

City of Cherry Valley Planning Commission Public Hearing  
Cherry Valley City Hall  
166 Highway 1B  
Cherry Valley, AR 72324  
May 9, 2023, at 5:30 pm

On May 9, 2023, the City of Cherry Valley Planning Commission Meeting meet for its regular planning meeting. Present were Mayor Adam Love, Council Member Earnest Meredith, Council Member Thomas Wilson, Council Member James DeWitt, Council Member Ricky Lace and Recorder Treasurer Stacey Bennett.

Visitors: Scott Schallhorn (Mitchell & Williams Law), Rory Huntly & Robert Shanklin (TED Renewables), Mark Olinger, Brian Smith, Dennis Stephens, Charles Glovel, Brian Britt, Christy Britt, Bill Carwell, Nathan Morris, William McCormick.

The meeting was opened with prayer by Council Member James DeWitt.

Mayor Adam Love opened the meeting and welcomed all visitors. Mayor Love turned the meeting over to Rory Huntley for a presentation of the project.

**Project Overview** - TED Renewables is partners with Bill Carwell (landowner) on the property that is located on the south end of Cherry Valley on Hwy 1. Rory referenced the handout, or the section marked in orange will be the property to be annexed. The substation on CR 230 will not be annexed. The blue area is the panel locations, and the panels are 135 megawatts AC – 180watts DC. Approximately 1100 acres has been allotted for the total project. The acreage will include fencing, access roads, etc. The tracking system sits at its highest at 12' and is mowed on a regular basis. No chemicals will be used, and no species will be above the panels. Mowing will be 4 times per year and more if needed, to keep property from being unsightly. The project will be a 140-million-dollar capital investment. For the property tax base in the county - the dark blue is the operation school tax to Arkansas for schools which is a wash. The light blue is the incentives to the school. A One million community grant will go to the City of Cherry Valley over a period of 8 years with increments of \$125,000.00 each year for community works projects. The city will be guaranteed two (2) payments even if the project is not built. TED Renewables requires the lowest expense possible for them to be competitive. TED will be asking the city council for a 65% tax abatement for 30 years and the project property must be annexed and rezoned light industrial. TED Renewables is owned by Tyr and has entered into an agreement with Carwell's. The annexation will make the property part of the city limits in Cherry Valley, Arkansas, and the landowner is in agreement. The annexation will be 2300 acres. A new sub station will be built as a requirement by Entergy.



### **Questions & Answers -**

1. Why annex more property than you may use? This will allow us flexibility since the project is not complete. With the zoning being changed to light industrial it will allow any land not used to be farmed.
2. Do you have any future projects planned for this area? Not currently. The process with Entergy takes 3-5 years and this is not something we are considering currently.
3. When will construction start? Peak construction will take 6 months approximately and is projected to begin early 2025, with no noise concerns.
4. Will this impact land and home values? There should be no impact on the values of the land or homes. TED Renewables wants to be accommodating as possible. One landowner spoke up about the project being in their front yard and when walking out they feel like they are in a prison. Mr. Huntly will be speaking with these landowners to see how they can arrange the project, so they feel comfortable about the project.
5. What type of insurance do you have? The sight will be fully insured for the entirety of the project per the bank requirements.
6. What is the life expectancy of the project & environmental concerns? Life expectancy is 40 years with no environmental concerns. The panels are not concrete in the ground so they can be easily removed. There are no environmental concerns if the panels were to be destroyed by a natural disaster.
7. Who is responsible for the maintenance? TED Renewables has entered into a private lease with a contractor for this.
8. Will the project move forward without the tax abatement? No, tax abatement is needed to be competitive. TED Renewables has worked with the city council for several months and answered questions. There are some private contracts that cannot be viewed on Carwell's. Mayor Love was contacted when the project was presented to the county and completed some research. After researching other projects, a tax abatement was required or the projects wouldn't have been completed, for example the steel mills (yes, I understand this is not a steel mill just for reference).
9. What guarantee do you have from Entergy to purchase Entergy from this project? No guarantee from Entergy to buy the energy. The tax abatement is requested to offer a lower power price when competing in a power competitive world. We cannot price the energy until the project is completed.
10. What services is the city required to provide for the project? Police and fire protection and Vanndale Birdeye Water services this area and will not change. Residence will be required to follow all city ordinances in the annexed area.
11. What is the cost to the city and what benefits will the city gain? There is no cost to the city. The project will increase the city's revenue due to taxes. No infrastructure cost to the city.
12. Will you hire any employees? During construction there will be approximately 200-250 employees on site. We would like to partner with the city to host a job fair and hire locally. After construction is completed, it will only require 2-3 on site for maintenance.