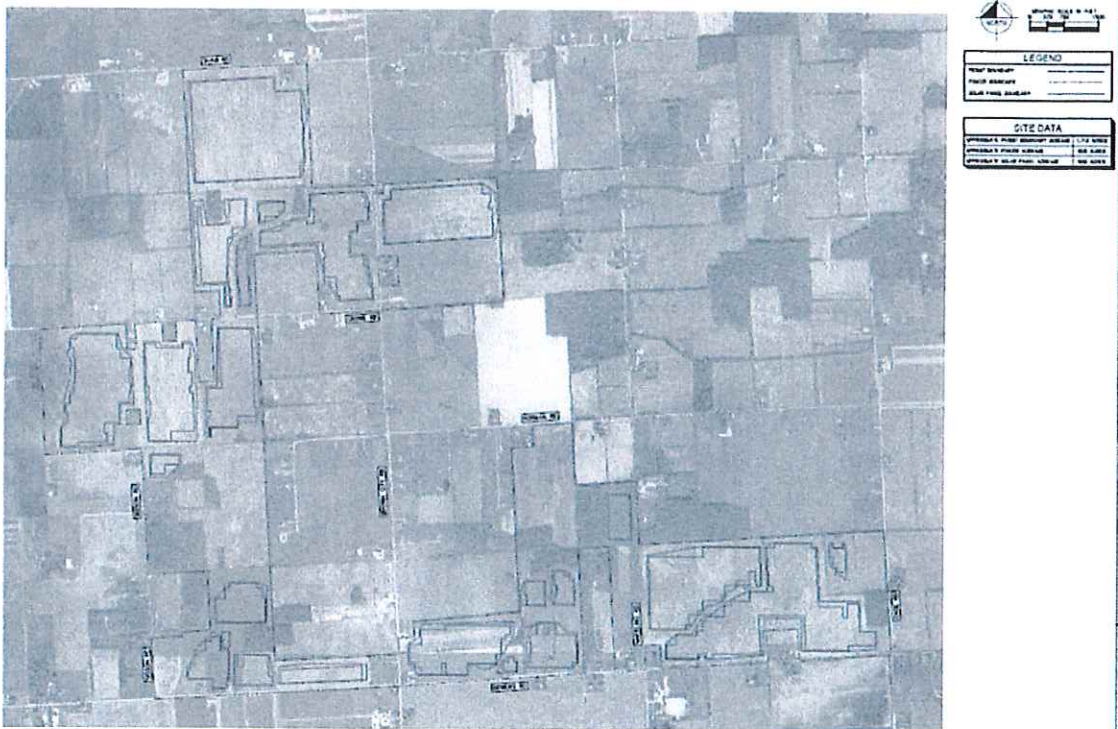
The Applicant, Goodland Solar Farm LLC, is owned by OSER LLC. OSER LLC is owned, in turn, by affiliates of Orion Renewable Energy Group LLC ("Orion") and Eolian (f/k/a MAP RE/ES). Goodland Solar LLC was formed by Orion and Eolian to develop, own, and operate this Project. Orion and Eolian have a wealth of experience developing renewable energy projects and Orion affiliates have been pioneers in expanding the use of renewable energy in the United States for nearly 25 years. Orion's successful track record of completing projects is the result of its decades of expertise in siting, development, power sales, finance, construction, operations, and working with top renewable energy engineers and consultants who are all

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noted experts in their fields. Orion’s team of engineers, meteorologists, expert consultants, and developers visit and study sites across the country to find locations with the right combination of renewable energy resources, landowner partners, compatible environmental conditions, and transmission grid accessibility. By the end of 2022, Orion will have developed more than 7,000 megawatts of clean, renewable energy projects in operation in the United States. That’s enough electricity to power more than 2 million average U.S. homes.

The Applicant is submitting this Application to request approval to develop, construct, and operate a photovoltaic solar energy facility in Goodland Township known as the Goodland Solar Project (“Project”). The proposed facility is located north of Bowers Road, south of Shaw Road and bordered generally on the east and west by Cade Road and Sisson Road. The Applicant has included a total of approximately 1,713 acres from Goodland Township property owners to house the facility as part of this proposal. The proposed solar panels will be located on segments of the leased land inside fenced-in areas totaling approximately 826 acres buffered by significant open space and landscaping outside the fence. The “inside the fence” acreage plus the “outside the fence” acreage makes up the “Permit Boundary” acreage of 1,713 acres. See graphic below that separates the “Permit Boundary Acreage”, the “Fenced Acreage” and the “Solar Panel Acreage.”*



*See Goodland Solar website for a full-size electronic version of the above graphic (www.goodlandsolarproject.com)



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At a community level, the proposed overall Project will yield many economic benefits, including hundreds of near-term construction jobs, long-term operations and maintenance jobs, sales and contracting opportunities for local businesses, a new, diversified, stable, and steady source of income to local landowners and increased tax revenues for taxing authorities in Goodland Township and Lapeer County. When it becomes operational, the Project will benefit Goodland Township, Lapeer County, local schools, fire and police departments and other taxing bodies through increased property taxes estimated at approximately \$8.8 million over an initial 25-year period. The total Project investment is expected to be between \$70 million to \$110 million. In addition, payments to landowners and farmers are expected to be well in-excess of 35 million over the initial 25-year period.

Under lease agreements with Project landowners, the proposed Project will be an interim land use, operated for an estimated 30 years or longer. At the end of the Project lifespan, the leases and decommissioning plan (Exhibit F) require that Project infrastructure be removed from the site and the land substantially restored to pre-construction conditions allowing the land to be repurposed for other uses, including agricultural use.

The Applicant has completed a number of public outreach efforts prior to getting to this point in the Project. An introductory letter was sent on August 15, 2020 to landowners within 500 feet of the proposed Project area detailing the project and requesting them to reach out with their questions or concerns. Just over a year later, an open house was held on October 27, 2021. The open house invitation was sent to neighbors within 500 feet requesting them to attend and ask questions and give feedback on the initial layout and visual simulations. Lastly the Applicant has met several times with the Township to gain understanding on the application process and obtain feedback on any other outreach efforts that needed to happen.

The Applicant respectfully requests that the Township Supervisor recommend—and the Planning Commission approve—the Application for a Special Land Use Permit and Site Plan for the reasons set forth herein, namely, furthering the development of renewable power in Michigan which will benefit local landowners, local taxing authorities, the broader community, power purchasers and their customers, and the environment.