



**Solemio  
Solar**

# Welcome

## Solemio Solar Project Public Open House

**Pattern Development welcomes you to this public open house for the Solemio Solar Project.**

Your questions and comments are important to us. Please be sure to sign in and complete a comment sheet.

# Solemio Project Overview

## Project Size

- 80-MW utilizing roughly 450 acres
- Located south of Sulphur Springs
- Generating renewable energy equal to the needs of 17,500+ homes each year

## Construction & Financing

- Led by Pattern Development and experienced EPC firm
- ~12 month schedule starting early Summer 2019
- Funding Source: 100% private capital (no government grants or funding)
- Incentives: 30% federal investment tax credit (no state or local incentives)

## Operations

- Injecting clean energy into the ERCOT at peak electric use hours
- 1-3 full time operations & contract jobs
- Fully decommissioned and removed after 35-40 year life

# Solemio Economic Benefits

## Construction

- **Local Jobs:** 150-200 construction jobs over 12 month period
  - Heavy equipment operators, electricians, laborers, etc.
- **Local Contractors:** the selected EPC firm will hire local contractors for various construction activities
- Demand for services industries, such as lodging, food services, etc.
- Community benefits for the broader area through sponsorships of local causes
- State sales tax on certain project equipment purchases

## Operations

- Led by Pattern Development and experienced EPC firm
- Over the span of 35 years, the project will produce:
  - More than **\$2.5 million in Hopkins County Property tax revenue**
  - **\$8 million in Sulphur Springs ISD property tax payments**
  - Nearly **\$1 million in Hospital District Property tax revenue**
  - State franchise taxes of over **\$5 million**
- Federal income tax payer
- Lease payments to Hopkins County residents & property owners
- 1-3 full time operations jobs + contract jobs during operations such as landscaping, preventative maintenance, and plant operations

# Solar Panel Features

## A.) Frame

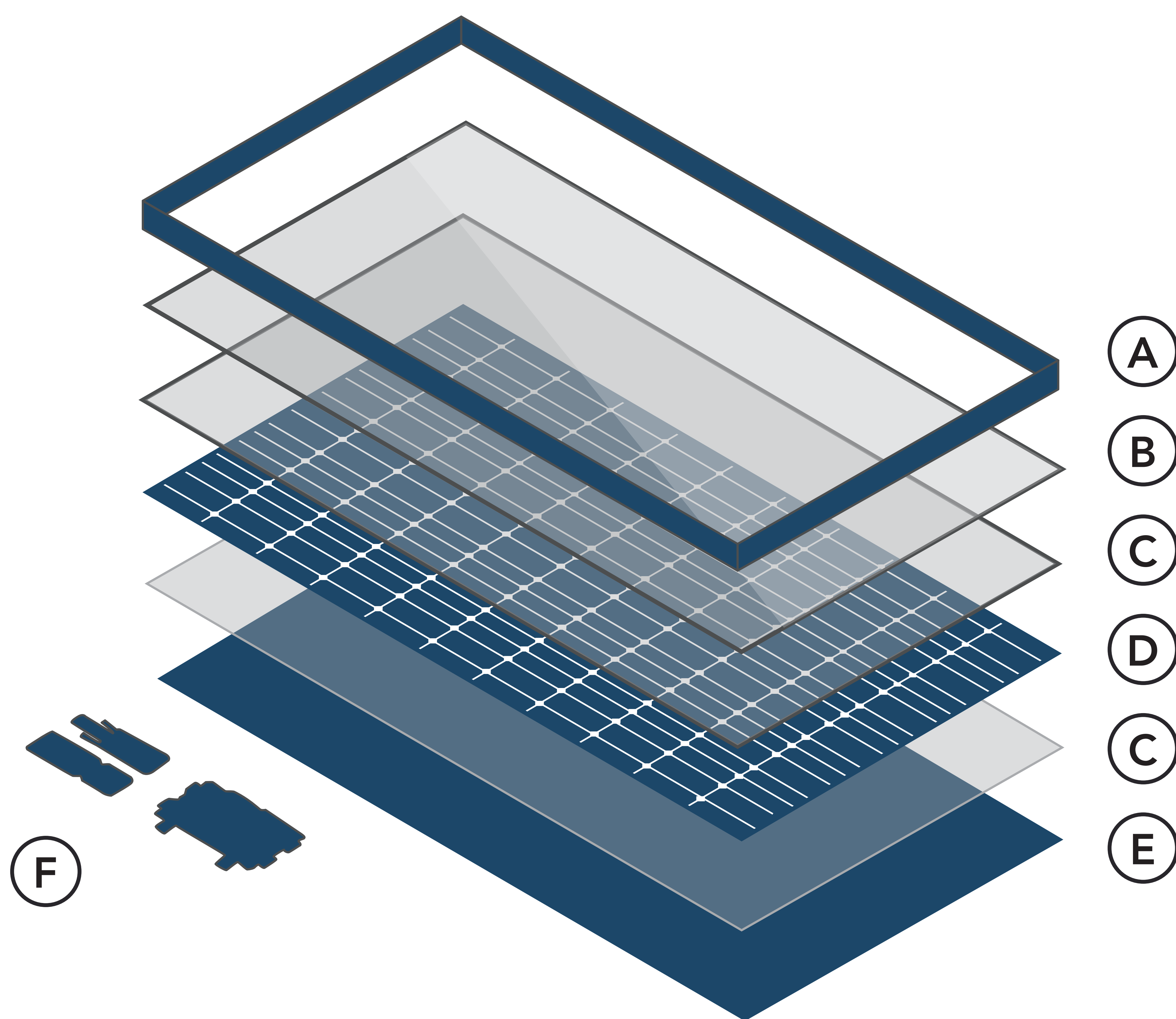
Made of anodised aluminum, the frame provides structural rigidity to the panel, protecting it from outdoor elements, and enables easy installation.

## B.) Glass

Glass protects the top side of the panel while allowing an optimal amount of sunlight to reach the cells.

## C.) EVA (2 layers)

Ethylene-vinyl acetate (EVA) is the glue that binds all the components of the panel together and prevents water, dirt, and other elements from reaching the cells.



## D.) Cells

The engine of the panel, the solar cells are where sunlight is converted to electricity.

## E.) Backsheet

The back of the module is protected by an electrically neutral backsheet that keeps water and dirt from entering the panel.

## F.) Junction/Connectors

The junction box transfers the electricity produced by the cells to the greater solar array via cables and connectors.

# Solemio Solar Technology

Solemio will utilize proven, UL Certified, and high quality components:

- Silicon based solar photovoltaic solar panels with anti-reflective glass
- Single access steel trackers (~4 ft high when panels rotated horizontal)
- Inverters, Transformers, & Cabling

## Why Solar & Why in Hopkins County?

- Solar power has become one of the cheapest forms of electricity, especially in sunny states like Texas
- Texas has installed 1,484 MW of solar and there are plans to install an additional 3,700 MW of solar capacity by 2021
- Hopkins County and the broader DFW metropolitan area are large users of electricity and need a growing supply to maintain the grid



# Environmental & Permitting

## Critical Issue Analysis

- Permitting
- Land Use
- Local Zoning/Ordinances

## Biological Resource Assessment

- Vegetation
- Threatened and Endangered Species Habitat
- Migratory Bird/Raptor Nesting Habitat

## Cultural Resources Assessment

- Archaeological Sites
- Historic Sites

## Jurisdictional Waters Determination

- Creeks
- Wetlands

## Phase 1 Environmental Site Assessment

- Potential to Encounter Hazardous Materials

# Ecological Considerations

- Field studies conducted by biologists indicated site does not include critical habitats for threatened or endangered species.
- Storm Water Pollution Prevention Plan implementation during construction will minimize stormwater runoff and ensure project will have no negative impacts to bodies of water.
- Project construction will avoid streams and forested wetlands, preventing impacts to aquatic species.
- Records review for archaeological/historical performed with no findings. Prior to construction, an onsite check for historical/cultural artifacts will occur.
- Pasture plant species will be allowed to propagate after construction; in absence of cattle grazing, large brushy plants will need to be managed.
- Project requires minimal water usage — primarily during construction for dust mitigation.
- All personnel will receive Environmental Awareness Training

# Engineering & Construction

## Construction Process

- Minimal site preparation and clearing
- Steel piles will be driven into the ground with no concrete foundation and with minimal force
  - Pile depth will average 10ft with max of 15ft for the solar trackers
- Panel installation
- Inverters assembled offsite and placed on pad locations
- Substation & Transmission

## Construction Management

- We will also have a single point of contact during the construction process where stakeholders can go to ask questions, log complaints, or make requests.

## Operations

- 24/7 monitoring from central location
- Preventive maintenance plan will include items such as:
  - Vegetation management
  - Electrical checks
  - Visual, Electrical and Mechanical inspections
- Corrective maintenance will occur as required
- After useful life is completed in 35-40 years, equipment will be removed and the site will be restored to its natural state

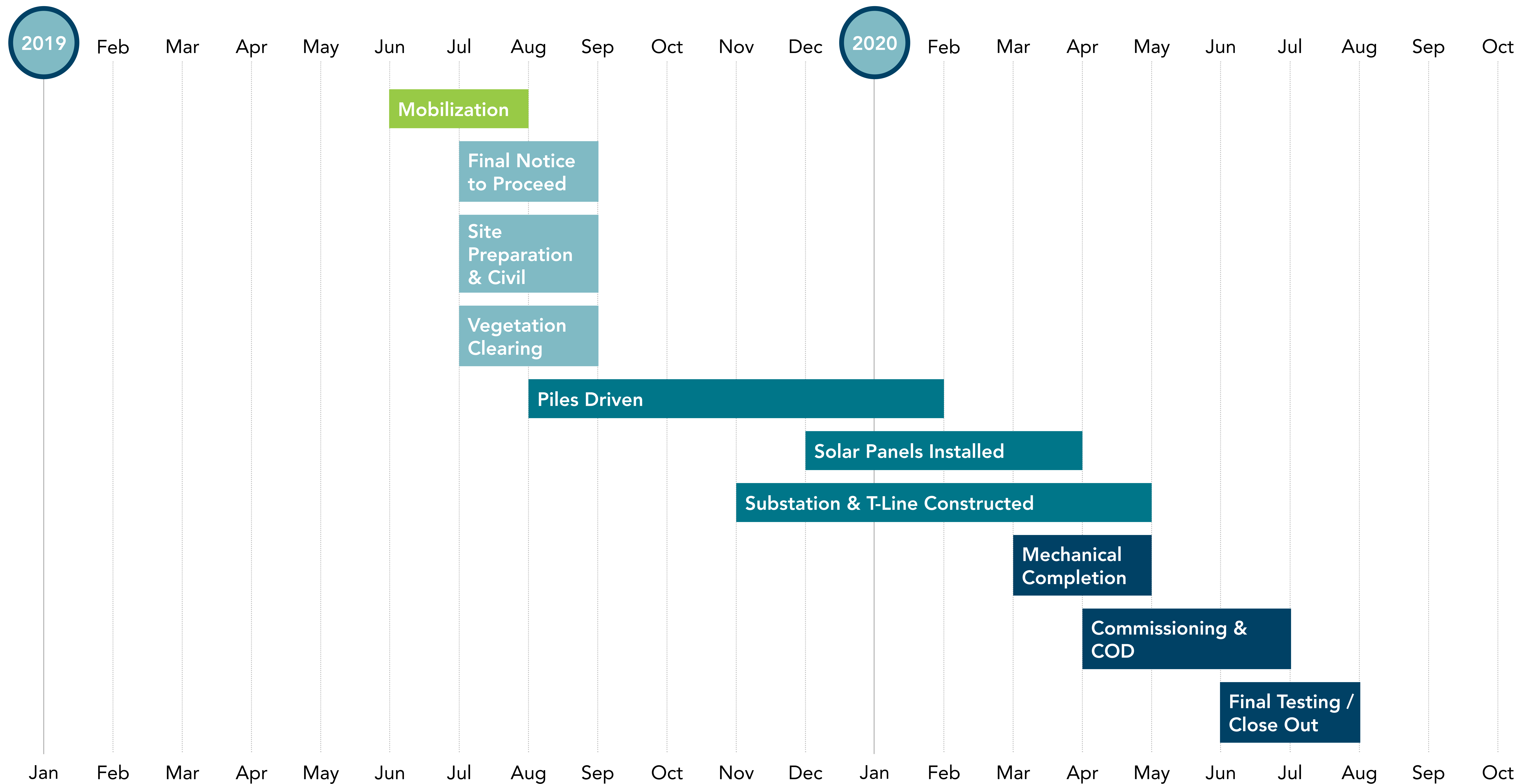


# Vendor Registration

We plan to use local vendors wherever possible. Process includes:

- Holding a job fair prior to construction to engage interested companies and workers. Likely to occur in February or March.
- Keeping a list of interested applicants and vendors during project development to share with the EPC company that is selected to hire subcontractors for construction.
- Establish a vendor and worker application portal.

# Solemio Solar Project Timeline



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# Contact Information

For more information:

- Leave a message at (903) 326-8549
- Visit the project website  
[SolemioSolarTexas.com](http://SolemioSolarTexas.com)

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