



June 24, 2025

Scotts Bluff County Commissioners
Administration Building
2nd Floor – Commissioners' Room
1825 10th Street
Gering, NE 69341

Dear Commissioners,

Thank you for the opportunity to support the community's Situla Project Open House. I greatly appreciated the feedback provided by both commissioners and citizens, and would like to formally acknowledge the thoughtful input received during and after the event.

As a local facilitator, JNW Consulting was hired by Dunlieh for the following purposes:

1. To communicate with local community members with the aim of increasing and encouraging Open House participation
2. To create an environment that would promote open, constructive dialogue that is respectful of participants' time
3. To enhance the ability for question-asking from as many stakeholders as possible, enabling Dunlieh to formally respond to every inquiry in a manner that offers transparency to all community members, regardless of attendance at the Open House.

I would like to emphasize that the chosen meeting format was a direct result of my recommendation. Over the past decade, as a mediator and facilitator for complex local, state, and national projects, my role has consistently been to develop engaging and meaningful sessions that foster diplomacy, collaboration, and productivity. The rotating, informational meeting format was intended to offer an opportunity for as much discussion, question-asking, and high-level information as possible within 45 minutes or less. I recognize the importance of rigorous questioning and due diligence when evaluating projects of this scale, and my intent was pure in nature. Additional concerns shared regarding this meeting will be offered within Dunlieh's formal report.

As a final thought, I believe that you, as our County Commissioners, have worked to create a welcoming environment for these opportunities. Thank you for your leadership.

Respectfully,

A handwritten signature in cursive script that reads "Jamie Weingart".

Jamie Weingart
JNW Consulting

SITULA SOLAR ENERGY PROJECT

COMMISSIONERS' REPORT

EXECUTIVE SUMMARY

JUNE 2025



EXECUTIVE SUMMARY

Community Outreach Event - May 2025

On May 21, 2025, the Situla Project team hosted a public open house at the Legacy of the Plains Museum in Gering, Nebraska, as part of our ongoing commitment to transparency and community engagement. The event was organized in an open-house format, with approximately 60 community members in attendance. JNW Consulting facilitated the setup, including information stations and event logistics, ensuring a welcoming and accessible environment for all participants.

Dunlieh CEO Thaer Flieh opened the meeting with an introduction to the Situla Project Leadership Team and an overview of the project's vision and objectives. Attendees then rotated through seven information stations covering key topics: Dunlieh's experience, road usage and access, construction and employment, national security, fire safety and emergency response, socioeconomic impact, and decommissioning. This station-based approach enabled focused, small-group discussions, allowing stakeholders to ask questions and provide feedback in a structured manner. All questions and responses from the public are documented in this report for the commissioners' review.

The open house concluded with a team debrief, during which project leaders summarized the evening's discussions from their perspectives and outlined the next steps. The event provided valuable insights into community priorities, concerns, and expectations, which will inform future project planning and engagement.

This report includes:

- Summary from the June 2025 Commissioners' Meeting and Dunlieh's response
- Photos from the Dunlieh Energy May 2025 public event
- A comprehensive summary of the public open house and its outcomes
- The full list of public questions and responses (pages 8-12)
- Thaer Flieh's in-depth bio
- Copies of the event station posters and the attendee handout
- The May 2025 Notice of Planning Application letter

These materials are intended to provide commissioners with a clear record of public engagement, the information presented, and the feedback received.

EXECUTIVE SUMMARY (CONTINUED)

To further acquaint the commissioners with the leadership behind this project, page 13 features a biography of Thaer Flieh, CEO of Dunlieh Energy. Mr. Flieh brings over 20 years of experience in utility-scale energy infrastructure, with a proven track record in solar, storage, and grid projects at leading firms such as Samsung, SunEdison, and Black & Veatch. His expertise in developing resilient, community-focused energy solutions underscores Dunlieh's commitment to responsible project delivery and long-term value for Scotts Bluff County.

Respectfully submitted,

The Situla Project Team
Dunlieh Energy

SITULA PROJECT OPEN HOUSE TEAM

Thaer Flieh	Dunlieh Energy
Kevin Wolverton	Dunlieh Energy
Nicola Park	Dunlieh Energy
Andrew Schmalfuss	2DOT A Montrose Environmental Company
Jack Pritchett	2DOT A Montrose Environmental Company
Ethan Jahnke	2DOT A Montrose Environmental Company
Susan Laitsch	2DOT A Montrose Environmental Company
Reginald Preston	Grand Republic Farm and Milling Company
Jamie Weingart	JNW Consulting
Jen Eckhardt	JNW Consulting
Lacey Gulbranson	JNW Consulting
Melissa Mannozi	JNW Consulting

Summary of the June 2025 Scotts Bluff County Commissioners Meeting

On June 2, 2025, the Scotts Bluff County Commissioners discussed their experiences and concerns following the recent Situla Solar Project open house:

- **Format and Transparency:** Several commissioners and attendees expressed disappointment with the open house format. The event divided attendees into small groups, which limited the ability to hear all questions and answers. This was perceived as a tactic to prevent open discussion and transparency.
- **Quality of Information:** Commissioners reported that consultants present at the open house were unable to answer technical questions satisfactorily, especially regarding transmission capacity, national defense issues, and project timelines. There was frustration over receiving estimates instead of concrete facts, particularly about job creation and energy transmission.
- **Consistency and Clarity:** Conflicting information was noted on project timelines (some boards indicated construction would begin in 2026, others in 2027) and on whether the generated electricity would flow east and/or west.
- **Follow-Up and Accountability:** Commissioners expected a written record of all questions asked and answers provided at the open house, as previously promised, but had not yet received this documentation. There was concern about the lack of a clear mechanism or designated official to oversee compliance with county regulations.
- **General Sentiment:** Some commissioners expressed skepticism, with commissioners feeling that key questions remain unanswered and that the open house did not meet the spirit of transparency or public engagement expected by the county.

Response to Commissioners' Concerns

Thank you for your candid feedback regarding the Situla Solar Project open house. We recognize the importance of transparency, thoroughness, and public accountability in this process, and we take your concerns seriously.

1. Open House Format and Public Engagement

We acknowledge that the small-group format did not meet your expectations for open dialogue. Our intention was to facilitate detailed discussions with subject-matter experts, but we understand this limited the ability for attendees to hear all questions and responses. For future forums, we commit to an open Q&A session

where all questions and answers are shared with the entire audience, ensuring full transparency and equal access to information.

2. Written Record of Questions and Answers

The team has been working for two weeks to create and distribute a formal response to each question asked at the open house. Our goal is to have this submitted to you within 30 days of the Open House, and we are on track to expedite that timeline. This document is being finalized and will be distributed to the Commissioners and made available to the public promptly. We will ensure this record is comprehensive and addresses each question factually and clearly.

3. Technical Expertise and Consistency

We regret that some of our consultants were unable to provide immediate answers to certain technical questions, particularly those related to transmission capacity and national defense. We are preparing detailed, written responses on these topics, including:

- **Transmission Capacity:** An engineering analysis of the local grid's ability to handle the project's output, with input from regional utilities.
- **National Defense:** Documentation of ongoing Department of Defense and federal agency reviews, including compliance with all state and federal security requirements.
- **Project Timeline:** A clear and unified project schedule will be shared, along with explanations for any prior discrepancies.

4. Energy Transmission Direction

We recognize the confusion regarding the direction of electricity flow. The project's interconnection and power flow depend on grid operator requirements and market conditions. We will provide a technical memorandum from our transmission consultant clarifying how and where energy will be delivered, and update this as interconnection studies are finalized.

5. Job Creation and Economic Impact

We will provide a detailed breakdown of projected job creation, including the duration and type of positions, as well as the anticipated economic benefits for the county. This will include distinctions between construction-phase and permanent jobs, and will be based on current labor market analysis.

6. Regulatory Compliance and Oversight

We are committed to full compliance with all Scotts Bluff County solar regulations, including public engagement, documentation, and reporting requirements. We are prepared to work with the County to clarify oversight responsibilities and ensure that a designated official or committee is empowered to monitor compliance throughout the project's lifecycle.

7. Ongoing Communication

We invite ongoing dialogue and will be available for additional meetings, workshops, or site visits as requested by the County. Our goal is to build trust through openness and responsiveness.

In summary:

We appreciate the Commissioners' vigilance and advocacy for the community. We are taking concrete steps to address the concerns raised and will provide all required documentation and responses without delay. Please expect a full written record of the open house Q&A, technical memos on transmission and security, and a clear, unified project schedule in the coming weeks.

If there are additional questions or if a different format for future engagement is preferred, we welcome your guidance and will adapt our approach accordingly.

This response is intended for public record and may be shared with constituents to demonstrate our commitment to transparency and community partnership.

IMAGES FROM THE MAY 2025 SITULA EVENT



ANSWERS TO COMMUNITY QUESTIONS

Below are responses to the questions raised at the May 21, 2025, public open house. Each answer reflects current project information.

What has transpired, and what work has been done, since the first open house 18 months ago?

Since the initial open house, the project team has revised the Conditional Use Permit (CUP) application, engaged in extensive community consultation, coordinated with local fire departments, and developed high-level plans for road use, emergency response, and local hiring. Lessons learned from the first attempt have directly shaped the new approach, with a focus on addressing community concerns and regulatory requirements. The more detailed project work will be completed upon project approval.

Last year, the community group was informed that Dunlieh had 12 projects in the works... why is there only one now?

Dunlieh Energy evaluates multiple opportunities but advances only those projects that meet technical, financial, and community criteria. While there are multiple other projects under consideration, Situla is our Flagship project and the furthest advanced. Other projects may still be in early stages, have been paused, or discontinued based on feasibility studies and permitting outcomes.

What about hail?

The solar panels selected for the project are rated to withstand severe weather, including hail. Panels are tested to industry standards for impact resistance, and the project's insurance coverage will include weather-related damage. Damaged panels will be promptly removed and properly recycled in accordance with EPA regulations, ensuring that no hazardous materials are left exposed.

Where is the electricity going once generated? The team mentioned local impact - what does local mean?

Electricity generated will be delivered to the regional grid via an existing transmission line. "Local impact" refers to the project's contribution to grid reliability in western Nebraska, which may help stabilize local energy costs. While power flows into the broader grid, the project provides direct local benefits through job creation, tax revenue, and infrastructure investment.

We recommend addressing the issues with the first attempt upfront, as this feels like it is being kept a secret.

We acknowledge concerns about the previous application. The initial CUP was not approved due to feedback on emergency response, road use, and community engagement. The revised application directly addresses these issues, with new commitments to fire safety, road repair, and transparent communication. We are committed to ongoing dialogue and learning from past experience.

We are concerned about access to personal property (state land just outside the Project Area).

The project will not restrict access to adjacent state or private lands. All access routes will be clearly marked, and landowners will be consulted to ensure continued access. If you have specific access needs, please contact the project team to coordinate during construction and operation.

We would like to see the tax benefit breakdown for the different districts within the County.

The tax revenue generated by the Situla Solar Energy Project will be distributed to various local entities within Scotts Bluff County, including public schools, fire districts, the county general fund, natural resource districts, and other public services. Every dollar generated by the Project is a dollar the county does not need to raise from local taxpayers. This distribution follows statutory formulas established by state law and is administered by the county treasurer. The precise allocation to each district or entity may vary from year to year, depending on current levy rates and county decisions. Ultimately, the final distribution of tax revenues is determined by the county, ensuring that funds support a broad range of essential local services and community needs, all while helping reduce property taxes.

When/how will NDOT be engaged in this project? Has anyone spoken with NDOT yet?

The Nebraska Department of Transportation (NDOT) will be consulted as part of the road use planning after the CUP is approved. At that time, discussions with NDOT and county road departments will be underway to coordinate access points, traffic management, and road maintenance requirements. Engagement will continue throughout permitting and construction to ensure all state highways and intersections used by project traffic meet NDOT standards and safety requirements.

How will we mitigate the dust from the traffic?

Dust control measures include regular watering of access roads, the use of gravel on high-traffic routes, and the installation of erosion controls, such as check dams and silt fences. These steps are part of the project's erosion and sediment control plan, developed in coordination with county officials.

How much traffic do we anticipate?

During peak construction, up to 450 workers may be on site. Construction traffic will follow Scotts Bluff and Banner County roads department recommendations.

Will taxpayers have to pay for roads?

No. The project will enter into a formal Road Use Agreement with the county and any townships, requiring Situla to repair any road damage caused by construction traffic at the project's expense. Roads will be restored to at least their original condition, ensuring no cost burden on taxpayers.

There is a lot of agricultural traffic on CR 5/9.

We recognize the importance of CR 5/9 for local agriculture. Construction traffic plans are being developed to minimize conflicts and maintain safe, reliable access for farm vehicles. Coordination with local landowners and road departments is ongoing.

What do you mean when you say "DOD's over this"?

The Department of Defense (DoD) reviews large infrastructure projects to ensure they do not interfere with military operations or radar. The Situla project will comply with all DoD requirements and submit verification to the county as part of the permitting process.

Are you familiar with the Buy America/Build America Act?

Yes, the project team is aware of federal requirements for domestic sourcing of materials and will comply with Buy America/Build America provisions where applicable, particularly for federally funded components.

Who is providing federal guidance?

Federal guidance comes from agencies such as the United States Fish and Wildlife Service, Department of Energy, Environmental Protection Agency, Department of Defense, Federal Communications Commission and Federal Aviation Administration, as well as state and local authorities. The project will comply with all applicable regulations and reporting requirements.

Last year's resources stated full-time job development of 1-2 jobs, which has changed to 4-5. Why?

The updated estimate reflects a more detailed operational plan, which now anticipates 4-5 full-time positions needed for site management, maintenance, and monitoring over the project's lifespan.

Will the Minatare and Bayard fire departments get training and supplies as well?

Yes, Situla is committed to providing training and equipment to all local fire departments that may respond to the site, including Minatare and Bayard. Coordination with these departments will continue as the project progresses.

How will batteries be impacted by outside fires? How long will it be to get to the site?

Battery systems are housed in fire-resistant containers with built-in suppression systems. Units are spaced to prevent fire spread, and access roads allow emergency vehicles to reach the site quickly. Response plans are being developed in partnership with local fire departments to ensure rapid intervention.

Does the developer have a list of companies that can be hired for decommissioning?

The project will solicit bids from qualified decommissioning firms as the end of project life approaches. Situla intends to work with certified recycling and demolition companies, such as SolarCycle and We Recycle Solar, to ensure responsible removal and recycling.

Does the developer have a company enlisted for decommissioning?

A specific contractor has not yet been selected, as decommissioning will occur decades in the future. However, the project is required to update decommissioning plans and cost estimates every five years, ensuring readiness and financial security for this work.

What are the insurance costs of the project?

Insurance costs are determined by market rates and project risk assessments. The project is required to maintain liability, property, and environmental insurance, with the county named as an additional insured party. Exact costs will be finalized prior to construction.

If the project can't get insurance, are you required to self-insure?

If commercial insurance is unavailable, the project must provide equivalent financial security, such as a surety bond or letter of credit, as required by county regulations.

Have the developers been through a decommissioning on a project?

Situla's leadership and partners have experience decommissioning renewable energy facilities, including full removal and site restoration, following best industry practices and regulatory requirements.

What happens if Dunlieh or its operator goes bankrupt?

Financial security for decommissioning (bond or letter of credit) is required by state law and county regulations and will remain in place regardless of project ownership. This ensures that funds are available for safe removal and site restoration even if the operator is no longer solvent.

Where does the county tax revenue go once earned?

Tax revenue is distributed by the county treasurer to various local entities, including schools, fire districts, the general fund, and other public services, according to statutory allocation formulas. Every dollar generated by the Project is a dollar the county does not need to raise from local taxpayers.

What is the true financial ROI for Scotts Bluff County?

The project is expected to generate over \$1.4 million in annual local tax revenue, plus millions in sales and use taxes during construction. Additional benefits include job creation, local spending, and infrastructure investment, providing a strong return for the county.

What is the true benefit to Morrill County Public School?

The precise allocation to Morrill County Public School will depend on current levy rates and county decisions. Ultimately, the final distribution of tax revenues is determined by the county, ensuring that funds support a broad range of essential local services and community needs.

Someone mentioned utilizing a Nebraska Solar Panel Manufacturing company - is this guaranteed?

While the project team will seek to source panels and materials locally whenever possible, there is no guarantee that Nebraska-made panels will be used, as procurement decisions depend on availability, cost, and technical specifications.

How are you addressing the local labor market? There is some concern about pulling labor from other employers.

The project aims to hire 25-50% of construction workers locally (113-225 jobs), with job postings through the Scottsbluff Workforce Development Office and local job fairs. Efforts will be made to minimize disruption to existing employers by coordinating hiring and scheduling.

How is the project addressing residency? There is some concern about the economy if hotels are full, which could impact other community events.

Temporary housing demand during construction may increase hotel occupancy. The project is analyzing local vacancy rates and may coordinate with local lodging providers to manage impacts. No temporary housing is currently planned, but options will be considered if needed to avoid displacing community events.

Do the taxes go to the state or the county?

Sales and use taxes are split between the state (5.5%) and local governments (1.5%). Nameplate capacity tax is distributed entirely to the county and local districts.

Impacts on rentals and hotels will be high. Will there be temporary housing built during construction?

At this time, no dedicated temporary housing is planned. The project will monitor hotel and rental availability and may adjust plans or support additional accommodations if needed to prevent negative impacts on local residents and events.

What is the existing capacity vs. the need?

The Situla project will add 400 megawatts of renewable energy to the regional grid, supporting Nebraska's energy needs and its public power districts' clean energy goals. This capacity is significant for the area and will help meet growing demand for electricity in the state and region.

Where are the rare minerals being sourced?

Solar panels and batteries use materials such as silicon, copper, and lithium, which are sourced globally. The project will require suppliers to meet all applicable U.S. and international sourcing requirements and environmental standards.

Where is the power going? Will the local communities receive the generated power? If so, in what capacity/to what benefit?

Power is delivered to the regional grid, supporting local and regional reliability. While electricity is not directly assigned to specific homes, local communities benefit through grid stability, potential cost savings, and significant local economic investment.

There is a concern about the impacts of Highway 88 related to heavy loads and general NDOT impacts.

All heavy loads and construction traffic will be coordinated with the Nevada Department of Transportation (NDOT) to ensure compliance with weight limits and safety standards. Road use agreements and traffic management plans are being developed to minimize impacts.

There is concern about decommissioning related to the community and the potential for project abandonment at the end of production.

State law and county regulations govern decommissioning. Both require financial security (a bond or a letter of credit) and a detailed removal plan. This ensures that all equipment is removed, the land is restored, and no abandoned infrastructure remains, regardless of the project's ownership or financial status.

Visual impact concern - most were addressed through visual simulations.

Visual simulations have been prepared and shared to illustrate the project's appearance from various viewpoints. Landscaping and setback requirements will further reduce visual impact, and feedback on these measures is welcome.

THAER FLIEH

Professional Background and Expertise

Thaer Flieh brings more than 20 years of distinguished experience in electrical engineering and critical infrastructure development to his role as CEO of Dunlieh Energy. His career began over 20 years ago with designing and building operating control centers for utilities, helping them operate power grids. He then progressed to designing and building transmission lines and substations, contributing to some of the nation's most significant infrastructure projects.



Flieh supported the United States' mission in Iraq through his involvement with the reconstruction efforts after the war. Supporting American Corps Engineers following the 2003 invasion. Working as an electrical engineer, he focused on rebuilding Iraq's energy infrastructure in post-war zones. His work took place in highly challenging environments, including the Green Zone in Baghdad, where he worked alongside Army Corps personnel.

During his tenure at Parsons Brinckerhoff, Burns & McDonnell, Black & Veatch, SunEdison, 8Minute Energy, and other premier development, engineering, and construction firms. Flieh led teams on large-scale transmission line and generation projects over the course of two decades. His experience spans utility transmission, distribution, and power generation development, having contributed to the development and construction of more than 10 gigawatts of energy projects.

Vision for Energy Independence and Community Development

Flieh's experiences, witnessing how power outages affected everything from education to healthcare and economic growth, shaped his passion for energy independence and resilience. He founded Dunlieh Energy with a mission to drive this vision and make it available for communities. His approach focuses on localized power production and consumption, moving away from traditional models where communities consume energy produced elsewhere.

As a father of six children, Flieh's commitment to community development is deeply personal. His approach to the Situla project reflects his desire to create something he can be proud to tell his children about—a project that adds genuine value to the community rather than simply maximizing profit. He believes in conducting business in a way that not only meets financial needs but also fosters personal pride and inspires others.

The Situla Solar Energy Project represents the culmination of this vision—a 400-megawatt utility-scale solar and battery facility in Scotts Bluff County that is expected to generate over \$1.4 million annually in tax revenue, benefiting the county. The project would potentially create more than 225 local construction jobs while providing clean, renewable energy to the region.

Community Engagement and Responsive Development

Learning from early challenges in community outreach, Flieh has prioritized building trust through open communication with local stakeholders. Working closely with fire chiefs in the Scotts Bluff area, his team incorporated feedback by adding water tanks around the project perimeter that will provide resources and create a net positive benefit for local emergency services.

The project invites local workforce participation, with plans to employ local contractors, civil contractors, electricians, and skilled laborers during the construction phase. Flieh has also committed to working with the community to manage potential impacts, such as coordinating with local hotels and businesses to ensure construction activities enhance rather than strain local resources.

His long-term vision extends beyond the Situla Project to include co-developing data center infrastructure that could bring high-paying technology jobs to western Nebraska, helping ensure that young people in the community have opportunities to build careers locally rather than relocating to urban areas. This aligns with broader trends in the data center industry, where companies are increasingly moving to areas with available energy resources, positioning western Nebraska as an attractive location for such development.

Through the Situla project, Flieh aims to demonstrate that large-scale renewable energy development can serve as a catalyst for broader economic development while maintaining strong community partnerships and environmental stewardship.

APPENDICES

Event Station Posters	1
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About Dunlieh Energy



Experienced Developers in Renewable Energy

Dunlieh Energy is a clean energy development firm that has brought together leaders from the top companies in this field to join forces and make a difference. We bring decades of experience in digital infrastructure, utility transmission, energy market, and real estate development. Before joining Dunlieh, team members held leadership positions with these leading organizations in the industry:



National Expertise, Local Focus

While the team brings national-level experience, they are committed to engaging local stakeholders directly, working with County boards, road departments, fire districts, and workforce agencies to ensure the project reflects the needs and priorities of Scotts Bluff County.

Dunlieh's Flagship Project: Situla Solar Energy

Situla Solar Energy is one of Dunlieh's flagship developments—meaning it's receiving top-level attention and talent, not just standard development practices. That translates to a high-quality, well-managed project with long-term viability.

Why This Matters to Scotts Bluff County

- Attracts serious investment and professional execution
- Reduces project risk and improves follow-through
- Increases confidence in safety, communication, and completion
- Connects local communities to the future of clean energy

Socioeconomic Impact



Est. Total Project Cost: \$812,255,000

Est. Annual Tax Revenue: \$1,407,200

Est. Lifetime Tax Revenue: \$49,252,000

Construction Financial Benefits

Estimated State sales & use tax (5.5%)	\$33,632,500
Estimated Local general purpose tax	\$9,172,000
Estimated Total State & Local tax on Const.	\$42,805,000

Estimated Payroll

Total Estimated Construction Payroll*	\$55,800,000
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Estimated *25-50% to be employed by local laborers (between 115 & 225 workers)

Local Socioeconomic Impact

Focusing on employment, housing, and local businesses, this project can drive:

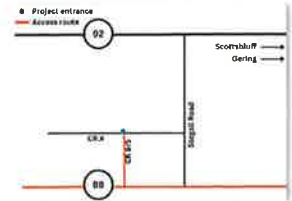
- Income and Employment Boost
 - Local Worker Wages
 - The Multiplier Effect (recirculated wages, amplifying economic activity)
- Housing and Lodging Revenue
 - Hotel stays
 - Rental Housing Demand
- Local Business Activity
 - Restaurants and Grocery
 - Service Stations, Auto Repair, Laundromats, and Convenience Stores

Road Usage & Access



Primary Route

- CR 5/CR 9 to avoid Stegall Road usage
- Primary haul route during construction
- Shared by Scotts Bluff & Banner Counties
- The project will improve these roads to use during construction



Access routes and repair agreements will be finalized with both counties to ensure minimal disruption and lasting road quality.



County Coordination

- Will work directly with County road departments
- Formal Road Use Agreement to be finalized
- Pre- and post-project road assessments



Repair Commitment

- Repair all project-related damages
- Roads will be returned to equal or better condition
- Repairs paid for by the project—not the counties
- Project road use will be minimal post-construction



Land Protection

- Plan erosion controls (culverts, check dams, etc.)
- Active dust mitigation during construction
- Reseeding with native vegetation post-construction

National Security & Regulatory Oversight



Oversight Timeline

Favorable informal review complete
Formal review will be underway



Agencies involved in reviewing and monitoring the project

Compliance Matrix

Key Security
Regulations + Status

Regulation	Requirement	Status
LB1120 (NE)	Affidavit: No foreign adversary ties	✓
LB43 (NE)	No foreign-made power components	✓
Exec Order 13920 (US)	No high-risk foreign equipment in grid systems	✓

Statement of Intent

"This project is under federal review and adheres to all applicable state and national security requirements."

Why It Matters to Scotts Bluff County

- Proximity to critical U.S. defense infrastructure
- Oversight protects land, safety, and national interests
- Ensures project does not interfere with military operations
- Compliance builds trust, transparency, and peace of mind

Steps to Compliance



Decommissioning



Situla Energy is Committed to Successful Revegetation and Site Rehabilitation After the Decommissioning of the Project.

? What is Decommissioning?

Decommissioning of the facility means:

- Removal of all equipment, infrastructure, fences, landscaping, etc.
- Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.



Decommissioning Costs

Costs include:

- Dismantlement, recycling, and safe disposal of facility components and site reclamation activities.
- All gross labor, equipment, transportation, and disposal costs associated with the removal of Solar Facility from the facility site.
- All decommissioning activity management, site supervision, and site safety costs.
- Any other costs, including administrative costs associated with the decommissioning and reclamation of the facility site, shall account for inflation, cost and value changes, and advances in decommissioning technologies and approaches.



Situla Requirements

As part of the project initiation, the County will require the Situla project to provide financial security for the decommissioning. This can be a surety bond or a letter of credit. The Situla project is also responsible for complying with all State and Federal regulations related to handling hazardous materials and disposing of them.



Cost Fluctuation

The estimated decommissioning costs are to be provided by a Professional Engineer, licensed in the state of Nebraska, and updated every 5 years. This protects the County and provides a means of decommissioning should the project become abandoned.



Timeline

The Project is required to decommission after operations cease for 6-12 consecutive months.

Fire Safety & Emergency Preparedness



Fire Prevention Measures

- ✓ Remote monitoring & automatic shutdown
- ✓ Fire suppression systems in battery enclosures
- ✓ Container spacing and thermal imaging

Collaboration



Lyman-Kiowa
VFD



Gering Fire
Department



Nebraska State
Fire Marshal (AHJ)



Scottsbluff Fire
Department

Support for Local Responders

Before construction begins, Situla Energy will provide:

- Equipment provided
- Hands-on training
- Road access designed with dept input
- Water tanks placed at key locations

Training

Equipment

Roads

Water

Why It Matters to the Community



Reduces
wildfire risk



Supports volunteer
fire departments



Protects nearby
homes and farms



Ensures local
responder
preparedness

Final response plans will be approved by state and local authorities before construction begins. Training and support will be ongoing.

Construction & Employment



Project Timeline



Start:
Late 2026



Duration:
12-18 Months

Workforce



450 Average
Workers



Estimated 5,400
Job-Months

Local Hiring



Up to 225
Local Jobs



Hiring via
Workforce Office



Participation in
Job Fairs

Economic Impact



\$812M Project
Investment



Estimated
\$55.8M in Payroll



\$31.25 Average
Hourly Wage

Data from CUP Application; figures subject to permitting and scheduling

Next Steps in Development



Resubmit the CUP to the Scotts
Bluff County Commissioners, pay
all applicable fees



Continue working with local fire
departments on supplying
specialized equipment



Continue coordination with Counties
on access roads and project-funded
roads for facility access and to
reduce undue wear on existing roads



Comply with all local, state, and
federal regulations related to the
project

You can stay connected with the Situla Solar Energy Project by visiting our website at:
[Dunlieh-energy.com/Situla-Project](https://dunlieh-energy.com/Situla-Project)



The Situla Solar Energy Project

Here at Dunlieh Energy, we develop solar farms to produce electricity for utilities, cooperatives, and other large energy consumers. The construction of large scale solar plants is a worthwhile investment for a carbon neutral future. Our goal is to help accelerate the transition to clean energy in a cost effective way. By incorporating various energy generation types, we plan to create a diverse grid that is reliable and adaptable.

The Situla Solar Energy Project is a 400 MW utility-scale solar and battery facility in the early stages of development in Scotts Bluff County, NE, approximately 19 miles southwest of the city of Scottsbluff.

Tax Revenue

This project is expected to bring in more than \$1.4 million **per year** in Nebraska Nameplate Capacity Taxes, the majority of which will go to local schools and the County.

Timeline



Start:
Late 2026



Duration:
12-18 Months

Employment

This project is expected to generate over 225 local construction jobs, with Dunlieh Energy prioritizing employing the local workforce.

Output

The project will output 400 MWac or 500 MWdc in solar and battery energy, and has a interconnection feasibility study from the Western Area Power Administration (WAPA).



Scan here to visit the
FAQs or go to
<https://bit.ly/situla-faq>

Next Steps in Development



Resubmit the CUP to the Scotts Bluff County Commissioners, pay all applicable fees



Continue working with local fire departments on supplying specialized equipment



Continue coordination with Counties on access roads and project-funded roads for facility access and to reduce undue wear on existing roads



Comply with all local, state, and federal regulations related to the project

You can stay connected with the Situla Solar Energy Project by visiting our website at:
Dunlieh-energy.com/Situla-Project

Workforce



450 Average
Workers



5,400
Job-Months

Local Hiring



Up to 225
Local Jobs



Hiring via
Workforce Office



Participation in
Job Fairs

Economic Impact



\$812M Project
Investment



\$55.8M in
Payroll



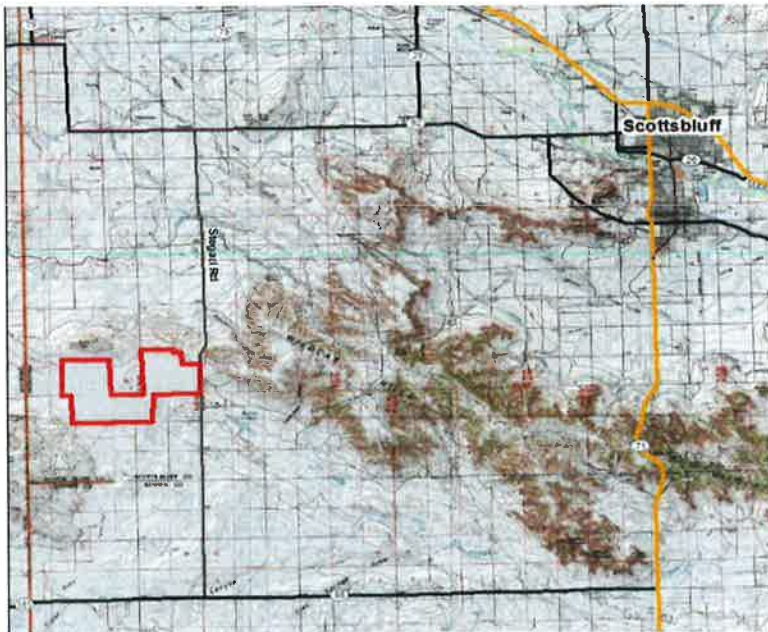
\$ 31.25 Average
Hourly Wage

Conditional Use Permit (CUP) Requirements

The Situla project must complete the following requirements:

- Narrative description of the project
- Location survey map
- Preliminary lease agreements and contracts
- Map illustrating
 - existing and proposed transmission lines to the utility interconnection;
 - adjacent ownership;
 - land uses;
 - existing residences;
 - schools;
 - Churches;
 - Federal, State, County, or local parks;
 - recognized historic or heritage sites; identified wildlife
 - preserves or habitat areas to a distance of 5,280 ft (one mile)
- Results of consultation of potential interference with existing communication infrastructure
- Potential effects on current or future within the project site and surrounding area
- Plans for erosion control to be in compliance with all NDEE, NRCS, NRD requirements in the area
- Shall provide information regarding flora and fauna of the proposed project area: threatened or endangered species, critical habitat and habitat conditions, and avian study based on U.S. Fish and Wildlife Services
- A pre-construction noise and glare study shall be conducted; and shall include all property within one (1) mile (5,280 ft) of the site. Projections of any glare on a structure shall include the extent and duration of the glare on the existing structure.
- Standard drawings of the structural components of the project equipment.
- Certification by a registered licensed Engineer
- A report concerning the conduct, notice, information, and questions to be addressed at the public forum required in Section 42.09.
- Provide proof of compliance with Nebraska Power Review Board statutory requirements Section 70-1014.02) for a privately developed renewable energy facility.

Project Location



Request for Comments

Case Name: Situla Solar Energy Project

May 2025

Re: Notice of Planning Application.

We are writing to inform you that Situla Solar Energy Project, LLC (Situla), a project holding company of Dunlieh Energy, has proposed the construction of a solar energy generation facility in Scotts Bluff County, Nebraska. Situla is requesting comments for the Situla Solar Energy Project (Project; Figure 1) for which you have been identified as an interested party.

Situla team members have decades of experience in utility-scale solar development and transmission, energy markets, digital infrastructure, and real estate development. With a vision of long-term operation and ownership, we intend to provide energy services to different segments of clients.

The proposed Project is located in Township 20 North, Range 58 West, Sections 2, 3, and 4; Township 21 North, Range 57 West, Sections 29, 30, 31, and 32; and Township 21 North, Range 58 West, Sections 26, 27, 34 and 35 and include the following parcels:

- | | | |
|-----------------------|-----------------------|-----------------------|
| ● Parcel #: 010001208 | ● Parcel #: 010013660 | ● Parcel #: 010014160 |
| ● Parcel #: 010001209 | ● Parcel #: 010013687 | ● Parcel #: 010299173 |
| ● Parcel #: 010009302 | ● Parcel #: 010013695 | ● Parcel #: 010009353 |
| ● Parcel #: 010009310 | ● Parcel #: 010013709 | ● Parcel #: 010009337 |
| ● Parcel #: 010009329 | ● Parcel #: 010014039 | ● Parcel #: 010001515 |
| ● Parcel #: 010009345 | ● Parcel #: 010014152 | ● Parcel #: 010001516 |

Situla intends to construct and operate the Project using photovoltaic (PV) technology to generate approximately 400 megawatts (MW) of electricity. Project infrastructure would include solar panels, racking, a Battery Energy Storage System (BESS), substation, inverters, a storage facility, access roads, collection lines, and an interconnect to an existing transmission line. Construction is anticipated for Q3 of 2027.

We are consulting the community on this proposal prior to submitting a Conditional Use Permit application to Scotts Bluff County. Your views are important to us, and we want our projects to bring meaningful benefits to the local community. A community outreach meeting will be held on **May 21, 2025, 5:30pm – 7:30pm** at the **Legacy of the Plains Museum (2930 Old Oregon Trail, Gering, NE 69341)**. We welcome any comments or queries during this period.

In accordance with the updated Scotts Bluff updated County zoning regulations, Section 42.09, you are requested to notify any tenants who have communication towers or equipment on your property to attend this public forum.

We hope this letter and enclosed information are a helpful introduction to our plans, but if you have further questions or would like to request additional information, please feel free to contact us using the details below.

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Melissa@jnwconsulting.org
770-363-3747

Kevin Wolverton
kwolvert@gmail.com
308-641-8200

Thaer Flieh
tflic@h@dunlieh-energy.com
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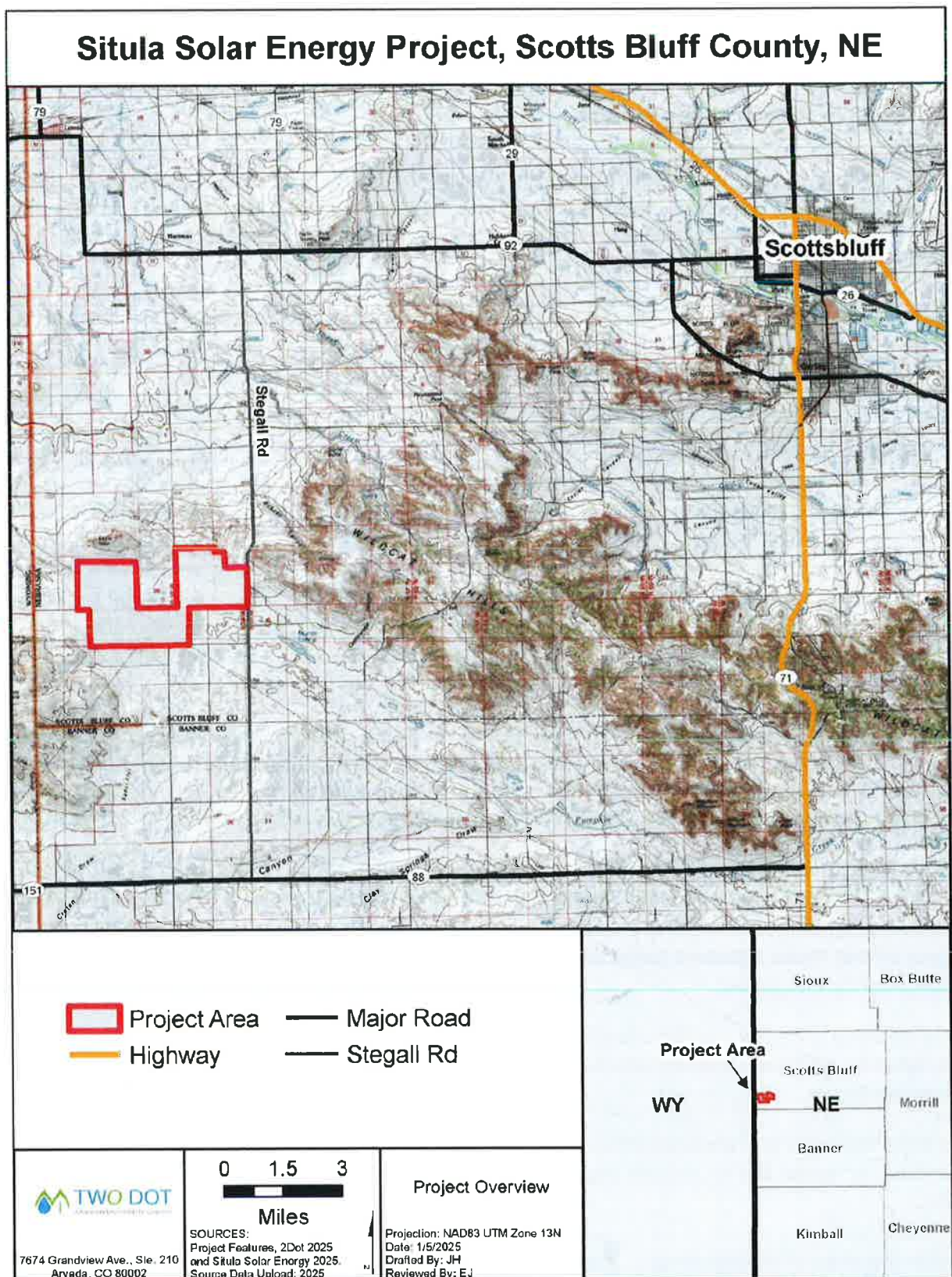


Figure 1. Situla Solar Energy Project Overview

