BEFORE THE TENNESSEE PUBLIC UTILITY COMMISSION NASHVILLE, TENNESSEE

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)
)
DOCKET NO. 21-00061

STATE OF VIRGINIA)
COUNTY OF GLOUCESTER)

Comes the affiant, John C. Meyer, Jr., and after first being duly sworn, states the following under oath:

- 1. I am over the age of eighteen (18) years and am competent to give oath.
- 2. I am the CEO of Synenergy, Inc.
- As CEO I am a custodian of the all records generated or received by Synenergy,
 Inc. and have the authority to certify the same.
- 4. The attached records are kept as a matter of regularly conducted business and regular practice of Synenergy, Inc. and are to the best of my knowledge, information and belief, authentic records of Synenergy, Inc.
- 5. The attached records are produced as kept in the usual course of business, and are labeled to correspond with the categories in the demand.
- 6. There are no documents responsive to demand category 5.
- 7. Documents responsive to demand 7 are the same documents as provided in

response to demands 1, 2, and 3.

FURTHER AFFIANT SAITH NOT.

John C. Meyer, Jr., CEO

Sworn to and subscribed before me this the \mathcal{G}^{ℓ} day of March, 2022.

My Commission expires: May 3/1202

ASHLEY NICOLE SHORTS
NOTARY PUBLIC
REGISTRATION # 7872147
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES



Economic Impact of the Jackson Solar Microgrid

Economic Impact is the sum of the value of all goods & services produced in a region

- Gross Regional Product (GRP) the local equivalent to GDP
- Only includes goods & services produced in Madison County and Jackson, and does not include the value of goods and services imported from outside the County
 - o For example, you buy a TV at the local Walmart
 - The service provided by the stockers, cashiers & managers are all counted as <u>local</u> production and their contribution to Economic Impact is measured by their compensation
 - And the wages that those employees spend <u>locally</u> are also counted towards Economic Impact
 - The TV itself, and the transportation to get it here, are imported goods & services and are not counted in GRP
- The construction of the Jackson Solar Microgrid will add *\$83 million* to the county economy in 2021, and at peak employment will create an additional *511 jobs*
 - o The total value of the completed Microgrid system is expected to be \$55.1 million
- After the construction is complete, the Microgrid power generation and distribution will provide for **8 permanent jobs** and **\$6.8 million** of value annually
- Reinvestment of customer energy savings into production capacity would result in creation of an additional **\$5.4 million** economic impact and **14 permanent job**s
- Assuming an annual growth rate of 4% in economic impact, the construction and operation of the
 Jackson Solar Microgrid would result in <u>a total economic impact of \$212M, as well as 511</u>
 temporary and 28 permanent jobs

Tax revenues & expenditures

<u>Constructio</u>	n (2021)	10 yr Total
City Tax Revenue	\$ 300,000	\$ 498,000
County Tax Revenue	\$ 720,000	\$ 1,195,000
State Tax Revenue	\$ 1,504,000	\$ 2,740,000
Federal Tax Revenue	\$ 5,565,000	<u>\$ 9,306,000</u>
Total taxes (Fed+S&L)	\$ 8,090,000	\$13,738,000

Study Background Sheet

IMPLAN® is nationally recognized as the leading standard for economic impact analysis software

- Developed by the University of Minnesota in 1978 and refined through the years
- Customers include a wide range of federal agencies & departments and academia
 - o Departments of Defense, Agriculture, Commerce, Coast Guard, Forestry
 - o University of Minnesota, Purdue, Arizona State, Clemson
- Data sets sourced from
 - Bureau of Labor Statistics
 - Bureau of Economic Analysis
 - o Census Bureau
 - Department of Agriculture
- Impacts on 528 different business sectors are measured

Data set for this study is specific to Madison County (2018 – latest available federal data)

- Accounts for commuting patterns
- Uses Madison County-specific industries and labor base
- Madison County resident spending patterns

The following types of outputs are included

- Direct Effect construction and operations
- Indirect Effect Local business-business by goods or services vendors supporting the construction and operations (wholesalers, retailers, architects, realtors, accountants, etc). Only Madison County produced goods & services count towards the economic impact
- Induced Effect Result of increased local wages, whether from Direct or Indirect Effects

Modeling assumptions

- Tax rates are based on FY20 rates
- Employment is measured in terms of full-time equivalents (FTEs)

Neighborly Notification

Community Development Enterprises will be constructing and operating a solar + battery farm near you in the vacant lot, Parcel #104, just north of the homes at 107 to 137 Roosevelt Parkway and 5 & 6 Stone Ridge Dr., and just east of the homes at 44 Bronzewood Cove and 83 Carver Avenue.

Privately Owned, leased by the Jackson Sustainability Cooperative

- Private Entrance
- 8 Foot Privacy Fencing and Decorative Planted based Barrier
- Panels mounted low to the ground, nearly flat, so not visible from homes or street
- Little Traffic or Activities
- Absolutely no Noise or Sound generated
- Absolutely no Smell or Odor
- No Large Trucks after construction is completed
- Adds \$16,400,000 new tax revenue for city & county, & most importantly our schools
- Total economic impact to Jackson will be \$229,000,000 over the next ten years
- Creates 678 new jobs in Jackson during construction, and 28 permanent jobs
- Provides uninterruptible power to some local businesses during power outages
- Helps local businesses reach their sustainability goals
- Gives Jackson a competitive advantage in recruiting new businesses
- Encourages expansion of current businesses
- Reduces pollution and global warming by shifting away from fossil-fuel electricity
- Green energy: saving our planet and creating the jobs of tomorrow

Any questions or concerns please contact:

David Hunt
Partner,
CDE
VP, Development /Construction
731-423-1208
Dhunt@huntservicestn.com

Press Release for Jackson

April 30, 2021

On Wednesday, the Jackson Planning Commission approved the construction of the nation's largest solar microgrid near the Roosevelt Parkway in Jackson. This microgrid, to be constructed by Community Development Enterprises (CDE), a Jackson joint venture general partnership, will provide nearby manufacturers with 15.7 megawatts of clean, uninterruptible, solar power. In addition, 46 megawatt hours of battery storage will ensure power is available during periods of reduced sunlight.

Unlike the Texas wind turbines that failed during a recent winter storm, the Jackson Solar Microgrid is built to withstand extreme weather. During grid outages, the solar microgrid will continue to provide power from a hurricane-rated solar-panel array and storm-hardened battery buildings, with all on-site and off-site wiring underground.

Dennis Emberling, CEO of Community Development Enterprises, anticipates that the Jackson Solar Microgrid will be up and operating by early 2022. In addition to providing much-needed clean energy, the construction and operation of this microgrid is expected to add 700 new jobs and \$220 million in economic growth over the next ten years. The company also plans to provide renewable energy programs and apprenticeships for Jackson's high schools and colleges, as well as to contribute to Jackson's redevelopment.



Community Development Enterprises 1104 Whitehall Street Jackson, Tennessee, 38301 October 18, 2021

Ashish Goel The Carlstar Group 725 Cool Springs Road, Suite 500 Franklin, Tennessee 37067

Dear Mr. Goel:

Community Development Enterprises (CDE) will be starting construction soon on a 17MW solar microgrid near your plant in Jackson, and is ready to start onboarding customers looking for clean, renewable energy at a price below what they currently pay the Jackson Energy Authority. Its sole customer is the Jackson Sustainability Cooperative (JSC), which will distribute this power to co-op members. Because CDE operates through a cooperative, and is not connected to the grid, CDE is not classified as a public utility and is exempt from the usual utility regulations and oversight.

JSC's purpose is to provide commercial users with an economic and reliable supplement to their traditional utility. This will provide those businesses with renewable, clean power that reduces wear on delicate electronics and machinery; lowers peak demand consumption; decreases electrical bills; and provides resilient, uninterruptible power. Because CDE will recoup its initial investment solely through future sales of electricity, JSC members will access these benefits without incurring any upfront costs. Through JSC's commitment to community causes, members will be promoting redevelopment in Jackson and the surrounding community.

We expect to begin construction in four months, and to begin full operations by next summer. All vendor and service provider contracts are signed and JSC is now in the process of onboarding our core customers. We are now accepting member applications from companies near the planned solar facility and are pleased to offer you the opportunity to become one of the initial members of this green energy cooperative.

For further information check our website at www.ComDevEnt.com and the Jackson Sustainability Cooperative at www.JSCoop.org. For Co-op website access you'll need the username ("jacksonsustain") and password ("access").

We feel that the CDE/JSC team offers Carlstar an outstanding opportunity to reduce your carbon footprint, lower costs, and improve your power resiliency while underscoring your company's dedication to environmental protection. Since CDE will be America's largest solar microgrid when it becomes operational, it is already garnering attention from national outlets such as *Microgrid Knowledge*, *The Capitol Forum* and *The New York Times*. The foresight and engagement of companies participating in this venture, such as Carlstar, will be highlighted.

At your earliest convenience, we would like to schedule a meeting with you and your sustainability team to discuss the benefits of joining the JSC, answer any questions you may have, and explain the process for becoming a member.

Sincere regards,

John C. Meyer Jr VP, Planning Community Development Enterprises jm@ComDevEnt.com (703) 906-1359

Community Development Enterprises (CDE) will be starting construction soon on a 17MW solar microgrid near your plant in Jackson, and is ready to start onboarding customers looking for clean, renewable energy at a price below what they currently pay the Jackson Energy Authority (JEA).

This green energy comes with no upfront costs, or any payment other than lower monthly usage charges. CDE's microgrid was fully approved by the Jackson Planning Commission on June 2nd and has received all environmental approvals. Its sole customer is the Jackson Sustainability Cooperative (JSC), which will serve the function of distributing this power to co-op members. Because CDE operates through a cooperative, and is not connected to the grid, CDE is not classified as a public utility and is exempt from all regulatory and utility oversight.

JSC's purpose is to provide commercial users near the Roosevelt Parkway with an economic and reliable supplement to their traditional utility. This will help those businesses reduce their peak load consumption; lower their costs; increase their usage of green energy; provide uninterruptible power; and promote the redevelopment of Jackson and its community.

We expect to begin construction in four months, and to begin full operations by next summer. All vendor and service provider contracts are signed and JSC is now in the process of signing our foundational customers.

We are now accepting member applications from companies near the planned solar facility and are pleased to offer you the opportunity to become one of the initial members of this green energy cooperative.

For further information check our website at www.JSCoop.org. For site access the username is "jacksonsustain" and the password is "access". At your earliest convenience, we would like to schedule a meeting with you and your sustainability team to discuss the benefits of joining JSC, answer any questions you may have, and explain the process for becoming a member.

Sincere regards,

David Shimon

Chairman
Jackson Sustainability Cooperative Board of Directors
ds@comdevent.com
(954) 826-0809

World's Smartest Solar + Storage Facility Coming Soon to Jackson To serve businesses in the Roosevelt Parkway area

On June 2nd, the Jackson Municipal Regional Planning Commission approved development of a

16.5 megawatt smart solar + storage facility near Roosevelt Parkway in Jackson. It is being built by Community Development Enterprises, a Jackson developer, for the newly formed Jackson Sustainability Cooperative (JSC), organized by businesses near the facility to share the clean energy.

Commercial members of this co-op will remain connected to JEA for their basic energy needs, but will use this new solar power when they need more than average amounts of electricity. It will also provide uninterruptible power whenever the grid is down.

The facility will store its solar power in high-efficiency lithiumion batteries to provide power independent of weather. Power will be provided to customers through underground cabling. It will be the world's smartest because of its sophisticated controller hardware and software that optimizes the sharing of electricity among nearby businesses to meet their demand peaks.



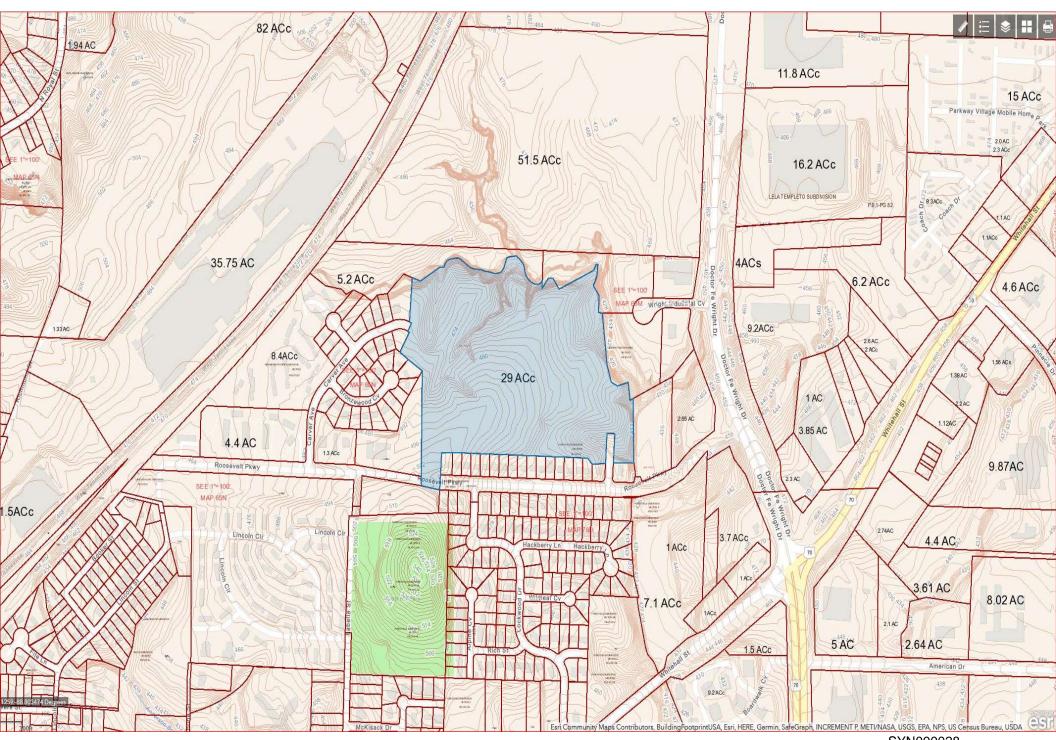
Councilman Johnny Dodd with David Hunt, who briefed 35 Jackson citizens on the solar project on May 17th

Every year, this solar + storage facility will reduce carbon released to the atmosphere by over 12,000 tons, save over 300,000 trees, and reduce the use of coal by almost 70 million tons.

Unlike the Texas wind turbines that failed during a recent winter storm, the solar + storage facility is essentially weatherproof, with hurricane-rated solar panels and racks, storm-hardened battery and inverter buildings with their own air-conditioning, fire-proofing, and monitoring systems, and all wiring underground.

David Shimon, Chairman of the Jackson Sustainability Cooperative, anticipates that the facility will be up and operating by early 2022. In addition to providing much-needed clean energy, the construction and operation of this facility is expected to add 900 new jobs and \$230 million in economic growth to the Jackson area over the next ten years. It will increase the resiliency of Jackson's electricity supply, reduce stress and wear on the utility grid, and benefit JEA in many ways.

As an engaged member of the local community, JSC also plans to provide renewable-energy academics and student apprenticeship opportunities at local high schools, trade schools, and colleges, and to contribute to Jackson's redevelopment, infrastructure, and community projects. To find out more about this exciting project, see us at www.ComDevEnt.com.



Home About New Search Return to List

County Number: 057 County Name: MADISON Tax Year: 2020

Property Owner and Mailing Address

Jan 1 Owner: HUNT DAVID B & MELISSA D/B/A HUNT PROPERTIES 1031 GREYSTONE SQ JACKSON, TN 38305

Property Location

Address: HWY 70 (N OF)

Map: 065 Grp: Ctrl Map: 065 Parcel: 104.00 PI: S/I: 000

Value Information

Reappraisal Year: 2018

 Land Mkt Value:
 \$85,600
 Land Use Value:
 \$35,600

 Improvement Value:
 \$0
 Improvement Value:
 \$0

 Total Market Appraisal:
 \$85,600
 Total Use Appraisal:
 \$35,600

 Assessment %:
 25

 Assessment:
 \$8,900

General Information

Class	11 - AGRICULTURAL		
City #:	359	City:	JACKSON
SSD1:	000	SSD2:	000
District:	05	Mkt Area:	K64
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	01 - PUBLIC / PUBLIC	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	01 - PUBLIC - NATURAL GAS	Zoning:	

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
03/21/2016	\$14,270	733	731	VACANT	WD	A
12/30/2013		722	560	VACANT	QC	
02/29/2000	\$0	603	553			
03/29/1998	\$131,000	583	418	VACANT	WD	H
04/30/1971	\$0	270	379			

Land Information

Deed Acres: 28.54 Calc Acres: 0.00 Total Land Units: 28.54

Land Type: 20 - ACREAGE Soil Class: Units: 28.54

