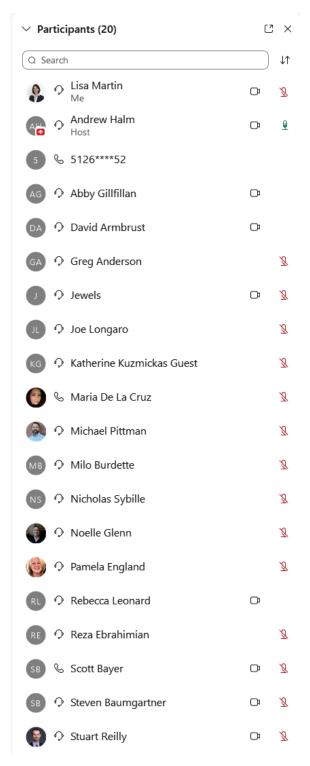
November 10, 2022 -- Meeting Notes - Re: Brodie Oaks Development

Austin Energy, COA Law Dept, Brodie Oaks Development Team, Planning Commissioner Greg Anderson



Intros

- AE: Andy H., Stuart, Scott B., Lisa, Maria, Michael P., Reza, Nick S., Noelle, Pamela E.
- COA: Kait
- Armbrust & Brown: Jewel, David
- Lionheart: Rebecca, Abby
- Brodie Oaks Owner Rep: Milo
- Engineers & Planners: Steven, Joe Longaro

Rebecca Leonard

- Apologized for communication breakdowns; transparency and engagement have been cornerstones of the approach for the last 3 years
- Have had many meetings with AE staff
- Most recently Summer 2022; included Stuart and Jackie
 - Clear direction that only option was 1.5 acre substation site on property
 - Approx 1/3 of substation capacity would be for the Brodie Oaks development
- Left the mtg thinking that was AE's final say; didn't realize AE was still working on things
- Does not support substation on site
- Have met with several entities and none of them think this is a great location for a substation
- Interested in hearing more from AE in terms of what options are available

Stuart

- Did not intend that meeting to be final
- Left the meeting with the intent that the teams would look for creative solutions together
- We have not been approaching this as, this is a nice to have, so we can burden this site and serve other areas
- First and foremost, we need a substation to serve this site and we don't have the substation capacity elsewhere to serve it
- All sites are not the same from an engineering perspective

David

- Never encountered this issue at the zoning stage of the work
- This is a long way out; why now?
- What would AE do if Milo decided not to do this project? How would you serve S. Austin otherwise?

Stuart

- Can't plan out too far due to 10 year rule associated with eminent domain
- A load such as this, which is a few years out, is really right around the corner for us

Rebecca

- Team provided very preliminary loading estimate; was very conservative on it
- Expect they will come in lower than that

Maria

- AE recognizes that load estimates are estimates and that load varies over time; thus, AE applies a diversification factor to load estimates; used to determine how to feed the site
- The driver for the substation is the load of Brodie Oaks; there is no other way to serve this load
- You don't want to put a load this large at the end of a feeder
- Also one feeder serves 10-12 MVA, if you're talking 20-30 MW, then we need more than one feeder available

David

• This is in the SOS area, which has impervious cover limitations

- Across Lamar, that is not in the SOS zone
- Of all the sites in S. Austin, it gets very difficult once you get into an SOS zone

Maria

True, that may be why we didn't plan for a development such as this one in this location

Pamela

- Re why this is coming up now, we need to plan ahead to serve load
- It has to work from an engineering standpoint: connect into T and D system
- Acquiring properties is 18-24 months just to get the land
- We do operate with power of eminent domain; it still takes a lot of time
- Need civic use to be included in this zoning phase

Rebecca

- Have added those as permitted uses; from a zoning perspective, we're good
- We still don't agree that this is the best site for a substation
- You normally assess those things at site plan or building permit
- We just want to get through the zoning phase

David

Are we good from a zoning perspective or is AE going to step in and hold things up?

Pamela

- If civic use is included, we're golden from a zoning perspective
- We can't stop the conversation there, though, b/c it takes time to prepare and be ready to serve your load

Stuart

 There were two other sites off-PUD, one is no longer viable and the other is needed for another substation

Milo

- What is the best way to discuss potential sites?
 - o Pamela explained the AE team structure

Stuart

What is before the Planning Commission? Is the PUD document included?

David

- PUD documents include a site plan; don't plan on having substation on site
- If we changed it, would require PUD amendment
- SOS amendment is limiting impervious cover to 54%; if AE wanted to come in later and add a substation, it would require an additional SOS amendment

Stuart

We should discuss now b/c timing requires action now

David

- Planning Commission 11/15; Council at 12/1
- There isn't time to site a substation prior to that; would take months

Greg (Planning Commission)

- 10 of 17 acres taken up here (???)
- Across Lamar, means a lot less land needed; believes less cost
- Don't let the substation be a poison pill that kills this project

Stuart

- Can see your point about looking elsewhere; Makes sense logically
- There may be creative solutions on-site that allow for a substation while still meeting your other requirements (e.g., reduce building footprint to reduce impervious cover but go higher)
- Using another site assumes use of eminent domain elsewhere for the benefit of this site

Milo

- This is a difficult situation and we appreciate it
- We've been trying to please a whole lot of interests in this PUD
- Adding on top of the height may be the straw that breaks the camel back

Rebecca

- PUD takes 50% vote; SOS ordinance takes supermajority vote to pass
- If there is any solution that doesn't affect the SOS ordinance ...
- Adding substation now will make it impossible to pass now, on 12/1 at Council

Pamela

• Andy H. is SPOC for AE for substation, PUC, site plan; please ensure all communications involve him and he will coordinate up and down internally