



# Committed to being good stewards of the land

*Transforms rural economies, supports families and ranchers, and protects land for future generations*

## Property Valuations

A wind energy project transforms rural economies, which enhances the quality of life and opportunities in a community.

With millions of dollars in new tax revenue (or directed payments in lieu of taxes) communities can build new school facilities, enhance roads and bridges, and expand emergency services – **all without increasing your local taxes on your property.**

Furthermore, a wind energy investment has no significant long-term adverse impact to local property values, and can actually increase value. According to the most recent survey compiled by the Texas A&M Real Estate Center:<sup>†</sup>

- Academic literature has shown no statistical evidence of adverse property value effects due to views of, or proximity to, wind turbines.
- Various statistical methodologies, datasets and regions have been considered.
- "Neither the view of wind energy facilities nor the distance of the home to those facilities was found to have any consistent, measurable, and significant effect on the selling prices of nearby homes."
- Showed homes' property values increased due to the facilities driving economic investment and tax revenue which benefited all surrounding property owners.

<sup>†</sup> Source: "29th annual outlook for TX Land Markets," April 2019, Texas A&M Real Estate Center, Kiella

## What Happens to a Wind Farm After 30 Years

The wind industry in Texas is committed to protecting and preserving our land. There are two main options at the end of a wind farm's average 25-30 year life span:

### Repowering

As newer, upgraded technology becomes available, renewable energy companies may keep the site in use, but replace older equipment with more efficient turbines, which is known as "repowering." In contrast to oil and gas, the wind at the site is unlimited. With the significant investment made in transmission access, it is more economic to repower the site as an upgraded wind farm will produce electricity at a lower cost.

### Decommissioning

In the event the company and landowner choose not to repower, we commit to decommission the project. It is required both by Texas law and contract that the land be returned to its original condition.



The wind industry worked together with Texas lawmakers to draft **House Bill 2845**, which was passed and enacted on September 1, 2019.

HB 2845 specifies that wind agreements, or leases with landowners, shall contain specific provisions related to the removal of equipment. In event of a closure of a wind farm, these provisions mandate the removal of wind turbines and more.

Additionally, HB 2845 also provides for “financial assurance,” which further protects the landowner and community and guarantees a wind farm developer will return the land to its former condition.

*“...the company is easy to work with. The impact to the environment is very little and I think farmers and ranchers are the best stewards of the land. We have to be because they are not making any more.” –Wayne Taylor, Landowner, Tahoka Wind Farm, Texas*

### Enjoy Seeing the Stars

Ørsted is not only committed to being good stewards of the land, but also to the environment in which our neighbors live, work and raise a family.

This commitment includes reducing the visual impact of our lighting systems. In working with the Federal Aviation Administration, Ørsted invests in the latest “Aircraft Detection Lighting Systems.” Which means, our lighting system is designed to turn red, blinking lights off until the radar picks up aircraft in the area.

So, enjoy seeing the stars across the Texas landscape. Our technology investment means our wind farm is “lights out” for much of the night.

### Wildlife Matters

Ørsted is a partner with the American Wind Wildlife Institute (AWWI) and invests in technology and research to assess projects, improve conservation and implement solutions to minimize wind farm impacts on wildlife.

However, there are a great deal of misperceptions and misinformation regarding the impact of wind projects on area bird species. According to the U.S. Fish & Wildlife Service “Threats to Birds,” the following are the greatest threats to birds each year:

Cats	2,400,000,000
Tall glass buildings	599,000,000
Cars	214,500,000
Cell phone towers	6,600,000
Wind turbines	234,000

(median/average estimated)