



**TO: LINDA GORTON, MAYOR
URBAN COUNTY COUNCIL**

FROM: 
Richard Dugas
ADMINISTRATIVE OFFICER Sr.
ENVIRONMENTAL QUALITY & PUBLIC WORKS

DATE: February 1, 2026

SUBJECT: Haley Pike Landfill Ground Lease with Social Impact Solar (SIS)

Request: Council authorization for the Mayor on behalf of LFUCG sign a Ground Lease with Social Impact Solar LLC (“SIS”), a Kentucky limited liability company and a platform entity of Edelen Strategic Ventures LLC for approximately 357 acres for the development, construction, and operation of a solar photovoltaic project located on the Haley Pike Landfill.

Purpose of Request: Council authorization for the Mayor on behalf of LFUCG sign a Ground Lease allowing for the development, construction, and operation of a solar photovoltaic project to be located on a leased portion of the Haley Pike Landfill (the “Project”). This lease was negotiated with Social Impact Solar LLC (“SIS”) the single respondent to RFP 35-2025. The lease terms require the lessor to establish a Community Benefits Plan to run for the first 15 years of the lease. The initial term of the lease will be 21 years, with two (7) year extensions.

Termination Summary: LFUCG, through the Mayor or Mayor’s designee, terminate this agreement based on the tenant’s actions or inactions that meet any of the multiple conditions set forth in the lease. The tenant may terminate this agreement with (10) days’ written notice, only prior to the Commercial Operation Date.

What is the cost in this budget year and future budget years?

Lease Revenue of \$85/acre year one, with a minimum 1.4% annual escalation.

Year one estimate \$30,345

*Project is estimated to generate a year one Water Quality Management Fee of \$43,618

Are the funds budgeted? N/A

Legal Review: Yes, E. Thompson 1/30

File Number:

Director/Commissioner: Dugas/Albright

