MIGREENPOWER COMMUNITY IMPACT PILOT

LOW-INCOME SOLAR COUNCIL

MEETING MINUTES

Febuary 4, 2025

Minutes transcribed from recording by Jessica Jamieson

The meeting was called to order at 11:05 AM by Chandler Kielbas.

At 11:05 AM Chandler Kielbas asked the Council if everyone had the opportunity to review the meeting agenda and if any additions needed to be made. There were none. Chandler asked the Council to motion to approve the meeting agenda. Janis Hazel moved to approve and Will Kenworthy seconded the motion.

At 11:06 AM Chandler Kielbas asked the Council if they had reviewed the meeting minutes from January 21, 2025 and asked if there were any changes to be made. Juan Shannon and Janis Hazel confirmed there were no changes to be made. Chandler then asked the Council to motion to approve the meeting minutes from January 21, 2025. Will Kenworthy moved and Janis seconded it. The meeting minutes were unanimously approved.

At 11:07 AM Chandler Kielbas introduced the guests that were on the call, including Max Egan and Al Papa Silva from 1898 & Co, Jessica Jamieson, and Jesse Harlow. Sarah Hutchinson and Kayla Maas were briefly mentioned as well.

At 11:08 AM Chandler Kielbas provided some updates on the RE-EIED grant that DTE did not receive during their last application. Chandler acknowledged that this year there will be an additional $4.875 million dollars of RE-EIED funding becoming available. He let the team know that the company is thinking about pursuing this funding, but there still internal conversations to be had about an approach because the application is due March 20, 2025. Chandler let the Council know that further discussions may be had over email threads as the Council will most likely have to vote after the next meeting. Will Kenworthy added input that for this round of the RE-EIED grant the team should focus attention on who will be benefiting from the Pilot rather than a technical perspective. He says to emphasize that DTE is asking for the grant on behalf of the customers, not just to build a solar array to be added to the grid. Chandler acknowledged that he would do this and that he appreciated the feedback. Chandler then asked if any community representative is particularly interested in the grant writing process. Janis Hazel said that she would be interested and that, based on the feedback DTE received on its last application, this grant application should focus more on community partnerships. Chandler thanked Janis for the feedback and expressed that a better application can be produced in the coming weeks. Juan Shannon then communicated that he would be interested in reviewing the grant but not assisting in writing it. Will then voiced that the Council should have about a week before voting to consider the application and Chandler said he can get it to members by March 13, 2025 at the latest. Chandler asked for further questions or comments and there were none.

At 11:16 AM Chandler Kielbas handed the meeting over to the 1898 & Co. Team, Max Egan and Al Papa Silva who introduced themselves. They then explained that they would be helping DTE with some development questions for the proposed Marathon site so that the suitability of this location can be assessed for the Community Impact Pilot. Max started that the solar development process is outlined in four steps: siting and constraints identification, buildable area assessment, iterative layout development, and performance evaluations and recommendations. Max continued that for "siting and strengths identification" the team looked at publicly available data bases to understand what above-ground and subsurface infrastructure exists at the site and conducted an in-person site visit in October of 2024. Max described that 1898 then took this data and formed a buildable area assessment to determine how much land is serviceable, and what a potential project footprint could look like. 1898 also investigated Detroit regulations to understand which legal constraints affect the property. Max explained that the team identified potential technologies suitable for the project, taking weather and other factors into consideration. At this point, Max asked if there were any questions and there were none.

At 11:23 AM Max Egan then moved into the infrastructure site constraints portion of the presentation and displayed a photo of a marked-up satellite view of the Marathon property. Within the Marathon land there were two locations potentially suitable for a solar project, marked on the image displayed with the number one and the number two. After the in-person assessment, the "number one" area was decided to be more suitable. Max then described the constraints throughout the Marathon land, including occupied dwellings in the South-West of the building location and a future project area allocated to a Great Lakes Water Authority facility where DTE cannot build. There are also distribution poles that run through the middle of the Marathon land with a setback applied to them so that the DTE infrastructure will not interfere. There are no pipelines under the "number one" portion of the property but there is a pipeline under "number two". Max then displayed an image where a tan color indicated the buildable area, and a red color indicated the non-buildable area. In the image, there was a large red line down the center of the image spanning the length of the Marathon land indicating the distribution poles and a few red horizontal dividing lines throughout the property. Max then displayed an image taken from the 1898 team's visit to the property demonstrating the view shed of the future project, taken from the Northwest corner of the project boundary looking due East. Max explained that this image displays a ground-level view of the constraints that DTE would have to avoid such as the distribution poles. He also mentioned that there are no sidewalks on the property. DTE could investigate building a landscape buffer right along the road to reduce impacts to neighbors, however, he conceded that this will further reduce buildable area. Chandler Kielbas then asked if there is an industry standard for landscape buffer size in feet. Max answered that the size is determined by the township or county that the land resides in. Chandler then questioned how far the Marathon property line is from the nearest occupied dwelling. Max replied that the property line is about 50 feet away. Janis Hazel then asked if there are any occupied dwellings or a school on the opposite side of the street to the Marathon property. Max showed a more detailed satellite image that demonstrated there was one occupied dwelling on the other side of the street. Janis then asked if there had formerly been more dwellings on the other side of the street. Max confirmed that it appeared like there were once dwellings, but that they have been demolished. Max then pointed out that the satellite image he was displaying on screen

contains three purple-colored blocks representing the three occupied dwellings near the Marathon property. Janis shared concerns that these three residents could cause resistance if they were not comfortable with the solar facility and that some outreach to these residents should be conducted. Janis then asked about a different street north of the Marathon property, and if that street consists of residential homes or commercial facilities. Max confirmed that on this street there are occupied dwellings, a community building, and a possible gas station or other commercial business. This business's front doors would be facing away from the facility. Janis asked if some of these occupied dwellings would have backyards facing toward the facility and Max confirmed that some may. Max asked if there were any other questions and there were none. Max then moved slides to a photo demonstrating another ground-level view of the project boundary taken from further Northeast on the property facing Southwest. This photo displayed a general overview of the property and in the background contained a view of the singular existing residential structure on the same plot of contiguous land as the solar facility. Max pointed out that around the dwelling there are a number of trees that could slightly shield the solar facility from view of the occupants. Max then stated that the placement of solar panels should be placed in a way that mitigates the impact of glare on the neighboring residences. This could come in the form of vegetative screening (planting large trees around the facility), adjustments to the tilt-angles of the panels, and deciding not to put panels for this project in certain areas. Janis then asked if there are any residual issues that come with glare such as heat production that could disturb nearby residences. Al Papa Silva explained that glare is a visual phenomenon that causes a nuisance due to the brightness of the concentrated light. It does not generally produce much heat. Janis asked if the existing O'Shea solar field in Detroit emits any glare. Al stated that he is not familiar with any glare studies performed on that site and asks Chandler to take note of that question. Max then added that glare is not anticipated at all times as the intensity is dependent on the position of the sun, time of day, and time of year. Janis then questioned if the dwelling in the photo on the slide and the one on the opposite side of the road both face the proposed solar facility and Max confirms they do. Janis then asked if glare could potentially shine into the residences and disturb the occupants. Will Kenworthy explains that in his experience at the O'Shea power facility, homes across the street could face issues due to glare but probably very infrequently due to the tilt of the solar panels and added that Chandler should look into if any analysis of the glare impacts of the O'Shea field have been done before. Janis then asked if the vegetative screening would be placed around the resident's home or alongside the solar project. Al described that the vegetative screening would be placed on the solar field property, but as close to the resident's home as possible. Janis added that the vegetation could pose a security threat to residents and that this is a potential concern.

At 11:43 AM Max Egan moved to displaying possible layout orientations for the project. He first explained the options for solar panel racking technology. The fixed tilt option stays at one angle with respect to the ground at all times and typically faces South. The single access tracker option tracks and follows the sun, moving the panels in that direction, and are orientated to the East and the West. There are also options for how the panels will be fixed to the ground. In a ballasted system beams are fixed to concrete blocks that weigh down the panels rather than disturbing sub-surface infrastructure. However, in a piles system columns known as piles are embedded underground and are attached to the panels. Furthermore, Max explained that there is a decision

to be made regarding the energy maximizing tilt angle. If the team decided to choose a fixed toll array, performance models can be made to determine the most efficient angles of these panels while taking into account how the panels will cast shadows onto each other. Max then showed a preliminary conceptual layout facing due South, with fixed tilt (angle of 20°) and ballasted panels with a yearly production of 809 MWh and a Net Capacity Factor (NCF) of 18.5%. This 500 KW facility would be located on all of the land Southwest of the Great Lakes Water Authority infrastructure project. Max then introduced a second layout where, rather than due South, these panels could also be orientated toward the road which would enable more panels to be placed, but each panel would produce less energy respectively than if they were facing due South. This facility would have a production of 791 MWh, an NCF of 18.1% and a maximizing tilt angle of 20°. Chandler Kielbas asked for the cost difference between these two potential layouts. Al Papa Silva answered that these layouts would have essentially the same cost. The only difference could be if there are any operating or feasibility differences in orientating the panels toward the road or not. Janis Hazel then asked if she could share these slides with Detroit's Director of the Office of Sustainability, Tepfirah Rushdan. She then mentioned that Detroit has bought out properties before for the municipal building solar project using American Rescue Plan funds and if this could be an option for the properties potentially impacted by the solar project. Al answered that 1898 would be happy to share the slides with Tepfirah and could potentially brief her. Chandler stated that they can set something up with her.

At 11:53 AM Chandler Kielbas opened the round table discussion and asked if the Council had any further questions. Janis Hazel stated that she will send her questions and comments by email. There were no further questions.

At 11:54 AM the meeting was adjourned.