



## **Invenergy - Shenandoah Hills Wind Energy Center Website FAQ**

2024

### **TOPIC: WORKFORCE**

Question: How will the Shenandoah Hills Wind Energy Center support the workforce in Page and Fremont Counties?

Answer: At its peak, the Shenandoah Hills Wind Energy Center is expected to support 200+ local construction jobs. These workers frequent local restaurants, gas stations, hotels, and retailers, increasing economic activity for small businesses.

Once operational, the project will employ up to ten additional full-time operations and maintenance staff members, further supporting working Iowa families. Additionally, wind energy projects support local jobs up and down the supply chain in manufacturing and transportation.

### **TOPIC: ECONOMIC BENEFITS**

Question: What local economic benefits will the Shenandoah Hills Wind Energy Center provide?

Answer: Throughout the life of the project, the Shenandoah Hills Wind Energy Center is projected to pay more than \$234 million in property taxes and lease payments to landowners, resulting in a significant increase in economic activity in Page and Fremont Counties and the surrounding communities. Local schools and county infrastructure will also benefit from the increase in tax revenue.

### **TOPIC: LAND LEASE PAYMENTS**

Question: Will participating landowners continue receiving lease payments even if Invenergy sells this project to a different company?

Answer: Yes. Land-lease contracts signed with a landowner remain intact even upon the sale of a project. All commitments in project leases will be upheld, regardless of ownership.

### **TOPIC: PROPERTY VALUES**

Question: Will the Shenandoah Hills Wind Energy Center affect property values?

Answer: Comprehensive studies show wind power doesn't affect property values in the long term. In fact, wind power is a driver for economic development in host communities and supports local municipal services that benefit all property owners.

Wind projects benefit all local property owners by driving economic investment and tax revenue. These funds improve roads, schools and community services, while also keeping local taxes low - all factors that can positively influence property values.



## Shenandoah Hills

WIND ENERGY CENTER  
An Invenergy Project

The [most comprehensive study to date](#) by researchers from the Lawrence Berkeley National Lab (LBNL), the Federal Reserve Bank of Kansas City, Texas A&M University, San Diego State University and involving data from more than 50,000 home sales among 27 counties in nine U.S. states concludes: “We find no statistical evidence that home values near turbines were affected in the turbine post-construction or post announcement/pre-construction periods.”

### **TOPIC: HEALTH AND SOUND**

Question: Are there health-related risks associated with living near wind turbines?

Answer: No. The Environmental Health Sciences Research Center, Iowa Environmental Council, and University of Iowa collaborated on a [research study](#) that found sound “created by wind turbines does not cause adverse health effects.”

Millions of people live and work safely near wind farms every single day. Setback standards are put in place to ensure that this remains true for communities around the country. More than 80 credible, peer-reviewed scientific data and various government reports, including from the World Health Organization, find wind farms pose no negative health effects.

Furthermore, [MIT researchers have found](#) the use of wind power has the power to reduce U.S. healthcare costs by more than [\\$8 billion](#) each year through avoided air pollution.

### **TOPIC: EXTREME WEATHER**

Question: What procedures are in place for wind turbines and extreme weather?

Answer: Modern wind turbines are equipped with state-of-the-art technology and specialized sensors that automatically shut down the turbine if certain performance or safety triggers are exceeded.

While built to meet or exceed all applicable building codes, just like all other infrastructure - including homes, other types of power plants, commercial buildings - wind facilities are not indestructible. Invenergy’s operational energy facilities are monitored in real time to locate, evaluate, and if necessary, replace damaged equipment to ensure safety for our employees & communities, and to return operations to full capacity as quickly as possible.

### **TOPIC: AIR TRAFFIC**

Question: How will you mitigate air traffic control and wind turbines?

Answer: Under federal law, the FAA has exclusive authority to regulate our nation’s airspace. When developing a structure above 200 feet, the developer must notify the FAA of their plans. Depending on proximity to aviation facilities, structures lower than 200 feet may also require FAA notification.

While the central focus is on aviation safety, the FAA’s marking and lighting standards were also developed in coordination with the U.S. Fish and Wildlife Service to ensure low wildlife impacts.



## Shenandoah Hills

WIND ENERGY CENTER  
An Invenergy Project

### **TOPIC: DECOMMISSIONING**

Question: Does Invenergy have a plan for decommissioning the Shenandoah Hills Wind Energy Center turbines at the end of their lifespan?

Answer: Yes. Invenergy uses Decommissioning Agreements at all its projects in Iowa that specify removal of wind turbine components and the return of farmland at the end of the project's estimated lifespan. All costs associated with deconstruction and removal are on Invenergy \*read more in decommissioning plan [here](#).

The Page County [wind ordinance](#) states that decommissioning must be noticed to the County Engineer 180 days after a site is no longer in use and must be completed within two years.

### **TOPIC: LAND AND ROAD USE (CONSTRUCTION)**

Question: How will Invenergy ensure the roads and infrastructure will stay in good condition during construction of the project?

Answer: Construction steps are tailored to the needs of the project and the community. Our construction teams follow industry best practices to ensure that our construction is carried out effectively and safely.

Shenandoah Hills Wind will work with Page and Fremont Counties to establish a road use agreement for the counties, ensuring all county roads and infrastructure will be well-maintained during construction and left in the same or better condition than they were prior to their use for construction or ongoing maintenance of the project.

### **TOPIC: LANDOWNER PARTNERSHIPS**

Question: How do landowners benefit from the project?

Answer: Shenandoah Hills Wind will be in consistent communication with our participating landowners in the project, with the primary goal being to form a partnership with our landowners and work together with them.

Wind energy facilities provide landowners with countless benefits including another source of long-term, stable income by paying rent for their property. Additionally, wind energy facilities create hundreds of local jobs while generating millions in tax revenue that can be invested back into the local community for public services such as schools, county infrastructure, roads, and fire and EMS services.