



**CHABERTON**  
ENERGY



Project Friendship

Howard County Council

September 2021

021410.2021

# Chaberton Energy Is a Leading Regional Developer



- We have a very experienced team, with a strong focus on the mid-Atlantic
- We work with a network of engineering firms, attorneys, financing partners, and other subject matter experts to enable project success; we work with local partners
- We develop projects from inception through construction, we work with customers and hosting partners to ensure we meet their needs and goals, we work with local jurisdictions to permit the projects, the local utility for the interconnection, we prepare the site and project plans, and we arrange financing
- Our portfolio is composed of community solar projects, aggregate net meter projects for institutional clients, and other PPA-based projects with commercial and industrial customers, focused on projects <10 MW, such as this one
- We have projects across the mid-Atlantic, with a particular focus on Maryland
- We are an affiliate of the Greenbacker Group, which has invested over \$1 Billion in renewable energy assets and owns and operates over 1 GW of renewable energy assets nationwide



# Project Overview



- Our Friendship Project is a combination of two projects on the same parcel: a 2 MW<sub>AC</sub> Community Solar project and a 2 MW<sub>AC</sub> Aggregate Net Energy Meter (ANEM) project, located in West Friendship, MD.
- The projects have received Conditional Use Approval from Howard County on December 23, 2020; final Site Development Approval is expected any day.
- The projects will be able to generate approximately 10,000 MWh of clean renewable energy annually, with a DC/AC ratio of 1.56.
- The projects as designed occupy ~24 acres; the overall parcel is 80+ acres and the balance of the parcel will remain in agriculture.
- The projects will employ a solar-tracking technology whereby panels rotate on a N-S axis to follow the sun during the day.
- The projects will have pollinator habitat on site, which will help productivity of the surrounding farms.
- The projects were developed by SunEast Renewables in partnership with Maryland-based Chaberton Energy. Chaberton Energy then purchased the ownership of the projects from SunEast.
- The energy output of the ANEM project will be utilized by a Maryland non-profit institution.
- The energy output of the Community Solar project will be utilized by BG&E residential and commercial customers.



Friendship Project location

# Solar Energy Brings Benefits to Our Communities



- Good Neighbor
  - ✓ No noise or emissions
  - ✓ Essentially no traffic during operations
  - ✓ Virtually no use of public services
  - ✓ Solar system easily removed at the end of life, with land restored for any future use
  - ✓ No visual impact
- Local Economic Benefits
  - ✓ Provides reduction in electricity costs to local residents via the Community Solar Program
  - ✓ Reduction in electricity costs to local institutions via the Aggregate Net Energy Metering Program
  - ✓ Positive local economic activity during construction
  - ✓ Virtually no cost in new services to the County

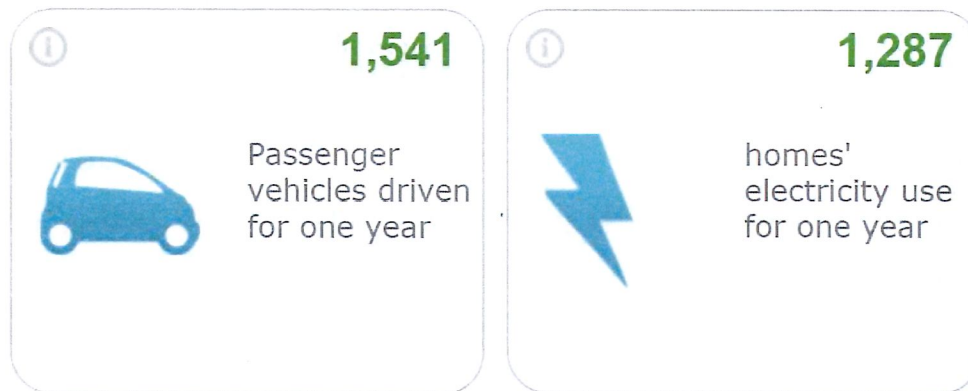


# Significant Environmental Benefits



The Project will generate clean, renewable electricity

- ✓ Reduces the use of high-pollution energy sources, increasing air quality, saving lives, reducing incidence of respiratory and cardiovascular diseases, and improving life quality
- ✓ Eliminates carbon emissions to the tune of ~7,000 tons of CO<sub>2</sub> a year, equivalent to\*:



Increased stormwater management and lack of runoff or pollution will provide benefits to local waterways and the Chesapeake Bay

- ✓ No use of pesticides or other pollutants inside the solar array
- ✓ Planting of native & stable ground cover

\* Estimates based on EPA GHG Calculator. Actual results will vary.

# Pollinator Habitat Brings Significant Local Benefits

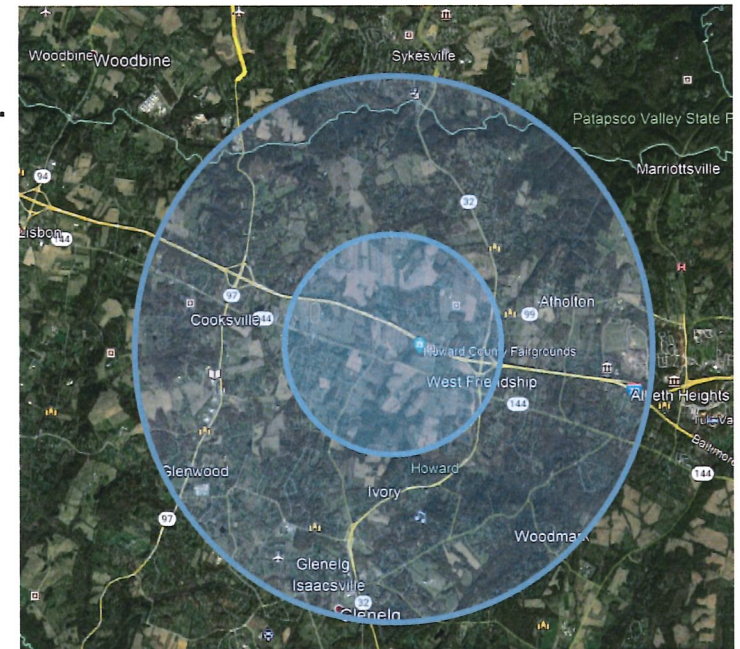


Pollinator friendly ground cover, per the guidelines from the Maryland Department of Natural Resources, will be planted on site.

- ✓ Improves local crop pollination within a five-mile radius, which will increase yields and crop quality in this part of Howard County
- ✓ Over 75% of flowering plants need pollination
- ✓ A single bee colony can pollinate over 300 million flowers a day
- ✓ Pollinator habitat also works to stabilize the soil and improve water quality

Per the Maryland Department of Agriculture\*:

- ✓ Soybeans show an 18% higher yield and have heavier seeds when honeybees are present
- ✓ Green bean seed yields are 9% to 35% higher with bumble bees present
- ✓ Watermelons require at least 8 visits from pollinators for proper fruit set, and strawberries require at least 20 bee visits per receptacle
- ✓ Apple flowers are self-sterile and depend heavily on cross pollination by bees



Pollinator benefits extend up to 5 miles, and are most pronounced within 2 miles



\*Source: Maryland Pollinator Protection Plan from the Maryland Department of Agriculture

# Importance of PILOT Agreement for the Projects



- Howard County has a strong history of supporting renewable energy, via regulations and/or payments-in-lieu-of-taxes (“PILOT”) agreements
- We have used the terms of this PILOT to secure financing for the projects; we have also offered customer rates and already signed binding agreements based on it
- Reductions in the projects’ tax burden allow us to provide lower rates to customers in and around Howard County, and allow us to provide income to the landowner, which, in turn, helps them make their farming operations more viable on the balance of the property

Thank you



**CHABERTON**  
ENERGY





HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, John Miller, have been duly authorized by  
*(name of individual)*

Chaberton Energy to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding Council Resolution 140-2021 to express the organization's  
*(bill or resolution number)*

support for / ~~opposition to~~ / ~~request to amend~~ this legislation.  
*(Please circle one.)*

Printed Name: John Miller

Signature: John Miller

Date: 9/17/2021

Organization: Chaberton Energy

Organization Address: 11900 Parkland Drive

11900 Parkland Drive

Number of Members: 20

Name of Chair/President: Stefano Ratti

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*



# HCCA

## Howard County Citizens Association

*Since 1961...*

*The Voice Of The People of Howard County*

Date: 20 September 2021

Subject: HCCA Testimony AGAINST CR140 - 143

My name is Stu Kohn and I reside in Laurel. I am the President of the Howard County Citizens Association, HCCA. We have major problems with CR140 thru 143 and request that the Council asks serious questions and receive satisfactory answers before you begin to think about voting on these Resolutions. They are as follows:

- What is the impetus of these Resolutions?
- We see that a Fiscal Impact Analysis was posted a few days ago and although not required because it is a Resolution is appreciated. We find it interesting that the Auditor's office has asked the "Office of Community Sustainability to provide additional background which omits estimates and assumptions so its fiscal impact data can be appropriately verified." They state they are "unsure whether the Administration's estimates noted above consider the \$1 payment for personal property and the \$1 payment for real property tax abatements due to the County each year." Furthermore, the Auditor's Office states, "They are unable to perform a similar analysis on the personal property tax abatements referenced in the Administration's testimony until additional information is obtained from the Office of Community Sustainability."

The HCCA strongly recommends that until such information is obtained because at this time is inconclusive these Resolutions should be tabled. We would hope the public should be permitted to testify when the Fiscal Impact Analysis has been completed.

- Why should the solar companies be given an incredible break in their Property Taxes? The Resolution states, "50% of County Real Property taxes shall be exempt, upon the condition that the Landowner pay the County \$1 per year in lieu of such exempted taxes; and for years eleven (11) through twenty (20) after the Commercial Operations Date, 25% of County Real Property taxes shall be exempt, upon the condition that the Landowner pay to the County \$1 per year in lieu of such exempted taxes"?

Please tell us why are we given away the farm? Why do the Facility Owner and Solar Company deserve a break today or in the future? Why is the County not given tax exemptions for a barber, hair stylist, grocery store owner, restaurants, or even me, etc.?

Is it fair that the Facility Owner will in addition to receiving Agricultural Preservation Funding when Solar is a commercial enterprise to replace land designated for Agricultural Preservation only to lease to Solar Companies and receives lower taxes because it's farmland? With these Resolutions they will pay \$1 a year instead of the already much lower taxes because it's a farm. How much is the County losing?

- Why should the Facility Owner be given a major break from the Commercial Operations Date through ten years (10), 100% of County personal property taxes for the Personal Property shall be exempt, upon the condition that the Facility Owner pay to the County \$1 per year in lieu of such taxes; and For years eleven (11) through twenty (20) after the Commercial Operations Date, 50% of County personal property taxes for the Personal Property shall be exempt, upon the condition that the Facility Owner pay to the County \$1 per year in lieu of such exempted taxes.
- What will be the County's formula for the Facility owner to have the County accept payments in lieu of real and personal property taxes as stated on Page 1 lines 29 thru 31?
- When will reimbursement be made by the property owner from the Agricultural Preservation Funding which they previously received and now they are being paid by the solar companies? We understand the County has invested approximately \$175 million dollars in Agricultural Preservation Program which is stellar, but it needs to be paid back now! Will you commit to ensuring that the number of acres supported by Solar on Agricultural Preservation land will immediately be paid back? You owe it to all the taxpayers and voters!

It is imperative the aforementioned questions be asked by you in the Work Session as you need to ascertain all the facts before your decision on these Resolutions. The answers to the proposed questions need to be most compelling as it is your obligation for the interest of all.



Stu Kohn  
HCCA President



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Stu Kohn, have been duly authorized by  
*(name of individual)*

Howard County Citizens Association to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding CR140-143 to express the organization's  
*(bill or resolution number)*

support for / opposition to / request to amend this legislation.  
*(Please circle one.)*

Printed Name: Stu Kohn

Signature: \_\_\_\_\_

Date: 16 September 2021

Organization: Howard County Citizens Association

Organization Address: Ellicott City, MD. 21041

Ellicott City, MD. 21041

Number of Members: 500

Name of Chair/President: Stu Kohn

*This form can be submitted electronically via email to  
[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 2 hours prior to the start of the  
Public Hearing.*