



Proponent Testimony by Kurt Princic on Senate Bill 275
Senior Project Development Manager, CEP Renewables.
Senate Energy and Public Utilities Committee
June 25, 2024

Chairman Reineke, Vice-Chair McColley, Ranking Member Smith, and members of the Senate Energy and Public Utilities Committee, thank you for the opportunity to submit proponent testimony on behalf of Senate Bill 275 (SB275), an economic development bill to expand net metering opportunities in Ohio which would in-turn will allow the development of alternative energy generation on distressed sites in Ohio. My name is Kurt Princic, and I am the Senior Project Development Manager for CEP Renewables.

Prior to working with CEP, I worked for 31 years at Ohio EPA, the last 12 as the District Chief for the Northeast District Office. I have decades of experience working on landfills and brownfields in Ohio and know what a challenge it can be to develop these types of properties. I have been employed at CEP since January of 2023.

I would like to specifically point out SB 275's focus and intent in developing solar on landfills and brownfields which are often underutilized, hard to develop and do not provide the maximum tax value to a community, if any.

At CEP we focus our development on landfill and brownfields and our expertise allows us to take on these challenging projects, repurposing such land for beneficial, sustainable clean energy, increasing property values and transforming a distressed property to productive use. CEP received POWER Magazines Top Renewable Energy Plant of the Year Award for our Mt. Olive project where we took a former USEPA superfund site and turned it into the largest landfill to solar project in the county.

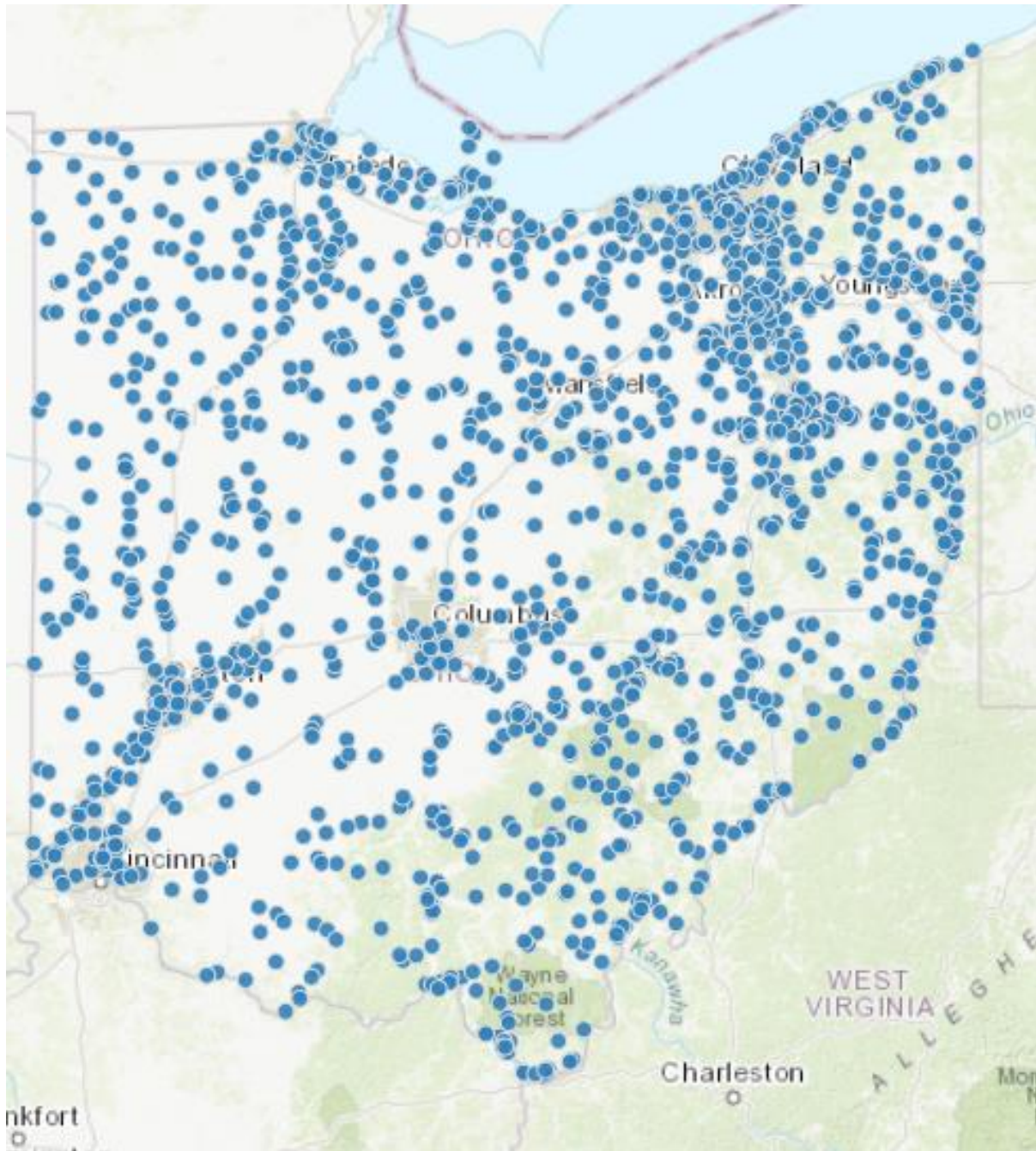
There are over 4,000 landfills, lagoons, brownfields and other historic disposal facilities located throughout Ohio. I provided a handout which shows just the historic landfills of which there are over 1,800. These sites represent thousands of acres of land that can be repurposed for solar.

Regarding brownfields, Ohio has had a Brownfield program since the late 1990's. This program has been hugely successful with over a billion dollars of taxpayer money invested into redevelopment of hundreds of sites. There however remain thousands of sites in Ohio that have not been redeveloped for multiple reasons – economic and environmental. My point here is that the low hanging fruit has been taken and what remains are particularly challenging site. SB 275 offers a new option for these sites which can bring billions of dollars of private investment into the state.

In short, SB 275 would offer a viable opportunity for these distressed sites that otherwise cannot be put into productive use. In addition to the renewable energy these sites generate, which will help with grid resiliency, they will also take what is revenue liability and turn it into a revenue asset, generating lease income for the property owner, who are often municipalities, and property tax revenue to the taxing authority. The solar developers will pay those costs at no cost to Ohio taxpayers. This is the focus of SB 275 I would like to highlight, and which could make a meaningful difference to many Ohio communities.

As an example, I will share with you a site, that CEP is ready to develop, which is like many sites in Ohio, and like sites you may have in your district. This property is over 100 acres, much of it landfill. This site currently pays less than \$1000 per year in property taxes. If CEP can develop a 10 MW project on this site, we would be obligated to pay \$90,000 in property taxes annually or \$1.8 million dollars over the 20-year contract. I can assure you this increase in revenue will make a meaningful difference to this community. This same scenario could happen at numerous sites and communities across Ohio with the passage of SB 275.

Thank you for the opportunity to provide proponent testimony on behalf of SB 275. I am happy to answer your questions.



Historic Solid Waste Facilities

Ohio EPA

<https://data-oepra.opendata.arcgis.com/datasets/oepra::solid-waste-facilities-historic/explore?location=40.160726%2C-81.301946%2C7.25>



Mt. Olive – 25.6 MW



Mill Road - 18 MW



Monroe - 14.7 MW



South Brunswick - 13 MW



Old Bridge - 10.7 MW



BEMS - 10 MW



Holland - 18 MW



Greenwich - 9.5 MW



Foul Rift - 19 MW Under Construction



Parker Road - 18 MW Construction 2024

CEP Examples of Solar Projects on Landfills and Brownfields.