



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: June 22, 2026

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director *BOS*

RE: Proposed Photovoltaic Solar Project Report

The Community Development Department issued a Request for Qualifications (RFQ) in July 2025 in order to hire a consulting firm to advise the City on the design of a photovoltaic solar project for the 800 Mogadore Road site and the variables that will need to be considered with regards to installation, implementation, and financing. Funding for the consulting services was provided through the 2025 NOPEC Energized Community (NEC) grant.

The property is privately owned and remediation activity is underway in order to mitigate legacy environmental concerns on the site. The primary objective for the current owner is remediating the site to a standard that will allow for the issuance of a No Further Action (NFA) / Covenant Not to Sue (CNS) designation from the Ohio EPA, which will allow for the future sale of the site to the City, or another interested party, for the future siting of a photovoltaic solar project.

The City selected Civil & Environmental Consultants, Inc. (CEC) for the professional consulting services and now that the work is complete, staff is respectfully requesting time at the July 1, 2026 Council Committee meeting so that Matt Hammer, Principal with CEC, can present the work completed by the firm and advise on the various issues that will affect the viability of installing this type of project at the present time. This is an information only item so no action is required from Council.

In order to facilitate a better understanding of the complexities of the proposed project and future considerations prior to the July 1st presentation to Council, please find attached the following:

- RFQ for Professional Consulting Services: Photovoltaic Solar Project issued July 2025
- CEC Memo RE: Solar Development Opportunities and Interconnection Pathways
- Photovoltaic Solar Project Conceptual Design
- CEC Opinion of Probable Cost for Kent OH Photovoltaic Solar Project

If you need any additional information in order to add this item to the agenda, please let me know.

Thank you.

Attachments

cc: Julie Morris, Sustainability Coordinator
Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Dan Morganti, Assistant Community Development Director

REQUEST FOR QUALIFICATIONS (RFQ)



Professional Consulting Services: Photovoltaic Solar Project

City of Kent, Ohio

**Proposal Submission Deadline:
3:00 p.m. EST, Tuesday, July 29, 2025**

City of Kent. Community Development Department. 930 Overholt Rd. Kent OH 44240
RFQ Contact: Bridget Susel. Community Development Director. bridget.susel@kentohio.gov

INTRODUCTION

The City of Kent, Ohio is seeking proposals from qualified firms to serve as a consultant to the City to provide professional services associated with the design, installation, implementation, and financing for a public-private photovoltaic (PV) solar project.

The project will be located on a 17.7 acre privately owned property (Portage County PPN 17-012-10-00-001-000) in Kent Ohio that currently has brownfield remediation activities occurring on the site under the Ohio Environmental Protection Agency's (OEPA) Voluntary Action Program (VAP). The proposed date for a No Further Action/Covenant Not to Sue (NFA/CNS) through the VAP is undetermined at the present time so consultants with experience locating a PV solar project on a brownfield with active remediation activity(s) occurring on portions of the property are strongly encouraged to submit a proposal.

The consultant selected will be expected to provide the below listed services including, but not limited to, the following:

SCOPE OF WORK

- 1) Design of the proposed PV solar project on the site that incorporates all required industry standard elements and conforms with all applicable codes (building, environmental, etc.). The proposed design must incorporate analysis and consideration of all site specific factors, including but not limited to remediation activities and any associated restrictions on the site (ongoing and completed); required geotechnical investigation(s); accommodation of access to existing utilities (underground public main utility lines are located on site); and off-site features (i.e. river, public park, wetlands, railroad, abutting properties, etc.) that may be a factor(s) in the design;
- 2) Drafting of a proposed lease agreement for review and consideration between the City of Kent (Lessee) and the property owner (Lessor) that includes all relevant factors and considerations for the locating and operation of a PV solar project on the site. Lease should identify possible option for acquisition of the parcel once NFA/CNS is issued by Ohio EPA;
- 3) Develop detailed cost estimates for needed initial capital investment and projected ongoing operational and maintenance costs for site-specific PV solar projects facilities, including if installation needs to be phased because of active remediation activities occurring on areas of the property;
- 4) Provide detailed evaluation of all variables that need considered when reviewing various possible delivery methods that the City can utilize for implementing and maintaining a PV solar project, including but not limited to, the City entering into an agreement with a provider utilizing power purchase agreements, turnkey installations, and private versus municipal ownership;
- 5) Identify possible available state and federal funding opportunities for PV solar projects;
- 6) If the City elects to implement the PV solar project utilizing a private solar developer/provider, the consultant will be responsible for assisting the City in developing a Request for Proposals.

DELIVERABLES

The selected consultant will provide the Photovoltaic Solar Project information listed above in a format(s) agreed upon in advance and that can be accessible in both hard copy and electronic formats.

SUBMISSION REQUIREMENTS

Prospective consultants should respond to this RFQ by providing the following:

- 1) **Consulting Firm Information**: Name, address, phone number, e-mail for primary contact, the number of professional staff members and list of their specialties who will be assigned to work on this project, including years of experience in their respective specialty fields.
- 2) **Statement of Qualifications**: Provide a summary of the firm's overall background, capabilities, experience and qualifications to provide the listed "Scope of Work."
- 3) **Availability**: A brief statement as to the availability of the key personnel responsible for the project.
- 4) **Timeframe**: Statement on anticipated timeframe based on the scope of work as listed in this RFQ. Report on prior experience in delivering services within prescribed timeframes.
- 5) **References**: Provide three (3) references that can speak to the consultant's ability to perform the scope of work as listed in this RFQ.
- 6) **Estimated Project Cost**: Provide cost for completion of the scope of work as listed in this RFQ and additional costs, if any, that may apply. The City of Kent has a "not to exceed" appropriation of \$50,000.00 in support of the issuance of this RFQ.
- 7) Signed and notarized "Noncollusion Affidavit."
- 8) **Submission Packet**: The entire RFQ response needs to be submitted in a sealed envelope marked "City of Kent, Ohio, "Consulting Services: Photovoltaic Solar Project."
- 9) **Deadline**: Responses to this RFQ are due no later than 3:00 p.m., EST, Tuesday, July 29, 2025 and need to be sent or delivered to:

Bridget Susel
Community Development Director
City of Kent
930 Overholt Road
Kent, Ohio 44240

- Any questions regarding the information included in the RFQ must be submitted via email to bridget.susel@kentohio.gov no later than 3:00 p.m., EST, Thursday, July 17, 2025
- All questions will be responded to via email, no later than Friday, July 18, 2025 and will be forwarded to all persons who received a copy of the RFQ.

OTHER INFORMATION

The City of Kent reserves the right to waive any irregularities or informalities, and the right to accept or reject any and all proposals including, but not limited to, any proposal which does not meet the stated requirements, or any proposal which does not furnish the quality, or offer the availability of materials, or services as required by the specifications, description or scope of work, or proposals from an offeror who lacks experience or financial responsibility, or proposals which are not made to form.

The City of Kent reserves the right to not award a contract to the lowest and most responsive offeror and may require a new request for qualifications. The City of Kent may rescind the award of any proposal within one (1) week when the public interest will be served thereby. Only sealed proposals received by the City of Kent will be accepted. Proposals submitted by telephone, email or facsimile machines are not acceptable. Any proposals submitted after the stated due date and time will not be accepted.

The City of Kent is an equal opportunity employer and does not unlawfully discriminate on the basis of race, color, religion, sex, national origin, ancestry, military status, familial status, disability, gender identity or sexual orientation.

NONCOLLUSION AFFIDAVIT

PROJECT NAME: _____

CONSULTANT: _____,

being first duly sworn, deposes and says that he/she is _____

_____ (sole owner, a partner, president, secretary, etc.)
of _____, the party making the foregoing PROPOSAL; that such PROPOSAL is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such PROPOSAL is genuine and not collusive or a sham; that said person has not directly or indirectly induced or solicited any other person to put in false or sham PROPOSAL, and has not directly or indirectly colluded, conspired, connived, or agreed with anyone else to put in a sham PROPOSAL, or that anyone shall refrain from submitting a PROPOSAL; that said person has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the PROPOSAL price of said PROPOSAL or of any other PROPOSAL, or to fix any overhead, profit, or cost element of such PROPOSAL price, or of that of any other PROPOSAL, or to secure any advantage against the OWNER awarding the contract or anyone interested in the proposed contract; that all statements contained in such PROPOSAL are true; and, further, that said person has not, directly or indirectly, submitted a PROPOSAL price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith, to any corporation, partnership, company, association, organization, depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said person in his/her general business.

Signed:

Subscribed and sworn to before me this

_____ day of _____, 20____.

Seal of Notary

May 13, 2026

Ms. Bridget Susel
City of Kent
930 Overholt Road
Kent, Ohio 44240

Dear Ms. Susel:

Subject: Solar Development Opportunities and Interconnection Pathways
The City of Kent, Ohio
CEC Project: 354-672.0004

Civil & Environmental Consultants, Inc. (CEC) is pleased to provide the following overview of solar development opportunities, interconnection pathways, and legislative considerations associated with the redevelopment of the 800 Mogadore Road property (Property) for solar energy generation in the City of Kent (City). This letter summarizes viable approaches under existing Ohio law, pending legislative options that could improve project economics, and recommended next steps to preserve flexibility and position the City for future implementation.

1.0 INTERCONNECT OPTIONS – EXISTING LAY

1.1 Ohio Net Metering – On-Site or Adjacent Off-Taker

Under the current Ohio net-metering law, solar generation may be developed on-site or on property directly adjacent to the facility that will consume the electricity. For this Property, one potential application of existing law would be to supply power directly to the City Wastewater Treatment Plant (WWTP), provided a direct electrical connection can be established.

For this option to be viable, the City must maintain site control of the generation site and must also either own or hold a utility easement between the Property and the WWTP. This would allow the solar facility to be directly connected to the City's electrical infrastructure serving the plant, enabling net-metered consumption behind the meter.

To determine whether this pathway is feasible, CEC recommends conducting a title search and boundary survey to confirm ownership, easements, and any land-use or access restrictions across the intervening railroad and the Cuyahoga River. This due diligence would clarify whether a direct electrical feeder connection is legally and physically achievable and help the City evaluate the viability of this option early in the decision-making process.

1.2 Public Utility Regulatory Policies Act of 1978 (PURPA)

Under the Public Utility Regulatory Policies Act of 1978 (PURPA), FirstEnergy is required to evaluate and act upon a qualifying facility application and, if approved, accept the power generated by the project. PURPA therefore provides a clear, federally supported pathway for interconnecting the Property to the local distribution system.

However, under PURPA, the utility is only obligated to purchase power at its avoided-cost wholesale rate, which is currently estimated at approximately \$0.04 per kilowatt-hour. Based on current market conditions,

development of the Property under PURPA would not be economically viable at this compensation level. By comparison, alternative delivery structures such as Community Energy or Virtual Net Metering—if authorized—would compensate generation at tariff rates closer to retail electricity pricing, generally in the range of \$0.10 per kilowatt-hour.

2.0 INTERCONNECT OPTIONS – PENDING LEGISLATION

2.1 Community Solar / Community Energy (HB 303 / SB 231)

Community Solar, also referred to as Community Energy, is currently proposed in the Ohio General Assembly through House Bill 303 and its companion Senate Bill 231. Community Energy allows solar projects to interconnect with the local distribution grid and serve multiple off-takers, with no single subscriber permitted to consume more than 60 percent of the project’s total output.

House Bill 303 passed the Ohio House of Representatives in 2025. Senate Bill 231 has been introduced and is currently awaiting further action in the Senate Energy Committee. If enacted, Community Energy would compensate generation at a tariff rate closer to retail pricing, making it an economically viable option for redeveloping the Property.

It should be noted that Community Solar legislation has been introduced in three consecutive legislative sessions (2021-2022, 2023-2024, and 2025-2026). While the concept has bipartisan support, passage in the Ohio Senate remains uncertain. Accordingly, Community Energy should be viewed as a promising but speculative pathway rather than a guaranteed near-term solution.

2.2 Virtual Net Metering (VNM)

Virtual Net Metering (VNM) represents another potential future interconnection pathway. VNM is currently proposed under Senate Bill 298, which has received proponent testimony in the Senate Energy Committee on April 14, 2026. A companion, HB 832, has recently been introduced in the Ohio House.

Under VNM, the project may serve a single off-taker that is permitted to aggregate multiple meters within the same utility service territory. For example, the City could aggregate multiple facilities or schools under one power purchase agreement, even if they are geographically dispersed, provided they are within the same electric utility territory.

As with Community Energy, VNM would compensate solar generation at a tariff rate closer to retail electricity pricing, significantly improving project economics relative to PURPA. However, VNM legislation has now been considered across two legislative sessions, and while bipartisan support exists, passage remains uncertain at this time.

3.0 LEGISLATIVE ENGAGEMENT AND ADVOCACY

Given the importance of Community Energy and Virtual Net Metering legislation to the long-term economic viability of the Property, the City may wish to consider proactive legislative engagement. Letters of support from municipal leadership can be influential in communicating local priorities to state legislators.

If desired, CEC can assist in coordinating with counsel to develop a draft letter of support that City Council members or City leadership could use as a template when contacting state representatives and senators.

Such correspondence would highlight the economic development, environmental, and public-benefit aspects of enabling Community Energy and Virtual Net Metering projects for municipalities like Kent.

4.0 NEXT STEPS AND CONSIDERATIONS

Based on the evaluation above, CEC recommends the following near-term actions to preserve flexibility and improve decision-making:

- Conduct a title search and survey to determine whether an easement or ownership interest exists (or could be obtained) between the Property and the WWTP to support a direct net-metered interconnection.
- Monitor the progress of Community Energy (HB 303 / SB 231) and Virtual Net Metering (SB 298) legislation during the current legislative session.
- Consider coordinated legislative outreach to support policies that would improve project feasibility and long-term economic returns.

5.0 CLOSING

CEC appreciates the opportunity to support the City in evaluating solar development opportunities at the Property. The information presented herein is intended to assist the City in understanding current regulatory constraints, emerging opportunities, and strategic actions that may enhance the feasibility of future solar investment.

Please do not hesitate to contact us if you would like to discuss any of these items further or if additional analysis would be helpful.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Zachary T. Wisniewski, P.E.
Senior Project Manager



Duane R. Lanoue, P.E.
Principal

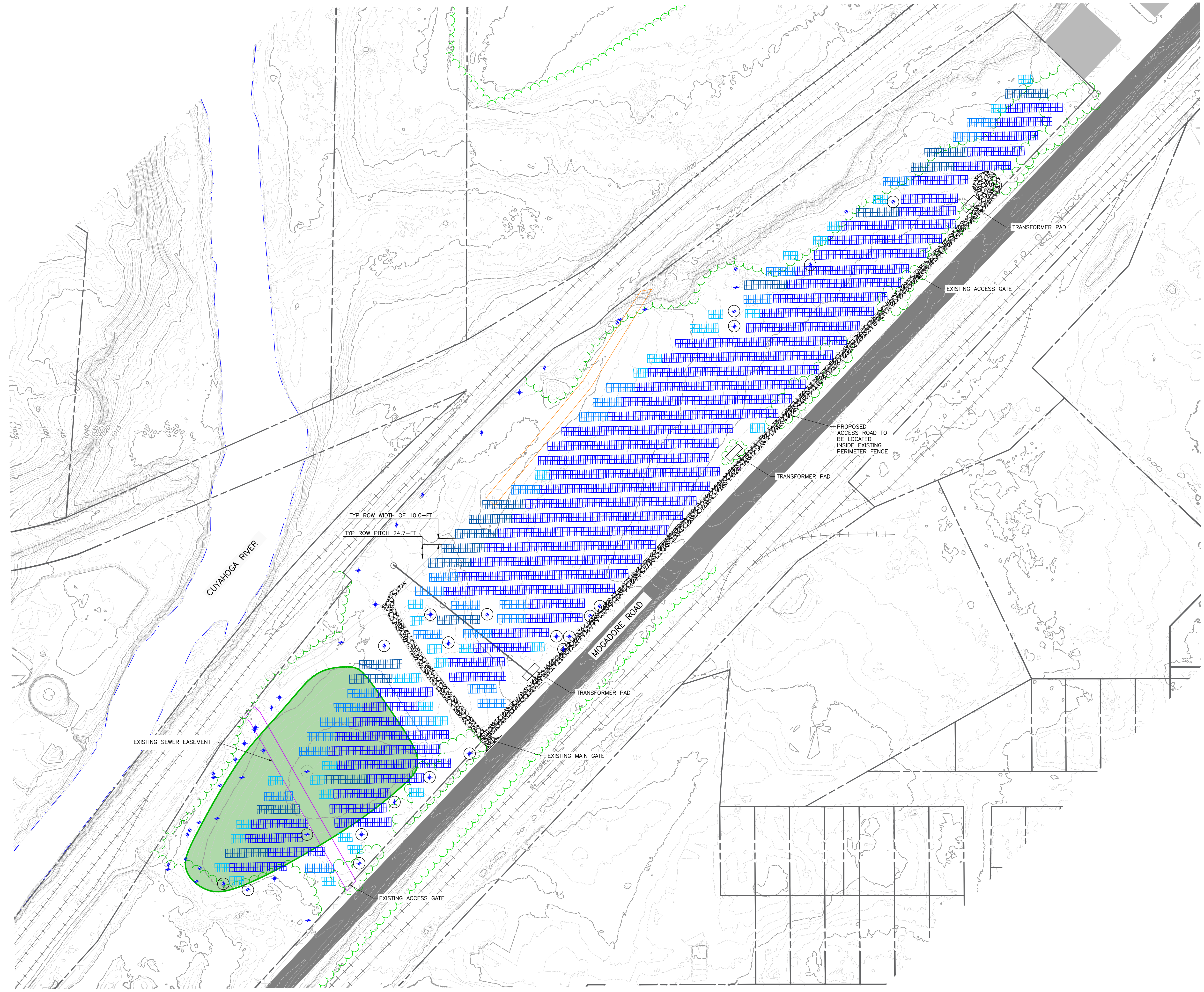


REVISION RECORD		DESCRIPTION
NO	DATE	

SUBMITTAL RECORD		DESCRIPTION
NO	DATE	

EXISTING LEGEND:

	RAILROADS
	ACCESS ROAD
	BUILDING STRUCTURES
	TREE LINE
	INDEX CONTOUR
	ELECTRIC
	FENCE
	EXISTING LANDFILL
	ROAD
	WATER LINE
	SLURRY WALL CAP SYSTEM
	RIGHT OF WAY
	EXISTING STRUCTURE
	EXISTING MONITORING WELL W/10-FT BUFFER
	2X24P 530W ARRAY
	2X18P 530W ARRAY
	2X12P 530W ARRAY
	2X6P 530W ARRAY

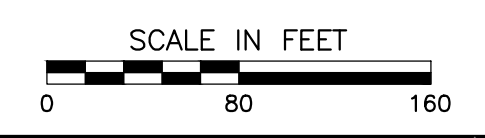


TYP ROW WIDTH OF 10.0-FT
TYP ROW PITCH 24.7-FT

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REFERENCE

1. TOPOGRAPHY IS BASED ON PUBLICLY AVAILABLE INFORMATION DOWNLOADED OCTOBER 21, 2025
2. OCCUPIED STRUCTURES AND EXISTING FEATURES OBTAINED FROM PUBLICLY AVAILABLE INFORMATION DOWNLOADED OCTOBER 21, 2025



CEC
Civil & Environmental Consultants, Inc.
700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324
www.cecinc.com

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, P.L.L.C. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, L.L.C. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, L.L.C.

**KENT OHIO
PHOTOVOLTAIC SOLAR PROJECT
CONCEPTUAL DESIGN
KENT OHIO**

DRAWN BY: MJP	CHECKED BY: ZTW	APPROVED BY: DRL
DATE: OCTOBER 2025	DWG SCALE: 1"=200'	PROJECT NO.: 354-672
CONCEPTUAL DESIGN		DRAWING NO.: 1
		SHEET 1 OF 1

**Opinion of Probable Cost
Kent Ohio Photovoltaic Solar Project
800 Mogadore Road, Kent, Ohio 44240
CEC Project No. 354-672.0003**



	Project Information	Watts
	Estimated PV Size (DC) ⁽¹⁾	3,542,520

Item	Construction Item	Unit	Quantity	Unit Cost ⁽²⁾	Total Cost
1.0	General Conditions & Indirect Costs ⁽³⁾	EA	1	\$ 366,000	\$ 366,000
2.0	Project Management, Meetings, & Coordination	EA	1	\$ 458,000	\$ 458,000
3.0	Civil Design	EA	1	\$ 125,000	\$ 125,000
4.0	Electrical Design	EA	1	\$ 125,000	\$ 125,000
5.0	Permitting/Inspections/Bonds	EA	1	\$ 200,000	\$ 200,000
6.0	Development Fee	\$/Watt	3,542,520	\$ 0.40	\$ 1,417,008
7.0	Sitework & Preparation ⁽⁴⁾	\$/Watt	3,542,520	\$ 0.23	\$ 814,780
8.0	Materials				
8.1	Ballast Material	\$/Watt	3,542,520	\$ 0.17	\$ 602,228
8.2	Racking Material	\$/Watt	3,542,520	\$ 0.14	\$ 495,953
8.3	Modules	\$/Watt	3,542,520	\$ 0.38	\$ 1,346,158
8.4	String Inverters	\$/Watt	3,542,520	\$ 0.06	\$ 212,551
9.0	Site Work & Material Installation				
9.1	Ballast Install	\$/Watt	3,542,520	\$ 0.34	\$ 1,204,457
9.2	Post/Screw Install ⁽⁵⁾	\$/Watt		\$ 0.14	\$ -
9.3	Racking Install	\$/Watt	3,542,520	\$ 0.07	\$ 247,976
9.4	Module Install	\$/Watt	3,542,520	\$ 0.06	\$ 212,551
9.5	Electrical Install	\$/Watt	3,542,520	\$ 0.28	\$ 991,906
10.0	Balance Of System (BOS)	\$/Watt	3,542,520	\$ 0.14	\$ 495,953
	Subtotal				\$ 9,315,520
Opinion of Probable Cost Range⁽⁶⁾⁽⁷⁾					
	Lower Range Project Cost (-30%)	\$	70%	\$ 9,315,520	\$ 6,520,864
	Upper Range Project Cost (+50%)	\$	150%	\$ 9,315,520	\$ 13,973,281
	Lower Range Per Watt Price	\$/Watt	3,542,520	\$ 6,520,864	\$ 1.84
	Upper Range Per Watt Price	\$/Watt	3,542,520	\$ 13,973,281	\$ 3.94

Notes:

1. The estimated wattage for this project is based on the site location and preliminary solar module layout as presented in the Conceptual Design Drawing provided to the City of Kent on January 28, 2026.
2. These estimated unit costs are based on recent historical cost data provided by CEP Renewables.
3. This item includes non-construction related site development expenses.
4. This item includes contractor mobilization and demobilization.
5. This opinion of probable cost assumes all of the racking system is placed on above-grade concrete ballast system and post/screw installations costs are not incorporated into the total.
6. This opinion of probable cost is based on the a 30% design scope understanding as described in the items above and intended for project scoping and preliminary design purposes.
7. Based on the proposed construction and assumption indicated herein, it is CEC's opinion that the Kent PV Solar Project will cost approximately \$9,315,520. As the project is considered in the preliminary design stage of development, our recommended contingency range is -30% to +50%, resulting in a recommended budget range of \$6,520,864 to \$13,973,281. However, the actual costs to be incurred will be dependent on the final scope of work required to construct the project, including final PV solar layout and generating capacity, site features, permitting requirements, and site construction limitations.