

Project Polo

- \$130 million dollar project
- Pike County would receive \$130,000 in permitting fees and \$11.7 million in tax revenues and fees

We will be competing with a lot of communities for this project. If the BOC agrees to the fees, it doesn't mean that we get the project. We will be included with other communities so this is simply the first of many steps in moving forward.

Pike County, GA



Flat Shoals Energy Center

March 24, 2025



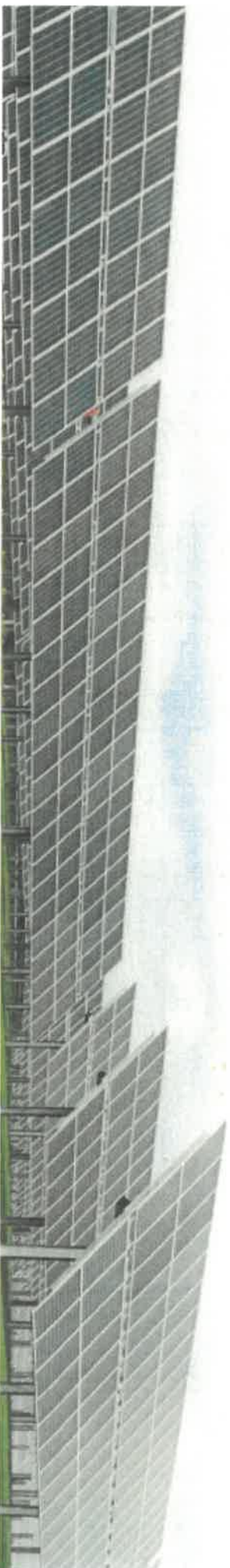
Agenda

Overview of
Flat Shoals
Energy Center

Permitting Fees for
Solar Projects

Permitting Fee
Proposal

Questions



Flat Shoals Energy Center - 100MW

<600 Acres

\$11.7 Million

of 1371-acre parcel

in tax revenue and fees to Pike County without
drawing on County services



Project Benefits

- Provides revenue without drawing on County services or infrastructure such as roads, schools, water, or sewer
- Generates electricity without using water, producing noise, or creating emissions; effectively no traffic during operations



Community Conscious Design

- Avoids use of the property north of Hwy 18
- Maintains existing vegetation around perimeter of project to mitigate potential viewshed impacts to neighbors



Environmental Considerations

- Improves regional air and water quality by offsetting emissions from traditional generation sources
- Protects natural and cultural resources of Pike County; design avoids impacts to wetlands and streams



Seeking a Permit Amendment and Tax Agreement



Permitting Fees for Solar Farms

Analysis:

Permitting fees for solar projects in Georgia are typically \$1 per \$1,000 of installed cost.

- Some counties charge a flat fee of as little as \$500; fees in most counties range from \$0.75 to \$2 per \$1,000 installed cost.

Counties typically incur minimal to no external 3rd party costs for permitting and inspecting solar projects.

Example 100 MW project at an installed cost of \$130M:

Permit fee of \$0.75 per \$1,000 results in total fee of \$97,500

Permit fee of \$1.00 per \$1,000 results in total fee of \$130,000

Competitiveness:

The market for utility-scale solar in Georgia is crowded and highly competitive. For Flat Shoals to succeed in the upcoming 2025 Georgia Power RFP, the project is proposing a combination of fees and taxes that are competitive with those offered to competing projects in other counties.

Recent Comparables:

\$500 flat fee: Clay
\$750 flat fee: Early

\$0.75 per \$1k: Lee
\$0.77 per \$1k: Decatur

\$2 per \$1k: Taylor
\$2 per \$1k: Stewart
\$2 per \$1k: Mitchell

\$4 per \$1k: Dougherty
\$4 per \$1k: Bibb

\$5 per \$1k: Twiggs

See table in Appendix for add'l detail

Permitting Fees Proposal



Proposal:

Sun Tribe proposes Pike County implement a "Solar Farm" building permit fee of **\$1 per \$1000** of installed cost. At an estimated installed cost of **\$130.0M**, Flat Shoals Energy Center would pay a permit fee of **\$130,000**, which is competitive with other counties and should more than cover Pike County's administrative costs for permitting and inspecting the project.



Sun Tribe

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Appendix

County	Year Operational	MW	Installed \$	Permit Fee	Equivalent Fee Per \$1,000
Clay	2022	106	\$137.8M	\$500	\$0.004
Early	2019	102	\$132.6M	\$750	\$0.006
Lee	2022	165	\$241.5M	\$160,875	\$0.75
Decatur	2021	253	\$328.9M	\$253,000	\$0.77
Taylor	2016	101	\$131.3M	\$262,600	\$2.00
Stewart	2021	100	\$130.0M	\$260,000	\$2.00
Mitchell	2019	160	\$208.0M	\$416,000	\$2.00
Bibb	2021	128	\$166.4M	\$665,600	\$4.00
Dougherty	2019	120	\$156.0M	\$624,000	\$4.00
Twiggs	2020	204	\$265.2M	\$1,326,000	\$5.00