

AGENDA DATE: March 14, 2025

TO: Purchasing Department

FROM: Jackie L. Jackson, Resiliency Program Administrator 

ISSUE:

Request Board approval of Addendum No. 1 to the Solar Energy Procurement Agreement (SEPA) with Cherry Street Energy, LLC., to install solar and EV Infrastructure on additional municipal facilities. (No funding required). [Districts: All]

BACKGROUND: Chatham County formally established a new Resilience Program in 2022. This program has been working throughout the County's departments to reduce the vulnerability of our facilities and its residents to climate change and build greater resilience against the risks to our government and the public. The Board approved the award of a 25-year Solar Energy Procurement Agreement (SEPA) to Cherry Street Asset Management Holdings, LLC DBA Cherry Street Energy, LLC, at their meeting on March 1, 2024.

FACTS AND FINDINGS:

1. The SEPA includes stipulations requiring no upfront costs or capital investments from the County with no long-term Operations and Maintenance costs associated with the agreement.
2. Implementation of the program allows Chatham County to be a utility customer with a long-term, flat, competitive rate, resulting in substantial savings in electricity costs.
3. The agreement also includes requirements for a local training course in renewable energy construction as a local workforce development/job creation component under Cherry Street’s “Shine On” Program.
4. The Pilot Phase of the Solar Program included the installation of solar on the roof of four (4) Chatham County facilities to include:
 - Citizens Service Center - 1117 Eisenhower Drive 31406 (online 6/25/24)
 - Chatham County Juvenile Court - 197 Carl Griffin Drive 31405 (online 6/25/24)
 - Chatham County Sheriff’s Office /Jail - 1050 Carl Griffin Drive 31405 (online 1/4/25)
 - Chatham County Aquatic Center - 7240 Sallie Mood Drive 31406 (online 6/27/24)
5. With the installation of solar panels on the four (4) Chatham County sites above, we have seen the following:
 - Although not all four (4) sites were fully operational yet (Sherriff’s Complex/Jail was still being inspected in December 2024) and the Georgia Power rates had not been changed, the actual savings seen from July 2024 – December 2024 was \$8,155.
 - Rate changes with Georgia Power have now been initiated to lower the monthly usage bills.
 - Total projected savings that will be realized over a full year (July 2024 – June 2025) will be approximately \$115,000 (actual \$114,829).
 - Notable site-specific projected savings:

#N: Item E - Addendum No. 1 to the Solar Energy Procurement Agreement (SEPA) (7216 : Purchasing Skel 3-14-2025)

- The Sheriff's Complex/Jail will have a projected savings of \$85,236 with the recommended rate change
 - Juvenile Court will see a projected savings of \$14,183
 - Citizens Services Center will have a projected savings of \$12,910
 - Progress thus far has demonstrated favorable outcomes, including improved operational efficiencies and financial benefits for the County.
6. Addendum No. 1 to the agreement with Cherry Street Energy, LLC, would add additional solar sites and EV infrastructure at municipal sites via the Solar Energy Procurement Agreement (SEPA) with the County.
 7. Phase 2 would involve the addition of thirteen (13) new sites to the program:
 - Tax Commissioner's Office
 - Anderson Cohen Weightlifting Center
 - Public Works Main Building
 - Parks & Recreation Maintenance Shed
 - Eisenhower Health Department Building
 - Police Annex / 911/ Tag Office
 - 71 Ross Road (CNT Building)
 - Chatham County Whitefield Avenue Police Precinct
 - Pete Liakakis Building
 - Gilbert Civil Rights Museum Annex
 - Mosquito Control
 - New Emergency Operations Complex (not constructed)
 - New Judicial Courthouse (construction recently completed)
 8. Due to the electricity infrastructure component planning included in the solar process, the original agreement already permitted the County to install electric vehicle (EV) infrastructure where feasible. The Addendum would also allow for the integration of electric vehicle (EV) infrastructure at municipal sites, providing sustainable charging options for county employees, visitors, and residents.

BLUEPRINT ALIGNMENT: The Resilience Program is meant to strengthen all four of the identified priority areas, however, the Natural Resource Goal under the Quality-of-Life priority area fit best for this project: **Quality of Life** - *Natural Resource Goal 1: Conserve and protect our natural resources from the impacts of climate change, to plan for the conservation and protection of our natural resources, and to ensure that planning considers land use and development impacts to our community's natural resources and built environment.*

FUNDING: There are no costs associated with this agreement.

ALTERNATIVES:

1. Board approval of Addendum No. 1 to the Solar Energy Procurement Agreement (SEPA) with Cherry Street Energy, LLC., to install solar and EV Infrastructure on additional municipal facilities. (No funding required). [Districts: All]
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with the Board's direction to approve programs that will promote public health, safety, and welfare; diversify funding streams; and provide superior stewardship.

RECOMMENDATION: Staff recommends approval of Alternative 1.

Jackie L. Jackson	Completed	02/26/2025 12:59 PM
Sabrina Tippet	Completed	02/27/2025 8:18 AM
Robin Panther	Completed	02/28/2025 9:26 AM
Linda Cramer	Completed	03/04/2025 11:33 AM
Jean Fleming	Completed	03/04/2025 4:39 PM
Jean Fleming	Completed	03/04/2025 4:39 PM
Crystal King-Hester	Completed	03/05/2025 9:20 AM
Board of Commissioners	Pending	03/14/2025 9:30 AM

#N: Item E - Addendum No. 1 to the Solar Energy Procurement Agreement (SEPA) (7216 : Purchasing Skel 3-14-2025)