

August 14, 2020

Village of Steward  
402 Main St  
Steward, IL 60553

Dear Chrissy Smardo,

I am writing this letter to the Village of Steward Trustees to follow-up on a few specific questions that were asked in Monday's August 10<sup>th</sup> meeting.

A question was asked about how we can make the Steward-Lee Community Fund binding on the project. We have worked with our local counsel to determine that we are able to make this commitment binding upon the solar project by committing to the Fund as part of our Lee County Zoning Board application. In addition, based on discussions with local residents of the Village of Steward, we are adding an annual 2.5% escalator to the initial \$50,000 annual finding amount. This equates to a \$62,000 payment in year 10, a \$79,000 payment in year 20 and a \$102,000 payment in year 30. That provides for funding growth that offsets inflation and other expenses as the Village grows.

I wanted to reaffirm that there is NO (zero) chance that the solar panels will leach toxic substances into the soil or surrounding groundwater. The solar project will adhere to the most rigorous of standards as discussed in the "NC State Health and Safety Report" that was included in the Steward Creek Informational Packet. If there are additional concerns in this regard, we can provide ample scientific data that backs up this assertion. Solar panels have been installed on residences, schools, storage facilities, farms, and even the White House; if there was a risk of leaching solar would not have widespread adoption across the US and the globe.



Finally, studies in Lee County have confirmed that there is no negative property value impact on residences, even those that are completely within the boundaries of the solar facility. At the Lee County ZBA Hearing, we will testify to this fact, under oath, and will then field questions from the Zoning Board, as well as local residents.

The Zoning Board of Appeals Hearing, scheduled for October 1st, 2020, is a public forum where everyone will have a chance to speak and ask questions. All statements and assertions will be made under oath and the hearing will compile a complete "findings of fact."

I want to thank the Trustees for their time and consideration in regard to Steward Creek Solar. Should any additional questions arise, feel free to contact me using the following contact information.

Best regards,

Will Hantzmon  
Hexagon Energy, Development Manager  
Phone: (434) 326-1729  
Email: [whantzmon@hexagon-energy.com](mailto:whantzmon@hexagon-energy.com)

