

**Application to the North Dakota Public Service
Commission for a Certificate of Site
Compatibility**

**Emmons-Logan Wind Energy Center
Emmons-Logan Wind, LLC
Emmons and Logan Counties, North Dakota**

Prepared for:

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July 2018

Agriculture continues to play a significant role in Emmons and Logan Counties' land use and economy with 609 farms in Emmons County and 379 farms in Logan County (USDA 2012). According to the 2012 Census of Agriculture, total market value of agricultural products produced in Emmons County was \$171,284,000, 81 percent of which was from crops and 19 percent from livestock sales. Total market value of agriculture in Logan County was \$172,099,000, 50 percent of which was from crops and 50 percent from livestock sales. The primary livestock for Emmons and Logan Counties are cattle and the principal crops include soybeans and corn. Wheat, spring wheat, and forage for hay are also commonly grown.

7.2.2 Impacts

No residents will be displaced due to the Project. The Project will have positive economic impacts for the local population, including lease and royalty payments for participating landowners, employment, and property and sales tax revenue.

Emmons-Logan Wind estimates that the Project will provide over \$45 million in tax revenue to Emmons and Logan Counties over 25 years. In addition, the Project will create approximately 200 to 300 temporary construction jobs and nine full-time O&M jobs. The Project will also provide over \$50 million in payments to participating landowners over 25 years, which will not only benefit those landowners, but also the local economy as that money is reinvested in local goods and services.

Landowner compensation has been established under individual lease agreements, and includes compensation for crop damage during surveys and construction. A 2015 study of property values in North Dakota concluded that property values were not diminished by wind farms or turbines (Hoefs 2015). In general, agricultural areas surrounding each turbine can still be farmed. Additionally, in an environment of uncertain and often declining agricultural prices and yields, the supplemental income provided to farmers from wind energy leases is expected to provide stability to farm incomes and thus will help assure the continued viability of farming in the Project Area. Project construction will not cause additional impacts to leading industries within the Project Area. There is no indication that any minority or low-income population is concentrated in any one area of the Project, or that the wind turbines will be placed in an area occupied primarily by any minority or low-income group.

To the extent that local contractors are used for portions of the construction, total wages and salaries paid to contractors and workers in Emmons and Logan Counties will contribute to the total personal income of the region. Additional personal income will be generated for residents in the counties as well as the state by circulation and recirculation of dollars paid out by the applicant as business expenditures and state and local taxes. Expenditures made for equipment, energy, fuel, operating supplies, and other products and services will benefit businesses in the counties and the state.

Approximately 200 to 300 temporary construction workers are expected to be required for approximately six months for construction of the Project. It is likely that general skilled labor is available either in the county or the state to serve the basic infrastructure and site development needs of the Project. Specialized labor will be required for certain components of wind farm development. It is likely that this labor will be imported from other areas of the state or from other states, as the relatively short duration of construction does not warrant special training of local or regional labor. Balancing the use of local contractors and imported specialized contractors will likely alleviate any labor relations issues.

No effects on permanent housing are anticipated. During construction, out-of-town laborers will likely use lodging facilities in and around the city of Linton or Napoleon. The Project will create approximately nine full-time O&M jobs. Most of these employees are expected to reside locally. Sufficient permanent housing is available within Emmons and Logan Counties to accommodate these new employees.

Long-term beneficial impacts to the counties' tax base as a result of the construction and operation of the wind farm will contribute to improving the local economy in this area of North Dakota. The development