



# Haley Pike Landfill Solar Lease RFP 35-2025 Status Update

*Environmental Quality & Public Works Committee  
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## Timeline

- November 2025 – Request approval of Letter of Intent (LOI) to allow Edelen Renewables (ER) to begin communications with multiple entities, including Regulatory, Fiscal, and Interconnection
- November/December 2025 – Finalize negotiations
  - Only a few remaining items to resolve with respect to the fiscal terms of the lease.
    - Unable to discuss these outstanding items.
- December 2025/January 2026 – Request approval of negotiated lease
- January 2026 – May 2026 – Project Development: Regulatory submissions/reviews
- Late Spring/Early Summer 2026 – Construction begins





## One Big Beautiful Bill Act (OBBBA) Impacts to the Timeline

- OBBBA changed the deadline for the 30% renewable energy projects Investment Tax Credit (ITC).
- Projects must begin construction by 7/4/2026 (4 years to complete) or complete construction by 12/31/27
- Loss of the ITC for the Haley Pike Solar Project would result in an up to 40% impact on the project's financial feasibility.
- Development on a landfill is significantly more expensive and riskier than prime farmland. The bottom line is that development on the capped landfills would unlikely be financially feasible for a 3<sup>rd</sup> party developer.
- We are still confident that a successful project is achievable if we can meet the OBBBA deadlines.



# Haley Pike Solar Project



*Proposed HPSP layout; includes both fixed tilt (black) and single axis tracker panel sections (red).*

PROJECT OVERVIEW	
<p><b>Edelen Renewables/Social Impact Solar LLC (ER/SIS) proposes to deliver the Haley Pike Solar Project (HPSP) as a 67.4 MW DC renewable energy facility at the city LFUCG-owned landfill.</b></p>	
Location	<p><b>Lexington, KY (Fayette County)</b></p> <ul style="list-style-type: none"> <li>Haley Pike Landfill site (closed Dec. 2011)</li> <li>11.5 miles from downtown</li> <li>Reuse/repurpose project; brownfield</li> </ul>
Photovoltaic (PV) Project Size	<p><b>67.4 MW DC</b> (dependent on available line capacity)</p>
Timeline	<ul style="list-style-type: none"> <li>Construction Begins: May/June 2026</li> <li>Expected Commercial Operation Date (COD): December 2027</li> <li>Operational Period: January 2028 - January 2049</li> </ul>
LFUCG & Community Benefit	<p>Community Benefit Plan, Lease Income, Avoided Costs, Land Use Best Practice</p>
Transmission / Interconnection	<ul style="list-style-type: none"> <li>1 mile from 69kV line with 2 landowners 4 in right-of-way</li> </ul>



**A Haley Pike Solar Project Community Benefit Plan (CBP) will be established to ensure positive *Social Impact*. The plan will be funded directly by the project and supported via in-kind services provided to LFUCG entities to benefit the community directly.**

Upon signing an LOI, ER/SIS leadership will engage LFUCG leadership and environmental and sustainability staff to determine a community benefits plan (CBP) that incorporates LFUCG, community nonprofits and stakeholders, and K-12 youth perspectives aligned to priorities outlined in the LFUCG comprehensive and sustainability plans.

**The HPSP CBP will include collaborative commitments to:**

- 1) Leveraging LFUCG & community engagement to create a cohesive CBP;
- 2) Designing workforce strategies that create pathways to local employment on HPSP;
- 3) Partnering with LFUCG Sustainability and Environmental Education staff to determine and pursue HPSP environmental and sustainability outcomes;
- 4) Meaningfully engaging FCPS students and educators to participate in the HPSP;
- 5) Collaborating on mixed-use strategies to demonstrate land-use best practices (e.g., aerated static pile, vegetation management, and other operational aspects of the site);
- 6) Increasing LFUCG tax revenue; and
- 7) Delivering tangible progress on the *Imagine Lexington: 2045*

ER/SIS is committed to being a trustworthy and dependable partner to LFUCG.

## *Brownfield Redevelopment: Compliance*

Environmental Compliance elements of building on the landfill property complicate the project, differentiating this project from others on open farmland.

- Developer will obtain required approvals for **permit modifications/regulatory approvals** from KY Energy and Environment Cabinet and KY Division of Waste Management.
  - Permits of note:
    - KY Dept. of Env. Protection, Division of Waste Management (Solid Waste Permit)
      - Submit: Landfill permit modifications application; developer covers fees
    - KY Pollutant Discharge Elimination System (e.g., ensuring wetland treatment system requirements are met).
  - If permit extensions/revisions are required, the developer will partner with LFUCG to navigate revisions and will bear any costs incurred:
    - Wherein permit modifications or post-closure plan revisions are required, ER/SIS will engage a local firm to draft documents for LFUCG legal to review.
    - As LFUCG is the responsible and permitted party, ER/SIS and our engaged counsel will be highly collaborative in submitting any necessary permit revisions and all filings.
- HPSP will remit the required **Water Quality Management Fee** via LEXServ
- ER/SIS will work with LFUCG to present the overall **development plan** for

A detailed explanation of the proposed HPSP design is included in the full proposal.

*Selected Considerations:*

### **Utility Transmission**

ER/SIS continues to vet transmission options with local utilities (project is contingent on this element).

### **Landfill Cap**

To preserve the integrity of the landfill cap, Areas A & B will use ballasted supports for the solar structures, which are non-penetrating. Construction practices to safeguard the cap will be required (e.g., weight limits, limited equipment type).

### **Land Management Plan (Vegetation Management, Erosion Control, etc.)**

ER/SIS will provide a Land Management Plan (LMP) to include baseline conditions, design plans, erosion control plan, and vegetation management plan. Will update plan every five (5) years.

- Erosion Control: Vegetation and erosion management systems will be established.
- Vegetation: Committed to permit standards (e.g., prohibiting growth of woody vegetation); will establish standard cycle (continuing current standard of 4x/year, adapting as is mutually agreeable).

For example: 2x/year: project O&M schedule indicates March & October vegetation management activities. Weed whacking will be conducted where vehicles are not viable (weight/clearance/safety, etc.); and 2x/year: additional right-sized mowing equipment utilized for the remainder of the cap (light weight).

### **Solar Panel Type**

Design proposed exceeds request to place >25-33% panels on capped areas (Area A & B). Panel types:

# Timeline: Investment Tax Credit



**The proposed project development timeline incorporates milestones that are necessary to meet current guidelines to achieve Investment Tax Credit (ITC) Safe Harbor (as of September 2025).**

- *Timing:* Safe Harbor requirements are for continuous construction beginning July 2026 or full project completion by December 31, 2027. To preserve options, the project timeline accounts for either of these tracks to qualify for full ITC.
- *Significance:* Missing the safe-harbor window risks losing ITC rate or adders for the whole project, rendering the project non-viable for financing.

## **Urgency Required**

If the project doesn't qualify for the ITC:

- The project loses a payment equal to ~35% of the project value soon after the project is placed in service.
- This increases the Levelized Cost of Energy (LCOE) required to ensure that the project financially works and can deliver market returns.
- The Levelized Cost of Energy will increase beyond the tariff rates which the project is expected to receive. Tariff rates are determined by the KY Public Service Commission



# Decommissioning: Costs, Plan, Bond

Decommissioning refers to removal of equipment and restoration of the site after the contracted period.



Upon completion of contracted project period, the project owner will determine to apply for a new permit (repowering for a subsequent project term) or remove the facility (decommissioning).

To approve any solar project, the Kentucky Siting Board requires a Decommissioning Bond.

As such, the HPSP will deliver a decommissioning plan and decommissioning bond, as per the KY Siting Board and as required by the terms of the negotiated lease with LFUCG.

The costs of decommissioning do not fall upon the community or landowners, rather, they are the responsibility of the project owner.

## **Decommissioning Plan & Bond**

Commitment for a decommissioning plan and bond will be incorporated into the final LFUCG lease document. Parameters for decommissioning will be agreed upon in the lease.

Note: The KDWM requires a plan for the proper management and disposal of panels at the end of their lifecycle. ER/SIS commits to recycling the photovoltaic panels at the end of the project period; local panel recyclers have been pre-identified for decommissioning (2049-2063).

# Questions?



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