

## PROPONENT TESTIMONY

Sub. SB 52

Dave Gingerich (Highland County)

May 19, 2021

Chairman McColley, Vice Chair Schuring, Ranking Member Williams and members of the Committee. I am Dave Gingerich and reside in Highland County. I, and the 900 members of Clinton County/Highland County Citizen Concerned about Solar Farms, support Sub. Senate Bill 52 and would like to share

**Senators:** We the 900 members of Clinton County/Highland County Citizens Concerned about Solar Farms Were not promptly and efficiently notified and the OPSB representative speaking on HB118 that we were was artful at best.

There was little communication to us from county commissioners. I will attach their web page and you can see they have not published minutes in years. <http://co.highland.oh.us/commissioners/>

This article from Ohio U states the flawed and antiquated methods are clearly stated . [https://puco.ohio.gov/static/OPSB/2020\\_rules/Ohio+University.pdf](https://puco.ohio.gov/static/OPSB/2020_rules/Ohio+University.pdf)

The small investment made by developer's pales to the monetary investment that residents have made in the affected homes in the footprint of these projects. Residents have a lifetime investment made in their homes and communities and make up the fabric of our respective

counties.

**Senators:** We have been dismissed and dehumanized and our value is only that of a number on the OPSB comment board. This unmitigated act against our counties by solar developers that is being allowed to happen by our elected representatives is exploitation of the people in the foothills of Appalachia.

We ask that the sponsors of this bill to help us provide an avenue in which Townships can stop solar developers from destroying our community.

The OPSB methods on notification being used by renewable energy companies are inefficient and unfair to residential home and property owners. The method of advertising a notice in the newspaper was used in the 1970's. It is insufficient as very few people subscribe and read a newspaper on a daily basis. The method of computer use of podcasts may be received well by those who are computer literate and those who have high speed access but consider Highland county demographics from census bureau 2019 statistics, Population of 43161 ,18.9% of our population are over 65 , that is 8157 people . Only 71.4% 30,816 out of 43,161 have a broadband HS internet subscription . Making the podcast live stream impossible for some . The panel is impersonal and not like a one on one discussion where questions can be asked and demonstrated until subject material is understood. The most efficient means of contact would be a certified letter with a layman friendly prepared, easy study materials for reviewing over several weeks. Then a company rep should be at a local facility such as a school to discuss all questions and collect opinions and statements from home and property owners

that are being denied due process by lack of efficient notification and fair presentation of information. As Ohio citizens we ask that you take this factual data and statement in consideration and institute this type of compliance by all renewable companies who have attorneys that practice law by profession. We are but working people who depend on the state of Ohio to protect our Constitutional rights and the interest of us, our children, parents and grandparents. The palomino project had 49 residents not contacted. By what measure do you attain the metric of those that do not understand? and did not receive fair representation..

We feel this substitute bill does assist with saving our community however should include pending all projects at the OPSB as residents have been denied FAIR DUE PROCESS.

Map. [https://connectednation.org/wp-content/uploads/sites/15/2018/05/Broadband3M\\_Highland.pdf](https://connectednation.org/wp-content/uploads/sites/15/2018/05/Broadband3M_Highland.pdf)  
The covid excuse that has circumvented Due Process

**Senators:** Where does home and property owners rights begin and solar energy developers and participating landowners end? Any and all homeowners should have the right to input and a vote by township when a neighboring landowner constructs or participates in an activity that may potentially do physical or monetary damage to any and all other homes and properties within a 3 mile area of any said mega industrial solar development. To deny our community this right equates to spatial injustice and hypocrisy being spoken by those who want to create wealth for themselves, while depreciating the wealth of neighboring homes and properties.

This example may help clarify the potential to damage neighboring properties and homes.

A home with the value of 100,000 dollars within 1000 ft, of a mega solar development is devalued 20 per cent, 20,000 dollars, this is where it becomes egregious. The homeowner loses the initial 20,000 dollars, if the homeowner needs to apply for a second mortgage, the homeowners' equity may not exist.

With this devaluation your credit score drops and that affects all loans including credit cards, car loans etc.

The home and property owner's taxes stay at the current level of the original 100,000 dollars. The burden of proof of devaluation rest on the homeowner having to be proved by sales of other homes in the area or by the homeowner trying to sell their house and failing to sell. This information was obtained from the county auditor's office.

Now those are the arguments as to why homeowner and property owners need the right to vote by township by the original language contained in HB118 and SB52. The speculation investment made by mega industrial solar developers pales to the investment of community home and property owners (one hundred million dollars plus).

Property devaluation: Policy Research Project (PRP), LBJ School of Public Affairs, The University of Texas at Austin, May 2018. [https://emp.lbl.gov/sites/default/files/property-value\\_impacts\\_near\\_utility\\_scale\\_solar\\_installations.pdf](https://emp.lbl.gov/sites/default/files/property-value_impacts_near_utility_scale_solar_installations.pdf)