

Memorandum



CITY OF DALLAS

DATE August 20, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Cancellation of Procurement for Deepwood & Loop 12 Landfill Community Solar Project**

This memorandum provides status update and background information on the procurement for the Deepwood and Loop 12 Landfill Community Solar Project (**BIZ 21-00017016**). This solicitation has been cancelled. We are committed to advancing the Community Solar Project in the near future with wide community input and investing remaining FY21 funding to provide solar power to select affordable housing projects.

The Deepwood & Loop 12 Landfill Community Solar Project was developed consistent with the goals of the Comprehensive Environmental & Climate Action Plan (CECAP) that includes developing 739 MW of Solar energy by 2030, and 3,695 MW by 2050. This pilot project was estimated to provide between 10-12 MW of solar power, enough to power about 3,000 homes. Additionally, based on information from the Texas Energy Poverty Research Institute, about 20-30 percent of households in Dallas may currently be experiencing energy poverty, where more than 10-percent of their monthly income is expended for energy. Under the equity lens in the CECAP, the project was intended to have a portion of the power from this site be made available to Low-to-Moderate Income homes who would benefit the most from a reduction in energy costs. Additionally, the project included requirements to provide training, local jobs, and neighborhood engagement during project development.

The project consisted of the planning, design permitting, implementation of an approximate 70-acre community solar project on lands within the defined Texas Commission on Environmental Quality (TCEQ) Partial Response Action Area (PRAA) boundaries of the former Deepwood and Loop 12 Landfills. These landfills together comprise a 120-acre area of grass-covered landfills that were formally closed under the TCEQ Voluntary Cleanup Program by the City of Dallas in 2006 pursuant to final judgment ("Final Order") from the United States District Court (Civil Action No. 3:98-CV-0291-H) on November 3, 2006.

The project was to be located on property owned by the City and that is actively managed by the Sanitation Services Department with regulatory oversight by the Office of Environmental Quality and Sustainability (OEQS). The project was adjacent to the Trinity River Audubon Center (managed by Audubon under long-term lease to City with Parks' oversight), and the Trinity Forest Golf Course (managed by Club of Trinity Forest Golfers under long-term lease to City with DWU-stormwater services oversight). There is an existing large diameter DWU-wastewater main located well south of these parcels, and the project is due south and west of the Shady Hills Addition neighborhood and north and west of the Dallas County McCommas Bluff Nature Preserve. The project concept was provided in a Low-Moderate Income Community Solar project assessment report developed by Blue Dot, LLC through a U.S. Department of Energy Community Solar Technical Partnership Grant (2021). The OEQS FY 20-21 budget included \$250,000 for community solar, initially intended to allow preliminary engineering; however, the project report recommended offering the use of city property under a long-term low-cost lease to qualified solar

DATE August 20, 2021

SUBJECT **Cancellation of Procurement for Deepwood & Loop 12 Landfill Community Solar Project**
Page 2 of 2

energy developers rather than traditional design-bid-build processes. OEQS is working with the Housing Department to use this remaining funding to provide solar power to select affordable housing projects.

To date, an RCFSP outlining project requirements was developed, and was cancelled on August 18, 2021. A pre-bid meeting was held on July 23, 2021, and a site visit for interested vendors was held on August 10, 2021. Over 40 project representatives attended each of these meetings and numerous clarifying questions were received, indicating strong industry interest in the project. OEQS met with applicable internal City stakeholder departments, with the City's current power contract holder, and with staff from the adjacent Trinity River Audubon Center, along with Audubon Texas policy personnel. Personnel from the Texas Solar Energy Society and the local North Texas Renewable Energy Group also provided consultation.

As a Community Solar Project takes shape in the future, staff are committed to full coordination with City and community stakeholders, including, but not limited to the residents of the Shady Hills Addition, and the Trinity River Audubon Center to ensure equitable project development with minimal environmental impacts.

We are proud of the enormous strides we have taken towards a more sustainable environment and better quality of life for the Dallas community. Should you have questions or need additional information, please contact Michael A. Gange, Director of OEQS at 214.670.1642.



Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors