



HOOSIERS FOR RENEWABLES

Thursday, July 1, 2021

**Wayne DeLong
Suzanne Baker
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Zionsville Board of Zoning Appeals
Town of Zionsville
1100 W Oak St.
Zionsville, IN 46077**

I am writing this letter to express Hoosiers for Renewables' support for the Brickyard Solar Project.

First, I would like to thank the Zionsville government officials who are taking the time to listen and learn about the facts of renewable energy and the economic opportunities of the Brickyard Solar Project.

As members of the Board of Zoning Appeals, we want to provide some facts regarding solar energy development broadly, and the Brickyard Project in particular. First, regarding property values, the fact is actual Indiana experience and research shows that renewable energy projects do not negatively impact property values. As you may know, Benton County is in northwest Indiana and home to several renewable energy projects. The Benton County Assessor recently provided a report that shows the overall assessed value of residential properties has increased by 11.1% from 2020 to 2021. Additionally, sales of residential properties sold more than once from 2019 to 2020 as an arm's length transaction had a median increase of 6.8%. As an aside, since 2007, Benton County has collected more than \$31 million in property tax revenue from renewable energy projects.

I'd also like to highlight two recent studies that point to rising property values near solar farms. (<https://www.mcleancountyil.gov/DocumentCenter/View/13192/Patricia-L-McGarr--Property-Value-Impact-Study?bidId=> and <https://www.southtripleysolar.com/wp-content/uploads/2020/09/Kirkland-Grandy-Solar-Impact-Study.pdf>). While others may try to claim otherwise, these are relevant studies, one of which is based on Indiana and Illinois solar farms.

Second, regarding the use of farmland. The good news is this project will utilize less than 1% of all Boone County farmland. There is no need to fear that such a development will harm future

Steve Eberly, Executive Director-Hoosiers for Renewables



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agricultural production, given the relatively small amount of land being used for a different purpose during the life of the project.

Third, while Zionsville is a successful and economically thriving community, more development and future growth are always on your mind. The bright reality is that the Brickyard Solar Project will provide over \$30 million to the Union Township/Zionsville taxing district. This money can help stabilize your budget for the future and provide new revenue without any accompanying costs for Zionsville. This could help fund new services or keep your citizens' tax burden from rising.

And finally, this is an incredible opportunity for Zionsville, Boone County, and the state of Indiana. It is important to think beyond our own town limits to the benefits the Brickyard Project will provide to the State of Indiana and how it will place Zionsville among the elite when it comes to innovative sustainable communities. We strongly encourage you to vote in support of solar energy for Zionsville and Boone County and send a powerful signal that Zionsville is a leader in the State of Indiana and is looking towards the future for ALL of its residents.

Thank You for the opportunity to express our support for this vital project. We stand ready to help answer any questions you may have about solar energy and the benefits it can provide your community.

Steve Eberly

Steve Eberly
Executive Director