



Proponent Testimony by Kurt Princic on Senate Bill 247
Senior Project Development Manager, CEP Renewables.
Senate Energy and Public Utilities Committee
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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 247 (SB247), a bill which will among other things establish a Community Solar Program which 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 (CEP).

Prior to joining CEP in January 2023, 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 would like to specifically point out SB 247'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 Magazine's 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 country.

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 sites.

SB 247 offers a new option for these sites which can bring billions of dollars of private investment into the state. These sites can be force multipliers when it comes to economic development.

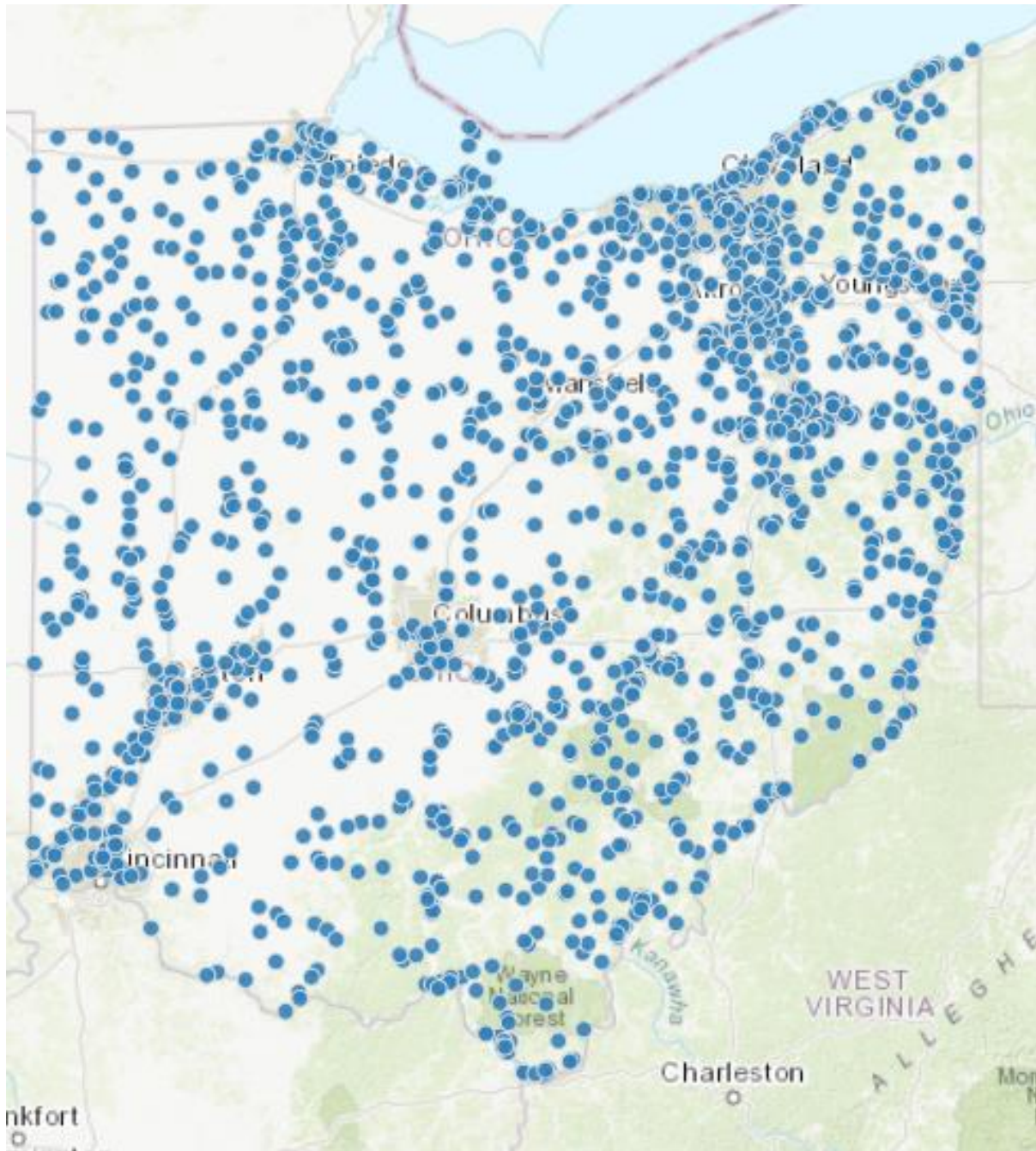
What do I mean by force multiplier. Let me provide some real data based on 9 sites which CEP has site control and meet the definition of “distressed site” in the proposed legislation.

- These sites could collectively generate 70 MW-ac of solar energy.
- Total construction cost for the 9 sites is almost \$160,000,000. That is \$160 million of private equity coming into Ohio generating jobs, income tax revenue and economic stimulus to the respective communities.
- These sites would generate \$630,000 in tax revenue compared to the \$25,357 these sites generated last year.
- That is almost 25 times the tax revenue that would be paid by the developers at no cost to Ohio taxpayers. I would point out that many of these sites are in LMI communities. I can assure you that the increased tax revenue will be meaningful to these communities.

The numbers above only represent 9 sites generating 70 MW of solar energy. If we extrapolate this to the entire 500 MW of development allowed on distressed sites through this bill, we are talking about even more staggering numbers:

- The potential for over \$1 billion of private equity coming into Ohio in way of construction cost, again generating jobs and income tax revenue and stimulating local economies.
- Millions of dollars in increased PILOT tax revenue paid annually to the respective taxing jurisdictions. Again, at no cost to Ohio taxpayers.

This can be attainable with the implementation of SB 247. Thank you for the opportunity to provide proponent testimony on behalf of SB 247. 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 Renewable Projects - Examples of Solar Projects on Landfills and Brownfields.