

**Old  
Jackson  
Solar**

# **Welcome**

## **Old Jackson Solar Project Public Open House**

**Pattern Development welcomes you to this public open house for the Old Jackson Solar Project. Your questions and comments are important to us. Please be sure to sign in and complete a comment sheet.**

# Old Jackson Project Overview

## Project Size

- 127.5-MW utilizing roughly 760 acres
- Located about 7 miles southwest of Canton
- Generating renewable energy equal to the needs of approximately 30,000 homes each year

## Construction & Financing

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

## Operations

- Injecting clean energy into the ERCOT at peak electric use hours
- 2-4 full time operations & contract jobs
- Fully decommissioned and removed after 35-40 year life

# Old Jackson Economic Benefits

## Construction

- **Local Jobs:** 250 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 **\$9 million in Van Zandt County Property tax revenue**
  - More than **\$22 million in Canton ISD property tax payments**
  - State franchise taxes of over **\$5 million**
- Federal income tax payer
- Lease payments to Van Zandt County residents & property owners
- 2-4 full time operations jobs + contract jobs during operations such as landscaping, preventative maintenance, and plant operations

# Solar Panel Features

## A.) Frame

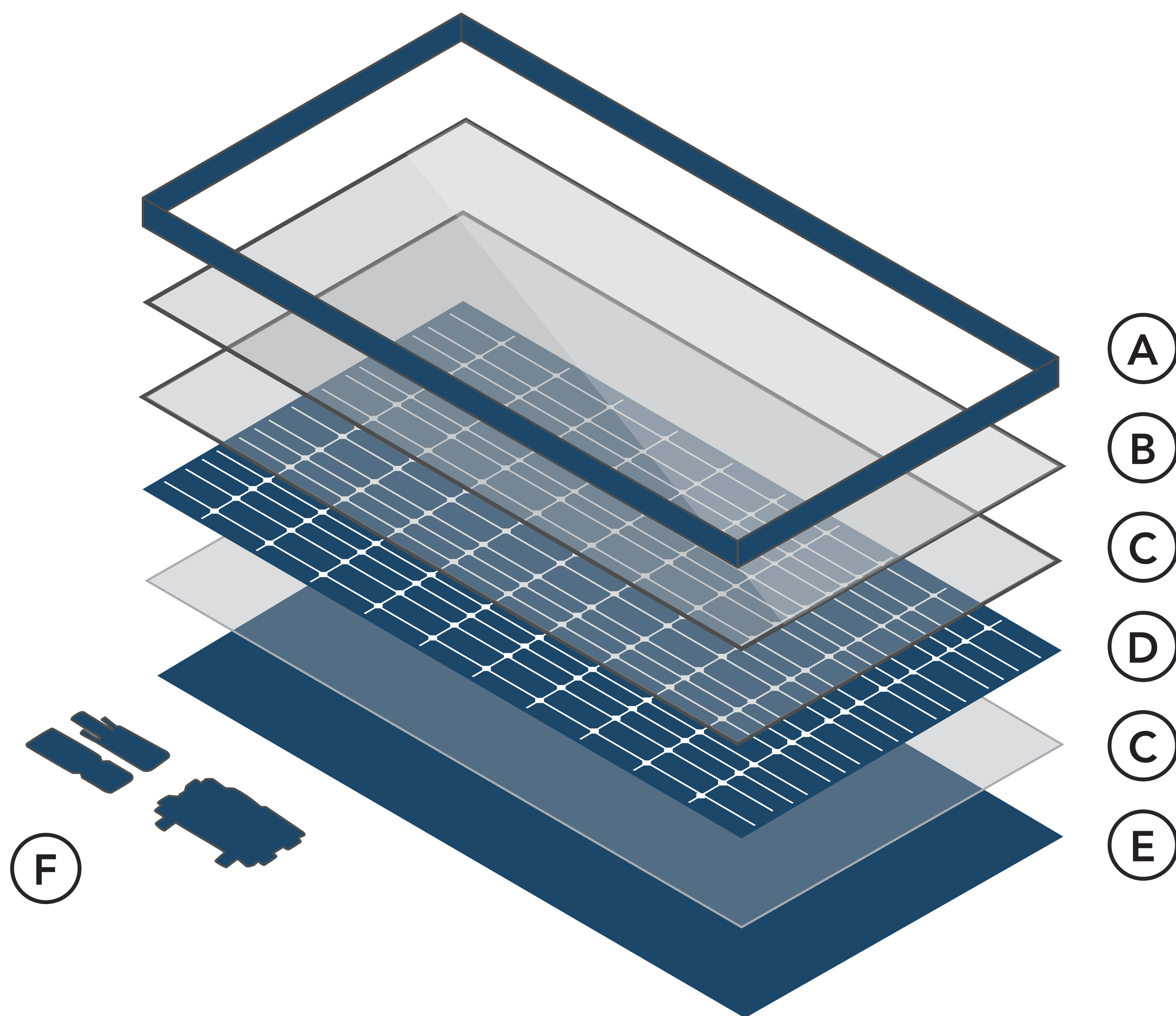
Made of anodised aluminum, the frame provides structural rigidity to the panel, protecting it from outdoor elements, and enables easy installation.

## 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.

# Old Jackson Solar Technology

Old Jackson 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 Van Zandt 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
- Van Zandt 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



# Old Jackson Construction

## Construction Process

- Minimal site preparation and clearing
  - Less than 5 acres planned for grading
  - ~50 acres cleared, ~180 maintained
- 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
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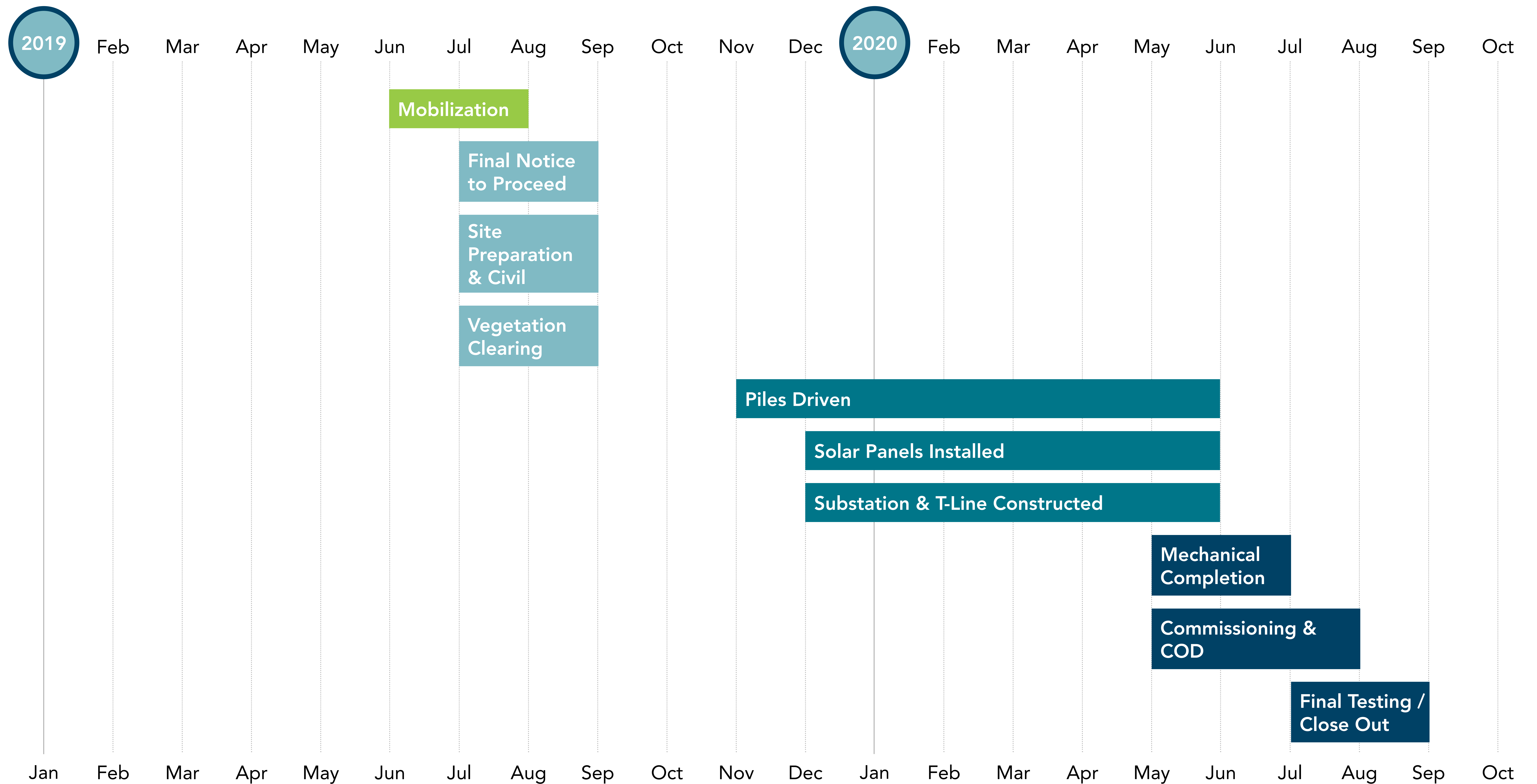
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# Vendor Registration

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.

# Old Jackson Solar Project Timeline



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# Contact Information

For more information:

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

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