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August 25, 2022

Peter L. Gardon
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Cru Stubley
Secretary
Public Service Commission of Wisconsin
4822 Madison Yards Way
North Tower - 6th Floor
Madison, WI 53705-9100

Dear Mr. Stubley:

Re: Application for the Certificate of Public Convenience and Necessity of Northern Prairie Solar, LLC to Construct a Solar Electric Generation Facility in the Town of Cylon, St. Croix County, Wisconsin
Docket No. 9815-CE-100

As described in Section 6.2.5 of the CPCN Application filed on May 25, 2022, regarding the direct, indirect, and induced state and local economic impacts during and after construction, enclosed is the Economic Impact Analysis dated August 2022.

If you have any questions concerning this matter, please feel free to contact me.

Yours very truly,

Peter L. Gardon

Enc.

August 2022

By Dr. David G. Loomis,
Bryan Loomis, and
Chris Thankan

Strategic Economic Research, LLC

ECONOMIC IMPACT ANALYSIS OF NORTHERN PRAIRIE SOLAR PROJECT

Strategic Economic Research, LLC
strategiceconomic.com
815-905-2750

About the Authors

Dr. David G. Loomis, PhD

Professor of Economics, Illinois State University
Co-Founder of the Center for Renewable Energy
President of Strategic Economic Research, LLC

Dr. David G. Loomis is Professor of Economics at Illinois State University and Co-Founder of the Center for Renewable Energy. He has over 20 years of experience in the renewable energy field. He has served as a consultant for 43 renewable energy development companies. He has testified on the economic impacts of energy projects before the Illinois Commerce Commission, Iowa Utilities Board, Missouri Public Service Commission, Illinois Senate Energy and Environment Committee, the Wisconsin Public Service Commission, Kentucky Public Service Commission, Ohio Public Siting Board, and numerous county boards. Dr. Loomis is a widely recognized expert and has been quoted in the Wall Street Journal, Forbes Magazine, Associated Press, and Chicago Tribune as well as appearing on CNN.

Dr. Loomis has published over 38 peer-reviewed articles in leading energy policy and economics journals. He has raised and managed over $7 million in grants and contracts from government, corporate and foundation sources. He received the 2011 Department of Energy's Midwestern Regional Wind Advocacy Award and the 2006 Best Wind Working Group Award. Dr. Loomis received his Ph.D. in economics from Temple University in 1995.

Bryan Loomis, MBA

Vice President of Strategic Economic Research, LLC

Bryan Loomis has three years of experience in economic impact, property tax, and land use analysis at Strategic Economic Research. He has performed over 50 wind and solar analyses in the last three years. He improved the property tax analysis methodology by researching various state taxing laws and implementing depreciation, taxing jurisdiction millage rates, and other factors into the tax analysis tool. Before working for SER, Bryan mentored and worked with over 30 startups to help them grow their businesses as CEO and Founder of his own marketing agency. Bryan received his MBA in Marketing from Belmont University in 2016.

Chris Thankan

Economic Analyst

Christopher Thankan assists with the production of the economic impact studies, including sourcing, analyzing, and graphing government data, and performing economic and property tax analysis for wind, solar and transmission projects. Thankan has a Bachelor of Science degree in Sustainable & Renewable Energy, and minored in economics.

Strategic Economic Research, LLC (SER) provides economic consulting for renewable energy projects across the US. We have produced over 150 economic impact reports in 28 states. Research Associates who performed work on this project include Ethan Loomis, Madison Schneider, Zoe Calio, Patrick Chen, Kathryn Keithley, Morgan Stong, Mandi Mitchell, and Paige Afram..

SER Strategic Economic Research, LLC

Table of Contents

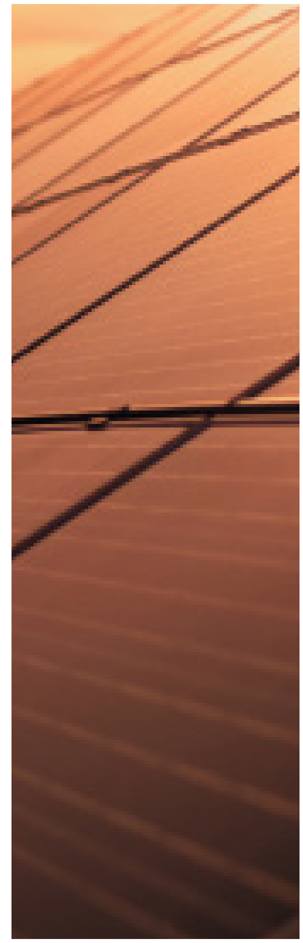


Table of Contents - Figures & Tables

I. Executive Summary

Leeward is developing the Northern Prairie Solar Project in St. Croix County, Wisconsin. The purpose of this report is to aid decision makers in evaluating the economic impact of this project on St. Croix County and the State of Wisconsin. The basis of this analysis is to study the direct, indirect, and induced impacts on job creation, wages, and total economic output.

Northern Prairie Solar Project is a 101.2-megawatt alternating current (MWac) utility-scale solar powered-electric generation facility that will utilize photovoltaic (PV) panels installed on a single-axis tracking system. The total Project represents an investment in excess of $144 million. The total development is anticipated to result in the following:

Jobs – all jobs numbers are full-time equivalents

- Over 84 new local jobs during construction for St. Croix County
- Over 183 new local jobs during construction for the State of Wisconsin
- Over 11 new local long-term jobs for St. Croix County
- Over 16 new local long-term jobs for the State of Wisconsin

Earnings

- Over $5.9 million in new local earnings during construction for St. Croix County
- Over $13.8 million in new local earnings during construction for the State of Wisconsin
- Over $511 thousand in new local long-term earnings for St. Croix County annually
- Over $1.1 million in new local long-term earnings for the State of Wisconsin annually

Output[1]

- Over $9.5 million in new local output during construction for St. Croix County
- Over $24.1 million in new local output during construction for the State of Wisconsin
- Over $1.4 million in new local long-term output for St. Croix County annually
- Over $2.5 million in new local long-term output for the State of Wisconsin annually

Tax Revenues

- Over $168 thousand annually for the townships
- Over $236 thousand annually for St. Croix County
- Over $413 thousand annually in total tax revenues

[1] Output is the value of goods and services in a specific area, like GDP.

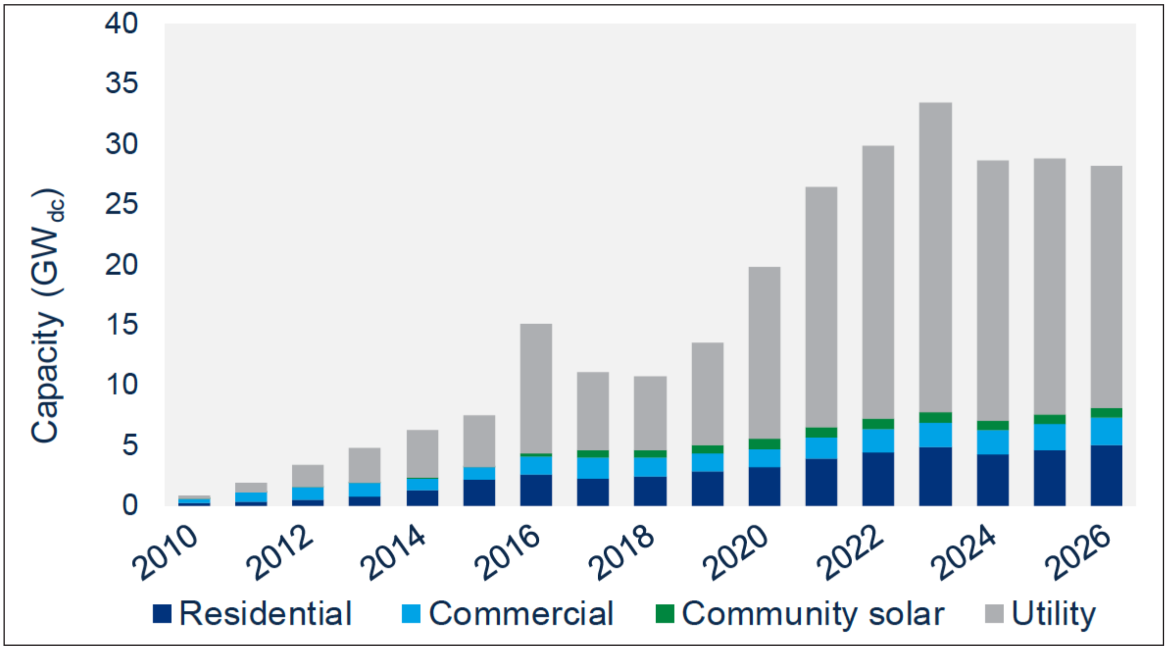
II. U.S. Solar PV Industry Growth and Economic Development

a. U.S. Solar PV Industry Growth

The U.S. solar industry is growing at a rapid but uneven pace, with systems installed for onsite use, including residential, commercial and industrial properties and with utility-scale solar powered-electric generation facilities intended for wholesale distribution, such as Northern Prairie Solar. From 2013 to 2018, the amount of electricity generated from solar had more than quadrupled, increasing 444% (SEIA, 2020). The industry has continued to add increasing numbers of PV systems to the grid. In the first half of 2021, the U.S. installed over 11,000 MW direct current (MWdc) of solar PV driven mostly by utility-scale PV which exceeds most of the annual installations in the last decade. Figure 1 shows the historical capacity additions as well as the forecasted additions into 2026. The primary driver of this overall sharp pace of growth is large price declines in solar equipment. The overall price of solar PV has declined from $5.79/watt in 2010 to $1.33/watt in 2020 (SEIA, 2020). According to Figure 2, utility-scale solar fixed tilt and single-axis tracking have declined from $1.50/watt at the beginning of 2015 to near $1.00/watt by the first quarter of 2021.

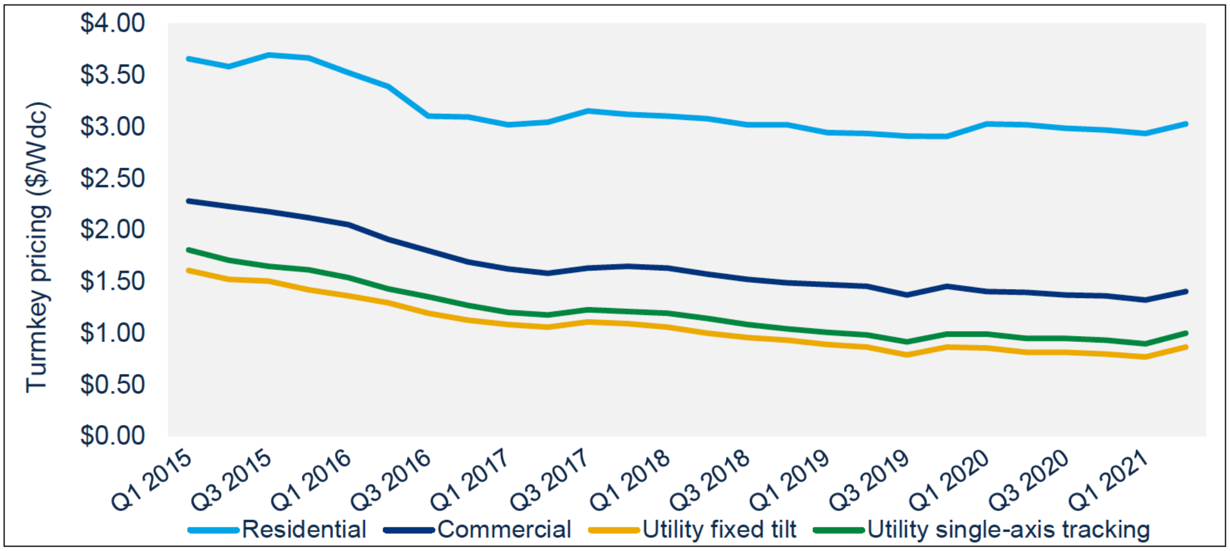
Utility-scale PV leads the installation growth in the U.S. A total of 19,200 MWdc of utility PV projects were completed in 2020. According to Figure 3, there are 85,000 MWdc of contracted utility-scale installations that have not been built yet.

Figure 1 – Annual U.S. Solar PV Installations, 2010-2026



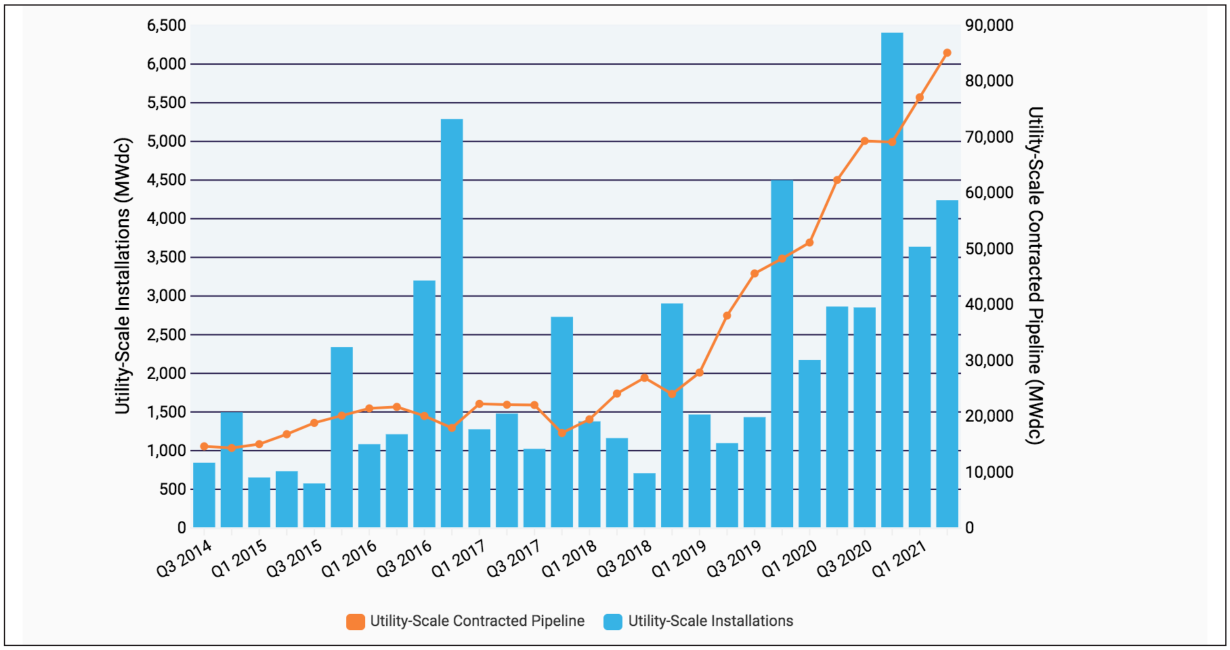
Source: Solar Energy Industries Association, Solar Market Insight Report Q3 2021

Figure 2 – U.S. Annual Solar PV Installed Price Trends Over Time



Source: Solar Energy Industries Association, Solar Market Insight Report Q3 2021

Figure 3 – U.S. Utility PV Installations vs. Contracted Pipeline



Source: Solar Energy Industries Association, Solar Market Insight Report Q2 2021

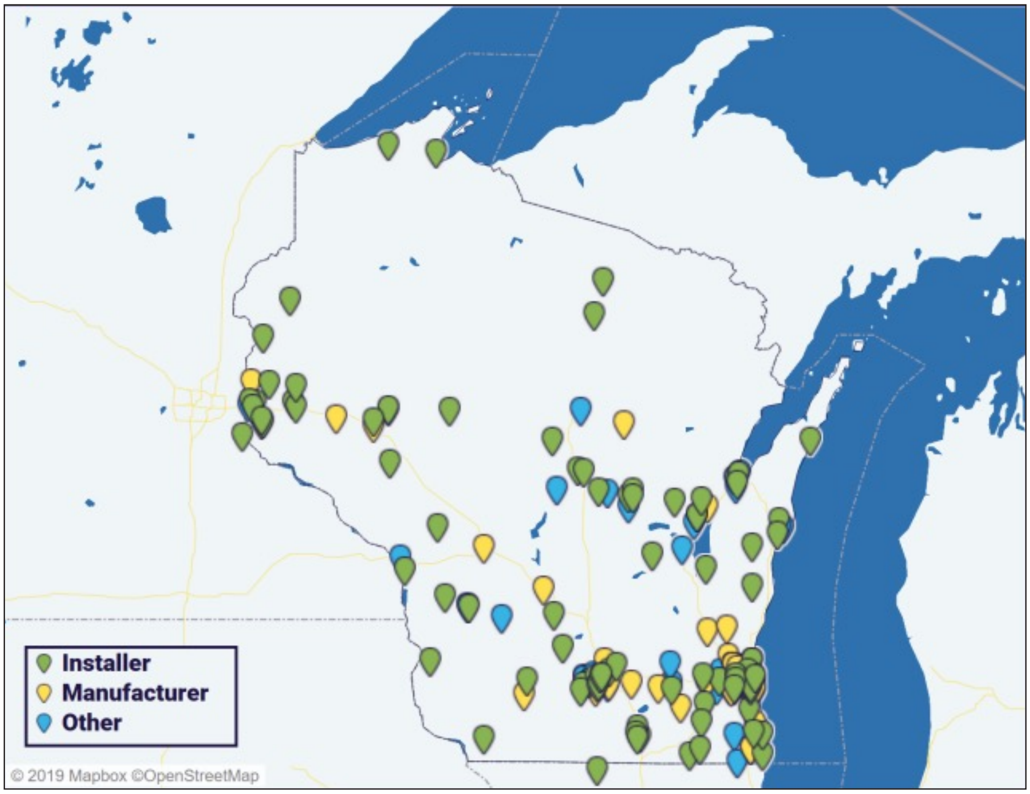
b. Wisconsin Solar PV Industry

According to SEIA, Wisconsin is ranked 26th in the U.S. in cumulative installations of solar PV. California, Texas, and Florida are the top 3 states for solar PV which may not be surprising because of the high solar irradiation that they receive. However, other states with similar solar irradiation to Wisconsin rank highly including New Jersey (8th), Massachusetts (9th), New York (11th), and Maryland (18th). In 2021, Wisconsin installed 395.02 MW of solar electric capacity bringing its cumulative capacity to 854.52 MW.

Wisconsin has great potential to expand its solar installations. Wisconsin has several utility-scale solar farms in operation: Badger Hollow Solar (150 MW) in Iowa County; Two Creeks Solar (150 MW) in Manitowoc County; Point Beach Solar (100 MW) in Manitowoc County; and O'Brien Solar (20 MW) in Dane County.

There are more than 145 solar companies in Wisconsin including 40 manufacturers, 63 installers/developers, and 42 others.[2] Figure 4 shows the locations of solar companies in Wisconsin as of the time of this report. Currently, there are 2,910 solar jobs in the State of Wisconsin according to SEIA. These jobs include residential/roof-top solar jobs in addition to utility-scale solar.

Figure 4 – Solar Company Locations in Wisconsin



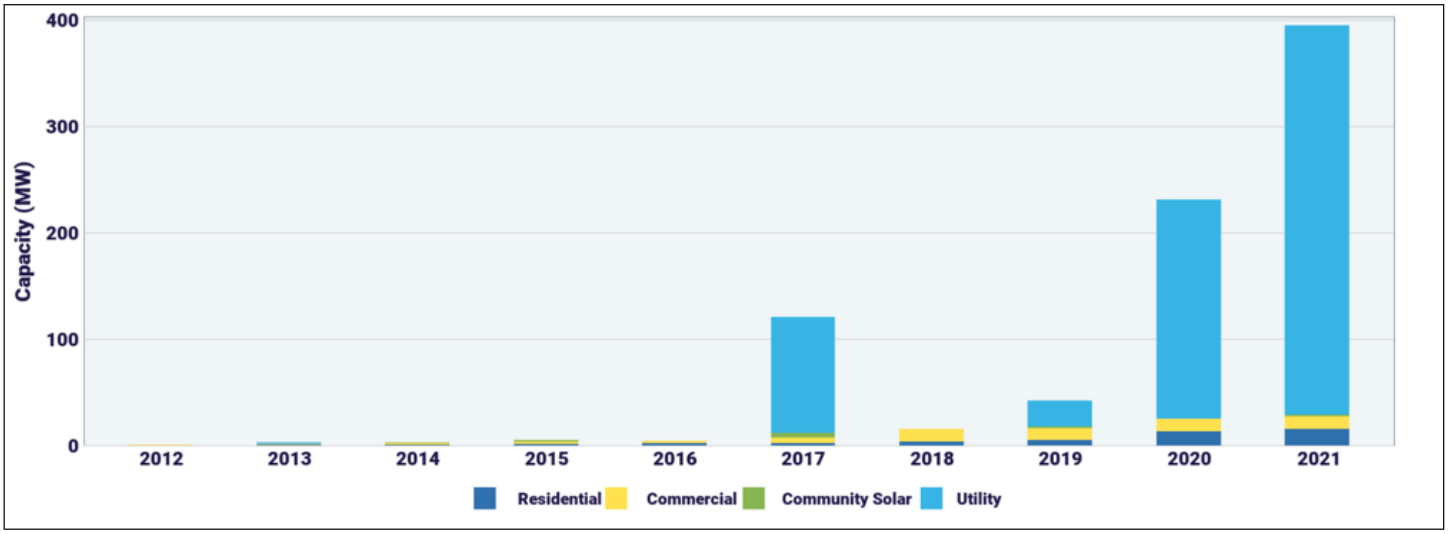
Source: Solar Energy Industries Association, Solar Spotlight: Wisconsin, June 2022

[2] "Other" includes Sales and Distribution, Project Management, and Engineering.

Figure 5 shows the Wisconsin historical installed capacity by year according to the SEIA. Huge growth was seen in 2021 and is forecasted to continue to grow in 2022 and beyond. Over the next five years, solar in Wisconsin is projected to grow by 3,256.6 MW.

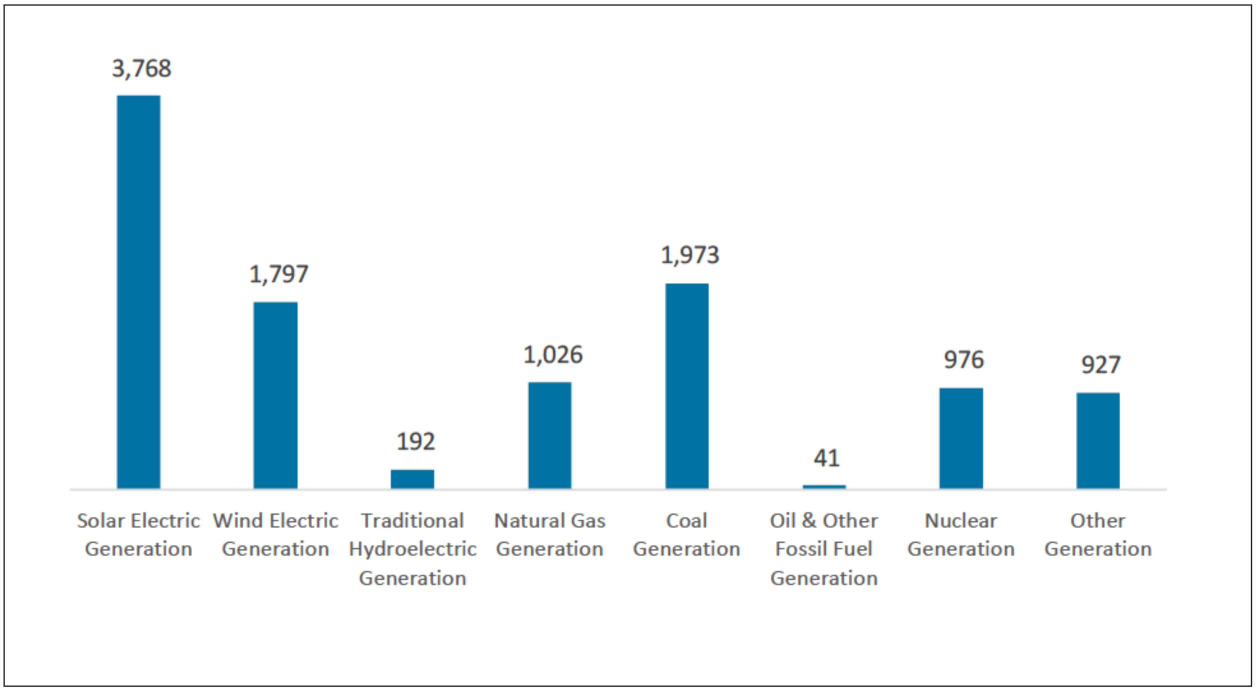
The U.S. Department of Energy sponsors the U.S. Energy and Employment Report each year. Electric Power Generation covers all utility and non-utility employment across electric generating technologies, including fossil fuels, nuclear, and renewable technologies. It also includes employees engaged in facility construction, turbine and other generation equipment manufacturing, operations and maintenance, and wholesale parts distribution for all electric generation technologies. According to Figure 6, employment in the solar energy industry (3,768) is larger than coal generation (1,973) and wind electric generation (1,797).

Figure 5 – Wisconsin Annual Solar Installations



Source: Solar Energy Industries Association, Solar Spotlight: Wisconsin, June 2022

Figure 6 – Electric Generation Employment by Technology



Source: US Energy and Employment Report 2021: Wisconsin

Strategic Economic Research, LLC

c. Economic Benefits of Utility-Scale Solar PV Energy

Utility-scale solar powered-electric generation facilities have numerous economic benefits. Solar PV installations create job opportunities in the local area during both the short-term construction phase and the long-term operational phase. In addition to the workers directly involved in the construction and maintenance of the solar energy project, numerous other jobs are supported through indirect supply chain purchases and the higher spending that is induced by these workers. Solar PV projects strengthen the local tax base and help improve county services, and local infrastructure, such as public roads.

Numerous studies have quantified the economic benefits of Solar PV projects across the United States and have been published in peer-reviewed academic journals using the same methodology as this report. Some of these studies examine smaller-scale solar systems, and some examine utility-scale solar energy. Croucher (2012) uses NREL's Jobs and Economic Development Impacts ("JEDI") modeling methodology to find which state will receive the greatest economic impact from installing one hundred 2.5 kW residential systems. He shows that Pennsylvania ranked first supporting 28.98 jobs during installation and 0.20 jobs during operations. Illinois ranked second supporting 27.65 jobs during construction and 0.18 jobs during operations.

Knapp (2021) finds that a 150 MW solar installation in rural Wisconsin would generate $11.8 million in economic activity in the region and $21.7 million in wages and benefits if a 100% local workforce is used. If a 100% out-of-state workforce is used, the project would still generate between $4.6 million and $6.8 million in economic activity. He also noted that, at the time of the study, Wisconsin had at least 19 solar projects approved by the Wisconsin Public Service Commission or in the queue. Those projects were anticipated to support 4,000 construction jobs and $195.5 million in economic activity.

Loomis et. al. (2016) estimates the economic impact for the State of Illinois if the state were to reach its maximum potential for solar PV. The study estimates the economic impact of three different scenarios for Illinois – building new solar installations of either 2,292 MW, 2,714 MW or 11,265 MW. The study assumes that 60% of the capacity is utility-scale solar, 30% of the capacity is commercial, and 10% of the capacity is residential. It was found that employment impacts vary from 26,753 to 131,779 job years during construction and from 1,223 to 6,010 job years during operating years.

Several other reports quantify the economic impact of solar energy. Bezdek (2006) estimates the economic impact for the State of Ohio and finds the potential for PV market in Ohio to be $25 million with 200 direct jobs and 460 total jobs. The Center for Competitive Florida (2009) estimates the impact if the state were to install 1,500 MW of solar and finds that 45,000 direct jobs and 50,000 indirect jobs could be created. The Solar Foundation (2013) uses the JEDI modeling methodology to show that Colorado's solar PV installation to date created 10,790 job-years. They also analyze what would happen if the state were to install 2,750 MW of solar PV from 2013 to 2030 and find that it would result in nearly 32,500 job years. Berkman et. al (2011) estimates the economic and fiscal impacts of the 550 MWac Desert Sunlight Solar Farm. The project creates approximately 440 construction jobs over a 26-month period, $15 million in new sales tax revenues, $12 million in new property revenues for Riverside County, CA, and $336 million in indirect benefits to local businesses in the county.

Finally, Jenniches (2018) performed a review of the literature assessing the regional economic impacts of renewable energy sources. After reviewing all of the different techniques for analyzing the economic impacts, he concludes "for assessment of current renewable energy developments, beyond employment in larger regions, IO [Input-Output] tables are the most suitable approach." (Jenniches, 2018, 48). Input-Output analysis is the basis for the methodology used in the economic impact analysis of this report.

III. Project Description and Location

a. Northern Prairie Solar Project

Leeward is developing the Northern Prairie Solar Project in St. Croix County, Wisconsin. The Project consists of a 101.2-megawatt alternative current (MWac) utility-scale solar powered-electric generation facility that will utilize photovoltaic (PV) panels installed on a single-axis tracking system. The total Project represents an investment in excess of $144 million.

b. St. Croix County, Wisconsin

St. Croix County is located in the Western part of Wisconsin (see Figure 7). It has a total area of 736 square miles and the U.S. Census estimates that the 2020 population was 93,536 with 37,369 housing units. The county has a population density of 130 (persons per square mile) compared to 108.8 for the State of Wisconsin. Median household income in the county was $84,985 (U.S. Census Bureau).

Figure 7 – Location of St. Croix County, Wisconsin

i. Economic and Demographic Statistics

As shown in Table 1, the largest industry is "Manufacturing" followed by "Health Care and Social Assistance," "Retail Trade" and "Administrative Government." These data for Table 1 come from IMPLAN covering the year 2020 (the latest year available).

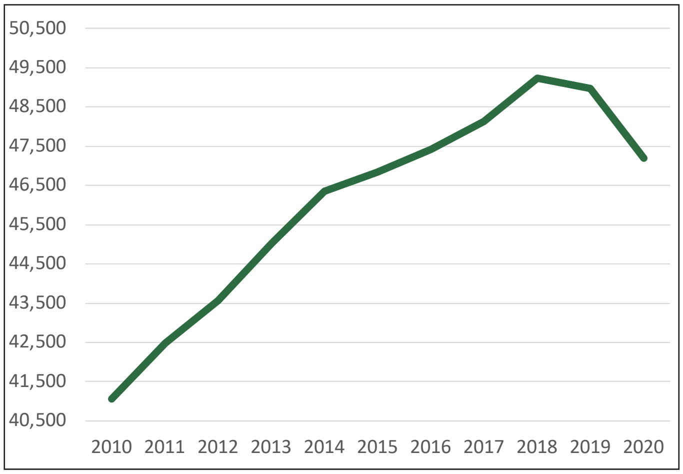
Table 1 provides the most recent snapshot of total employment but does not examine the historical trends within the county. Figure 8 shows employment from 2010 to 2020. Total employment in St. Croix County was at its lowest at 41,063 in 2010 and its highest at 49,228 in 2018 (BEA, 2022).

Table 1 – Employment by Industry in St. Croix County

Industry	Number	Percent
Manufacturing	6,700	13.8%
Health Care and Social Assistance	5,411	11.1%
Retail Trade	5,058	10.4%
Administrative Government	4,335	8.9%
Accommodation and Food Services	4,061	8.4%
Other Services (except Public Administration)	3,409	7.0%
Construction	3,336	6.9%
Professional, Scientific, and Technical Services	2,758	5.7%
Transportation and Warehousing	2,388	4.9%
Real Estate and Rental and Leasing	1,945	4.0%
Finance and Insurance	1,916	3.9%
Agriculture, Forestry, Fishing and Hunting	1,869	3.9%
Administrative and Support and Waste Management and Remediation Services	1,807	3.7%
Wholesale Trade	1,801	3.7%
Arts, Entertainment, and Recreation	790	1.6%
Information	311	0.6%
Government Enterprises	232	0.5%
Management of Companies and Enterprises	184	0.4%
Educational Services	173	0.4%
Mining, Quarrying, and Oil and Gas Extraction	46	0.1%
Utilities	19	0.0%

Source: Impact Analysis for Planning (IMPLAN), County Employment by Industry, 2020

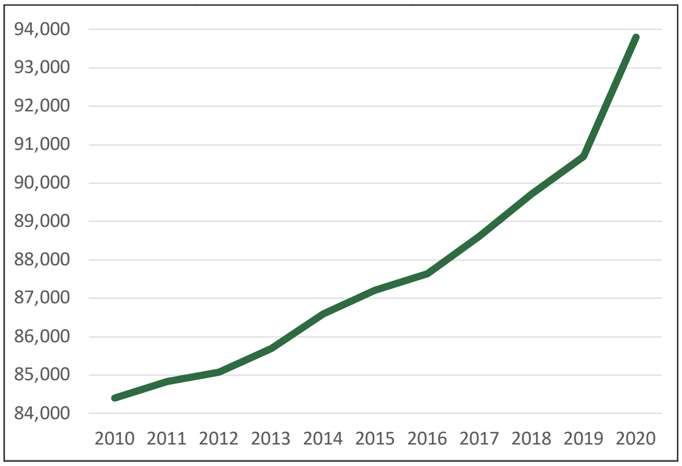
Figure 8 – Total Employment in St. Croix County from 2010 to 2020



Source: Bureau of Economic Analysis, Regional Data, GDP and Personal Income, 2010-2020

Similar to the employment trend, the overall population in the county has been increasing steadily, as shown in Figure 9. St. Croix County population was 84,399 in 2010 and 93,797 in 2020, a gain of 9,398 (FRED, 2022). The average annual population increase over this time period was 940.

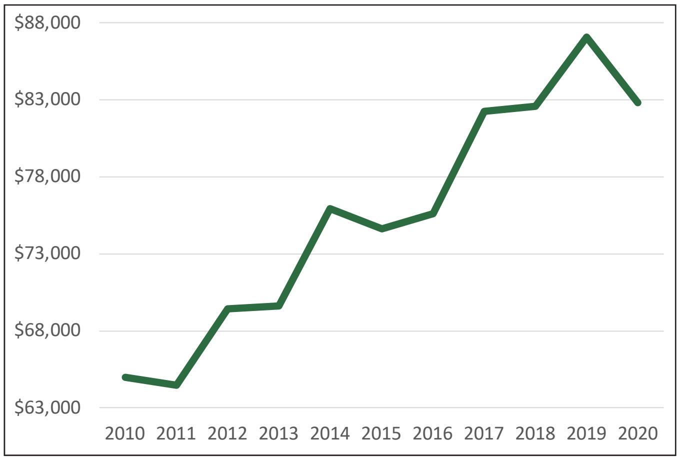
Figure 9 – Population in St. Croix County from 2010 to 2020



Source: Federal Reserve Bank of St. Louis Economic Data, U.S. Census Bureau, Population Estimates, 2010-2020

Like the population trend, household income has been increasing in St. Croix County. Figure 10 shows the median household income in St. Croix County from 2010 to 2020. Household income was at its lowest at $64,490 in 2011 and its highest at $87,098 in 2019 (FRED, 2022).

Figure 10 – Median Household Income in St. Croix County from 2010 to 2020

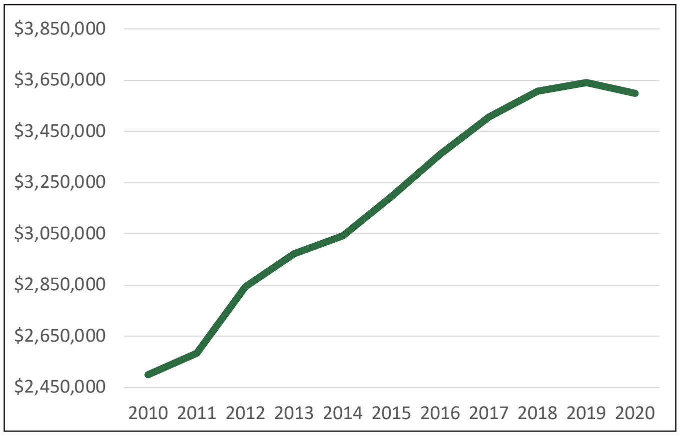


Source: Federal Reserve Bank of St. Louis Economic Data, U.S. Census Bureau, Estimate of Median Household Income, 2010-2020

Real Gross Domestic Product (GDP) is a measure of the value of goods and services produced in an area and adjusted for inflation over time. The Real GDP for St. Croix County has been increasing since hitting a low in 2010, as shown in Figure 11 (BEA, 2022).

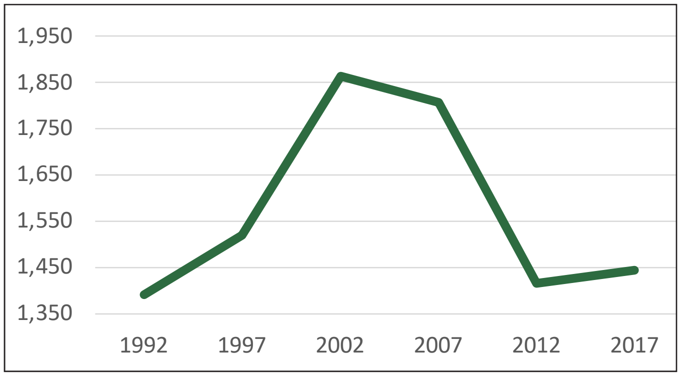
The farming industry has fluctuated in St. Croix County. As shown in Figure 12, the number of farms has decreased from 1,864 in 2002 to 1,417 in 2012. The amount of land in farms has fluctuated greatly. The county farmland hit a high of 312,076 acres in 1997 and a low of 267,685 acres in 2012 according to Figure 13.

Figure 11 – Real Gross Domestic Product (GDP) in St. Croix County from 2010 to 2020



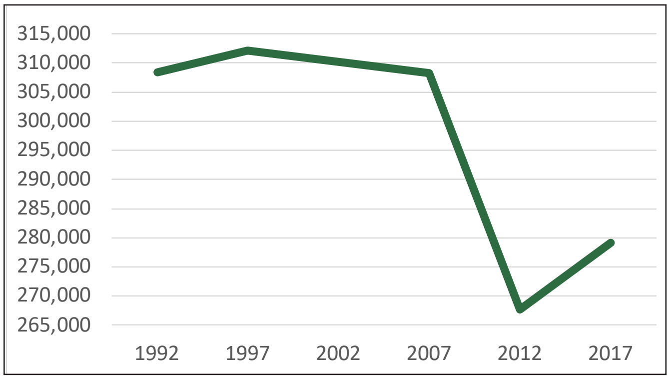
Source: Bureau of Economic Analysis, Regional Data, GDP and Personal Income, 2010-2020

Figure 12 – Number of Farms in St. Croix County from 1992 to 2017



Source: Census of Agriculture, 1992-2017

Figure 13 – Land in Farms in St. Croix County from 1992 to 2017



Source: Census of Agriculture, 1992-2017

ii. Agricultural Statistics

Wisconsin is ranked ninth among U. S. states in total value of agricultural products sold (Census, 2017). It is ranked eighth in the value of livestock, and sixteenth in the value of crops (Census, 2017). In 2021, Wisconsin had 64.1 thousand farms and 14.2 million acres in operation with the average farm being 222 acres (State Agricultural Overview, 2021). Wisconsin had 1.27 million cattle and produced 31.7 billion pounds of milk (State Agricultural Overview, 2021). In 2021, Wisconsin yields averaged 180 bushels per acre for corn with a total market value of $2.84 billion (State Agricultural Overview, 2021). Hay yields averaged 3.47 tons per acre with a total market value of $1.3 billion (State Agricultural Overview, 2021). The average net cash farm income per farm is $36,842 (Census, 2017).

In 2017, St. Croix County had 1,444 farms covering 279,191 acres for an average farm size of 193 acres (Census, 2017). The total market value of products sold was $189 million, with 56 percent coming from livestock sales and 44 percent coming from crop sales (Census, 2017). The average net cash farm income of operations was $35,953 (Census, 2017).

IV. Economic Impact Methodology

The economic analysis of solar PV project presented uses NREL's Jobs and Economic Development Impacts (JEDI) PV Model (PV12.23.16). The JEDI PV Model is an input-output model that measures the spending patterns and location-specific economic structures that reflect expenditures supporting varying levels of employment, income, and output. That is, the JEDI Model takes into account that the output of one industry can be used as an input for another. For example, when a PV system is installed, there are both soft costs consisting of permitting, installation and customer acquisition costs, and hardware costs, of which the PV module is the largest component. The purchase of a module not only increases demand for manufactured components and raw materials, but also supports labor to build and install a module. When a module is purchased from a manufacturing facility, the manufacturer uses some of that money to pay employees. The employees use a portion of their compensation to purchase goods and services within their community. Likewise, when a developer pays workers to install the systems, those workers spend money in the local economy that boosts economic activity and employment in other sectors. The goal of economic impact analysis is to quantify all of those reverberations throughout the local and state economy.

The first JEDI Model was developed in 2002 to demonstrate the economic benefits associated with developing wind farms in the United States. Since then, JEDI models have been developed for biofuels, natural gas, coal, transmission lines and many other forms of energy. These models were created by Marshall Goldberg of MRG & Associates, under contract with the National Renewable Energy Laboratory. The JEDI model utilizes state-specific industry multipliers obtained from IMPLAN (IMpact analysis for PLANning). IMPLAN software and data are managed and updated by the Minnesota IMPLAN Group, Inc., using data collected at federal, state, and local levels. This study analyzes the gross jobs that the new solar energy project development supports and does not analyze the potential loss of jobs due to declines in other forms of electric generation.

The total economic impact can be broken down into three distinct types: direct impacts, indirect impacts, and induced impacts. **Direct impacts** during the construction period refer to the changes that occur in the onsite construction industries in which the direct final demand (i.e., spending on construction labor and services) change is made. Onsite construction-related services include installation labor, engineering, design, and other professional services. Direct impacts during operating years refer to the final demand changes that occur in the onsite spending for the solar operations and maintenance workers.

The initial spending on the construction and operation of the solar PV installation will create a second layer of impacts, referred to as "supply chain impacts" or "indirect impacts." **Indirect impacts** during the construction period consist of changes in inter-industry purchases resulting from the direct final demand changes and include construction spending on materials and PV equipment, as well as other purchases of goods and offsite services. Utility-scale solar PV indirect impacts include PV modules, , tracking systems, cabling, and foundations.

Induced impacts during construction refer to the changes that occur in household spending as household income increases or decreases as a result of the direct and indirect effects of final demand changes. Local spending by employees working directly or indirectly on the Project that receive their paychecks and then spend money in the community is included. The model includes additional local jobs and economic activity that are supported by the purchases of these goods and services.

V. Economic Impact Results

The economic impact results were derived from detailed project cost estimates supplied by Leeward. Two separate JEDI models were produced to show the economic impact of Northern Prairie Solar Project. The first JEDI model used the 2020 St. Croix County multipliers from IMPLAN. The second JEDI model used the 2020 IMPLAN multipliers for the State of Wisconsin and the same project costs. Because all new multipliers from IMPLAN and specific project cost data from Northern Prairie Solar Project are used, the JEDI model serves only to translate the project costs into IMPLAN sectors.

Tables 2-4 show the output from these models. Table 2 lists the total employment impact from Northern Prairie Solar Project for St. Croix County and the State of Wisconsin. Table 3 shows the impact on total earnings and Table 4 contains the impact on total output.

Table 2 – Total Employment Impact from Northern Prairie Solar Project

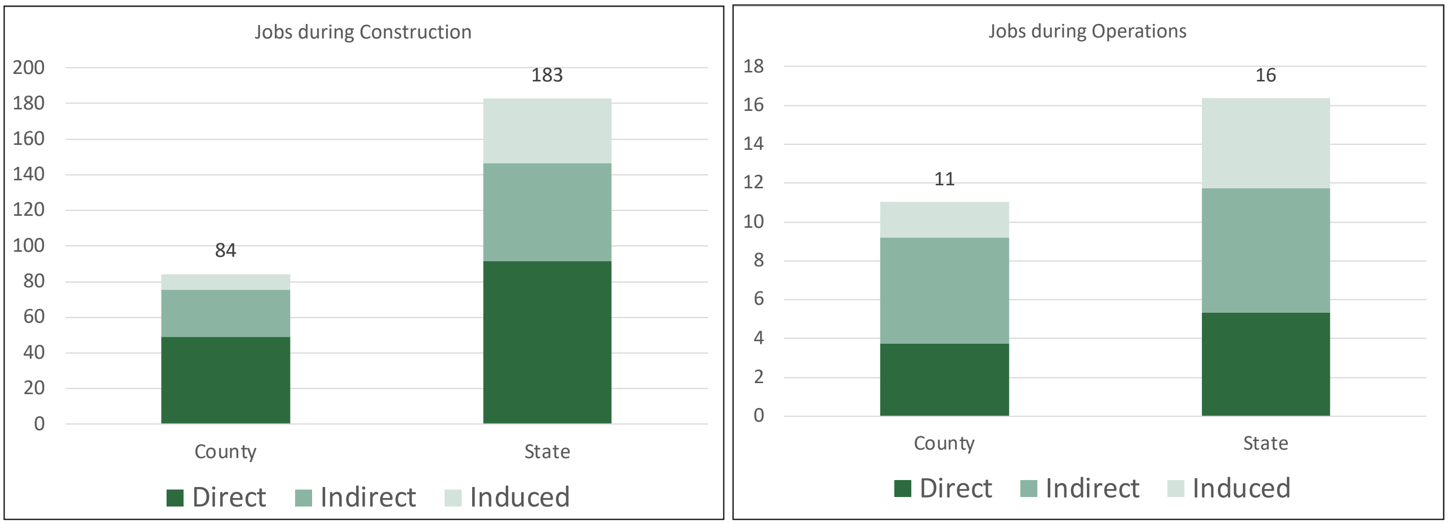
	St. Croix County Jobs	State of Wisconsin Jobs
Construction		
Project Development and Onsite Labor Impacts (direct)	49	92
Module and Supply Chain Impacts (indirect)	26	55
Induced Impacts	9	36
New Local Jobs during Construction	84	183
Operations		
Onsite Labor Impacts (direct)	4	5
Local Revenue and Supply Chain Impacts (indirect)	5	6
Induced Impacts	2	5
New Local Long-Term Jobs	11	16

The results from the JEDI model show significant employment impacts from Northern Prairie Solar Project. Employment impacts can be broken down into several different components. Direct jobs created during the construction phase typically last anywhere from 12 to 18 months depending on the size of the project; however, the direct job numbers present in Table 2 from the JEDI model are based on a full time equivalent (FTE) basis for a year. In other words, 1 job = 1 FTE = 2,080 hours worked in a year. A part time or temporary job would constitute only a fraction of a job according to the JEDI model. For example, the JEDI model results show 49 new direct jobs during construction in St. Croix County, though the construction of the solar center could involve closer to 98 workers working half-time for a year. Thus, due to the short-term nature of construction projects, the JEDI model often significantly understates the number of people actually hired to work on the project. It is important to keep this fact in mind when looking at the numbers or when reporting the numbers.

As shown in Table 2, new local jobs created or retained during construction total over 84 for St. Croix County and over 183 for the State of Wisconsin. New local long-term jobs created from Northern Prairie Solar Project total over 11 for St. Croix County and over 16 for the State of Wisconsin.

Direct jobs created during the operational phase last the life of the solar PV project, typically 20-30 years. Direct construction jobs and operations and maintenance jobs both require highly-skilled workers in the fields of construction, management, and engineering. These well-paid professionals boost economic development in rural communities where new employment opportunities are often welcome due to economic downturns.

Figure 14 – Total Employment Impact for Northern Prairie Solar Project

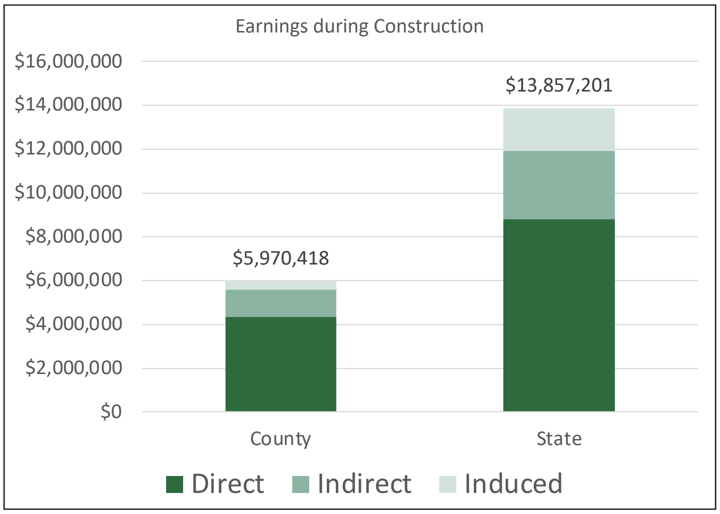


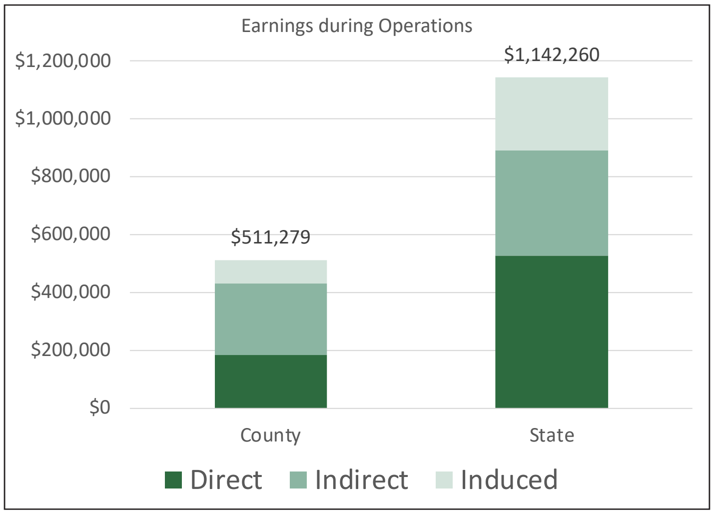
Accordingly, it is important to not just look at the number of jobs but also the earnings that they produce. Table 3 shows the earnings impacts from Northern Prairie Solar Project, which are categorized by construction impacts and operations impacts. The new local earnings during construction totals over $5.9 million for St. Croix County and over $13.8 million for the State of Wisconsin. The new local long-term earnings totals over $511 thousand for St. Croix County and over $1.1 million for the State of Wisconsin.

Table 3 – Total Earnings Impact from Northern Prairie Solar Project

	St. Croix County	State of Wisconsin
Construction		
Project Development and Onsite Earnings Impacts	$4,333,820	$8,799,882
Module and Supply Chain Impacts	$1,259,671	$3,107,383
Induced Impacts	$376,927	$1,949,936
New Local Earnings during Construction	$5,970,418	$13,857,201
Operations (Annual)		
Onsite Labor Impacts	$184,512	$528,789
Local Revenue and Supply Chain Impacts	$247,653	$363,060
Induced Impacts	$79,114	$250,411
New Local Long-Term Earnings	$511,279	$1,142,260

Figure 15 – Total Earnings Impact from Northern Prairie Solar Project



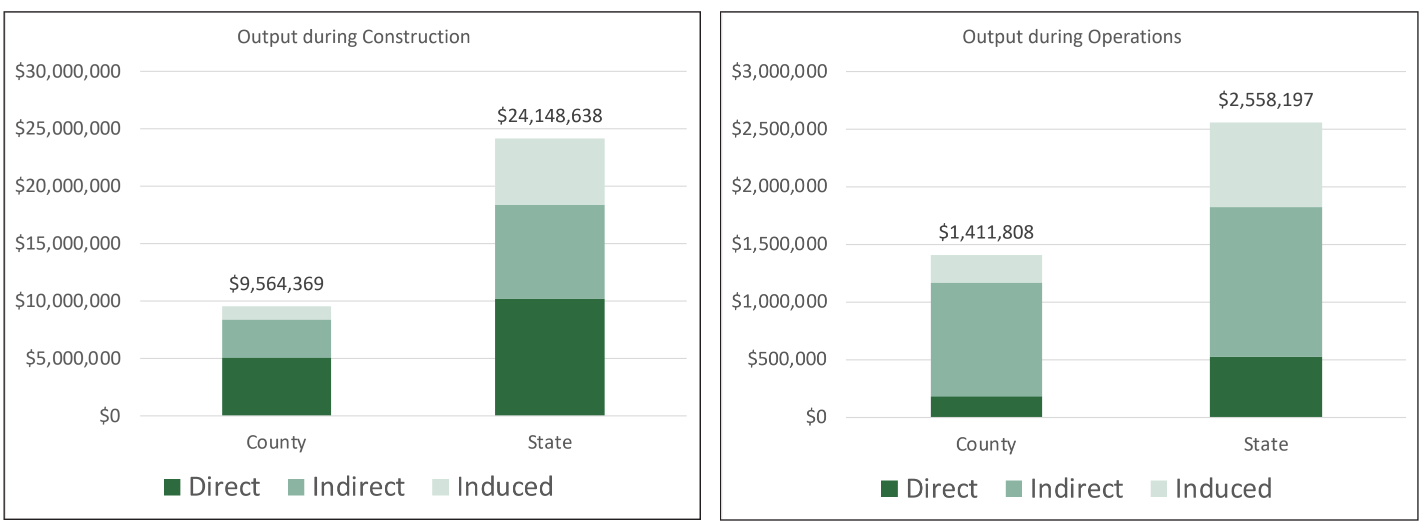


Output refers to economic activity or the value of production in the state or local economy. It is an equivalent measure to the Gross Domestic Product, which measures output on a national basis. According to Table 4, the new local output during construction totals over $9.5 million for St. Croix County and over $24.1 million for the State of Wisconsin. The new local long-term output totals over $1.4 million for St. Croix County and over $2.5 million for the State of Wisconsin.

Table 4 – Total Output Impact from Northern Prairie Solar Project

	St. Croix County	State of Wisconsin
Construction		
Project Development and Onsite Jobs Impacts on Output	$5,104,836	$10,209,673
Module and Supply Chain Impacts	$3,292,167	$8,216,509
Induced Impacts	$1,167,366	$5,722,456
New Local Output during Construction	$9,564,369	$24,148,638
Operations (Annual)		
Onsite Labor Impacts	$184,512	$528,789
Local Revenue and Supply Chain Impacts	$984,573	$1,296,838
Induced Impacts	$242,723	$732,570
New Local Long-Term Output	$1,411,808	$2,558,197

Figure 16 – Total Output Impact from Northern Prairie Solar Project



VI. Tax Revenue

Utility-scale Solar PV projects, like other utility-scale energy generating facilities in Wisconsin, are exempt from property taxes. However, the county and township in which the projects are located will receive increased revenue through the shared revenue utility aid fund. This funding creates a new revenue source for county and township government services and is intended to reimburse the communities for the lost property tax revenue due to the tax exemption.

Table 5 details the shared revenue utility aid tax implications of Northern Prairie Solar. There are some important assumptions built into the analysis in this table. First, the analysis assumes that the Project has a capacity of 101.2 MW for taxing purposes. Second, the projections use the MW based payment and incentive payment formulas in the "Wisconsin Shared Revenue Utility Aid Summary" developed by the Wisconsin Department of Revenue. Third, the projections assume that the taxes the parcels in question paid in 2021 are typical for that land and that similar payments would have continued if the land was not being used for solar.

According to Table 5, the host townships will receive $168,667 annually and St. Croix County will receive $236,133 annually from Northern Prairie Solar for the shared utility aid fund. In comparison, the county received $1,781 in 2021 from the parcels in question and the townships received $1,720.

Table 5 - Illustration of "Utility Aid" Paid by Northern Prairie Solar Project

	Total	Townships	County
MW based Payment	$202,400	$67,467	$134,933
Incentive Payment	$202,400	$101,200	$101,200
Total	$413,683	$168,667	$236,133
Township and County Payments under Real Estate Property Taxes		$1,720	$1,781

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VIII. Curriculum Vitae (Abbreviated)

David G. Loomis
Illinois State University
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Education

Doctor of Philosophy, Economics, Temple University, Philadelphia, Pennsylvania, May 1995.

Bachelor of Arts, Mathematics and Honors Economics, Temple University, Magna Cum Laude, May 1985.

Experience

1996-present Illinois State University, Normal, IL
Full Professor – Department of Economics (2010-present)
Associate Professor - Department of Economics (2002-2009)
Assistant Professor - Department of Economics (1996-2002)

- Taught Regulatory Economics, Telecommunications Economics and Public Policy, Industrial Organization and Pricing, Individual and Social Choice, Economics of Energy and Public Policy and a Graduate Seminar Course in Electricity, Natural Gas and Telecommunications Issues.
- Supervised as many as 5 graduate students in research projects each semester.
- Served on numerous departmental committees.

1997-present Institute for Regulatory Policy Studies, Normal, IL
Executive Director (2005-present)
Co-Director (1997-2005)

- Grew contributing membership from 5 companies to 16 organizations.
- Doubled the number of workshop/training events annually.
- Supervised 2 Directors, Administrative Staff and internship program.
- Developed and implemented state-level workshops concerning regulatory issues related to the electric, natural gas, and telecommunications industries.

2006-2018 Illinois Wind Working Group, Normal, IL
Director

- Founded the organization and grew the organizing committee to over 200 key wind stakeholders
- Organized annual wind energy conference with over 400 attendees
- Organized strategic conferences to address critical wind energy issues
- Initiated monthly conference calls to stakeholders
- Devised organizational structure and bylaws

2007-2018 Center for Renewable Energy, Normal, IL
Director

- Created founding document approved by the Illinois State University Board of Trustees and Illinois Board of Higher Education.
- Secured over $150,000 in funding from private companies.
- Hired and supervised 4 professional staff members and supervised 3 faculty members as Associate Directors.
- Reviewed renewable energy manufacturing grant applications for Illinois Department of Commerce and Economic Opportunity for a $30 million program.
- Created technical "Due Diligence" documents for the Illinois Finance Authority loan program for wind farm projects in Illinois.

2011-present Strategic Economic Research, LLC
President

- Performed economic impact analyses on policy initiatives and energy projects such as wind energy, solar energy, natural gas plants and transmission lines at the county and state level.
- Provided expert testimony before state legislative bodies, state public utility commissions, and county boards.
- Wrote telecommunications policy impact report comparing Illinois to other Midwestern states.

- Published 38 articles in leading journals such as AIMS Energy, Renewable Energy, National Renewable Energy Laboratory Technical Report, Electricity Journal, Energy Economics, Energy Policy, and many others

- Testified over 57 times in formal proceedings regarding wind, solar and transmission projects

- Raised over $7.7 million in grants

- Raised over $2.7 million in external funding

Bryan A. Loomis
Strategic Economic Research, LLC
Vice President

Education

Master of Business Administration (M.B.A.), Marketing and Healthcare, Belmont University, Nashville, Tennessee, 2017.

Experience

2019-present Strategic Economic Research, LLC, Bloomington, IL
Vice President
(2021-present)
Property Tax Analysis and Land Use Director
(2019-2021)

- Directed the property tax analysis by training other associates on the methodology and overseeing the process for over twenty states
- Improved the property tax analysis methodology by researching various state taxing laws and implementing depreciation, taxing jurisdiction millage rates, and other factors into the tax analysis tool
- Executed land use analyses by running Monte Carlo simulations of expected future profits from farming and comparing that to the solar lease
- Performed economic impact modeling using JEDI and IMPLAN tools
- Improved workflow processes by capturing all tasks associated with economic modeling and report-writing, and created automated templates in Asana workplace management software

2019-2021 Viral Healthcare Founders LLC, Nashville, TN
CEO and Founder

- Founded and directed marketing agency for healthcare startups
- Managed three employees
- Mentored and worked with over 30 startups to help them grow their businesses
- Grew an email list to more than 2,000 and LinkedIn following to 3,500
- Created a Slack community and grew to 450 members
- Created weekly video content for distribution on Slack, LinkedIn and Email

Christopher Thankan
Strategic Economic Research, LLC
Economic Analyst

Education

Bachelor of Science in Sustainable & Renewable Energy (B.A.), Minor in Economics, Illinois State University, Normal, IL, 2021

Experience

2021-present Strategic Economic Research, LLC, Bloomington, IL
Economic Analyst

- Create economic impact results on numerous renewable energy projects Feb 2021-Present
- Utilize IMPLAN multipliers along with NREL's JEDI model for analyses
- Review project cost Excel sheets
- Conduct property tax analysis for different US states
- Research taxation in states outside research portfolio
- Complete ad hoc research requests given by the president
- Hosted a webinar on how to run successful permitting hearings
- Research school funding and the impact of renewable energy on state aid to school districts
- Quality check coworkers JEDI models
- Started more accurate methodology for determining property taxes that became the main process used

Strategic Economic Research, LLC

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