2021 Maryland Brownfield Conference

Carvel Hall Re-Utilization Project

Presented By:

Solar Amor

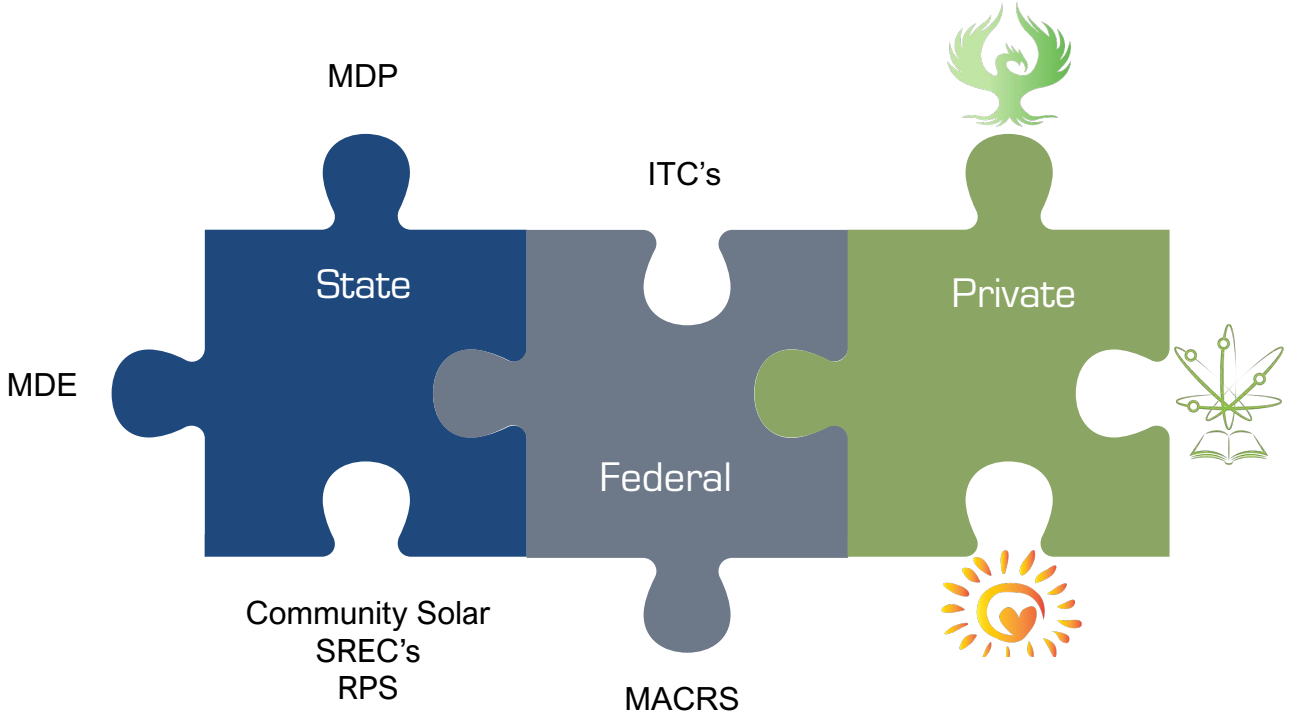
Phoenix Real Estate

November 17, 2021

Solar Amore Development Company

Focus on Brownfield and Landfill Sites

At Solar Amor, we believe solar arrays are best suited for otherwise non-productive land such as brownfield or landfill sites.



Private Industry can benefit from working closely with State and Federal Agencies, piecing together multiple programs for a complete project picture

MDE – Maryland Department of the Environment
MDP – Maryland Department of Planning
ITC – Investment Tax Credits

SREC – Solar Renewable Energy Credits
RPS – Renewable Portfolio Standard
MACRS - Modified Accelerated Cost Recovery System

Maryland Solar

Maryland

Key Figures

Total Solar Installed	National Ranking	Solar Jobs[1]	Growth Projection
1,376.71 MW	17th	4,565	1,373.43 MW over the next 5 years
116.33 MW in 2020	Ranks 26th in 2020	Ranks 14th in 2020	Ranks 26th

Enough solar installed to power: **153,215 homes**

Percentage of state's electricity from solar:[2] **4.41%**

Price decline over the last five years: **36%**

There are 205 solar companies operating in Maryland.[3]

15 Manufacturers

111 Installers/ Developers

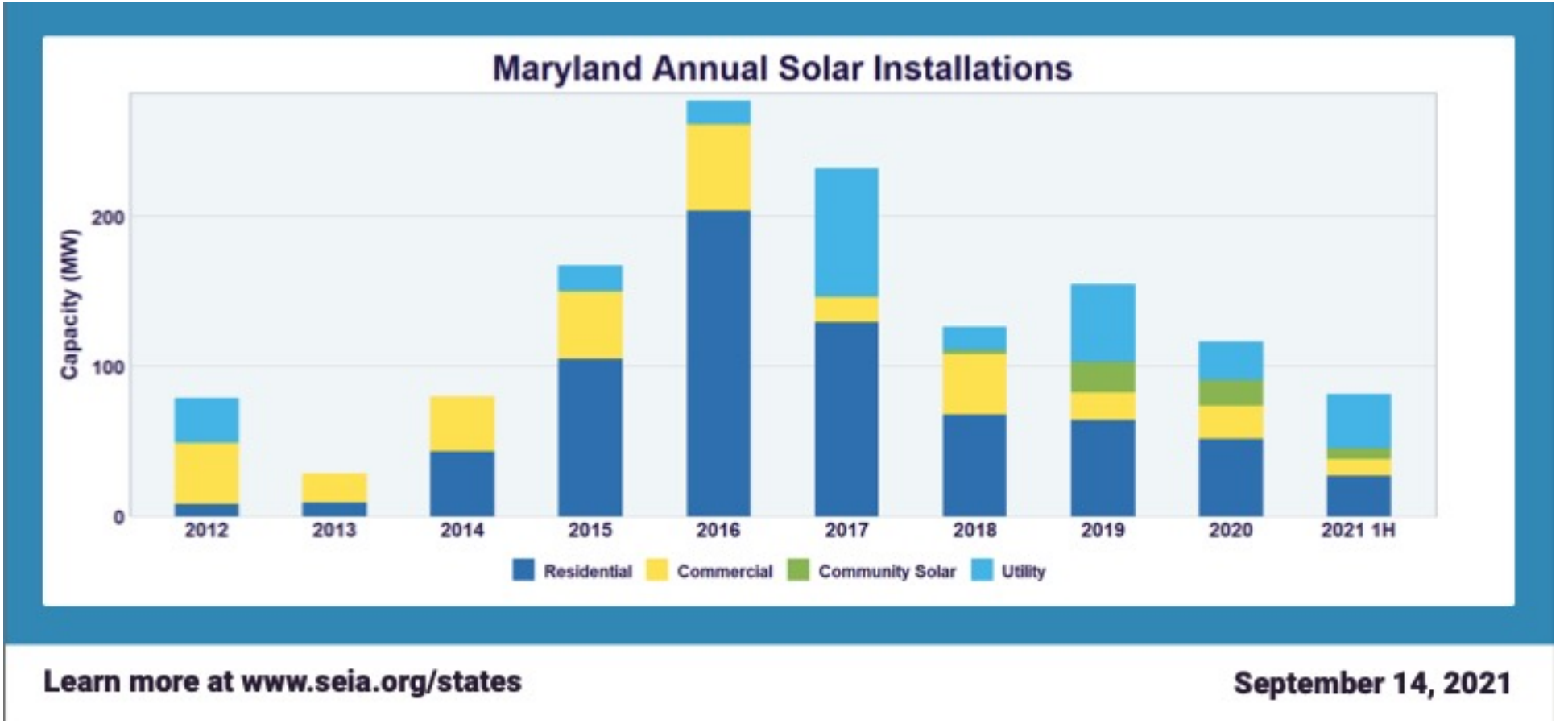
79 Others

The solar industry has invested $3,636.02 million in Maryland, including $230.26 million in 2020

SEIA Solar Energy Industries Association®

Solar Amor Development Company

Maryland Solar



SEIA Solar Energy Industries Association®

Carvel Hall

Site History

In 1946 Paul Culver designed a fine-bladed letter opener that would soon become the design of the world-famous Carvel Hall steak knife. The original Main Street plant was destroyed in a fire on March 3, 1951. A new facility was constructed at 4251 Crisfield Highway.

Production of the Carvel Hall steak knife continued as did the manufacture of many other cutlery types and even a series of U.S. Postal Service scooters.

Facing financial difficulties, the plant was sold to the Towle Silver Company in 1965. Shortly afterward, the plant was renamed Carvel Hall.

Brownfield Designation

In June 1981, the Maryland Department of Health and Metal Hygiene issued a "warning notice" for a leaking 55-gallon drum of chromium waste. In October 1986, MOE issued a Site Complaint for evaporating and treating waste plating solution without a permit and storage of CHS in unmarked drums and unsealed drums without an approved CHS storage area.

On October 29, 1986, the facility was issued Consent Order C-O-87-091. The Carvel Hall facility operated under the Resource Conservation and Recovery Act Handler identification number MDD022570923 and under the National Pollutant Discharge Elimination System identification number MDP00000002 and permit# 95-PP-002.

The site was subject to Title 40 of the Code of Federal Regulations Part ·63. subpart N (chromium emission standards) and was regularly inspected by MDE's Air and Radiation Management Administration personnel and was found to operate in compliance.

Carvel Hall

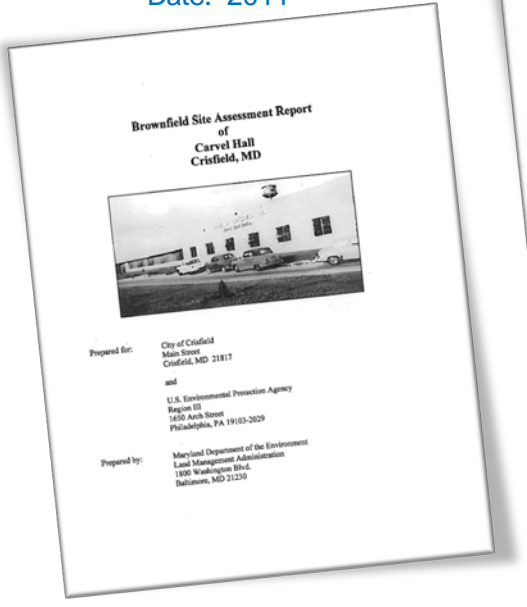
Site History

In 2013, the City of Crisfield engaged AIM Services, Inc of Princess Anne, MD to test Chromium levels in the building by sampling surfaces and air. Environmental Testing, Inc of Middleton, DE completed laboratory analyses.

A signed contract with Bay Associates Environmental, Inc. was executed on March 27, 2014 to complete chromium abatement of Carvel Hall interior spaces.

Confirmation of successful chromium abatement was received on May 28, 2014.

Brownfield Site Assessment Report
Prepared by: MDE
Date: 2011


Brownfield Site Assessment Report
of
Carvel Hall
Crisfield, MD

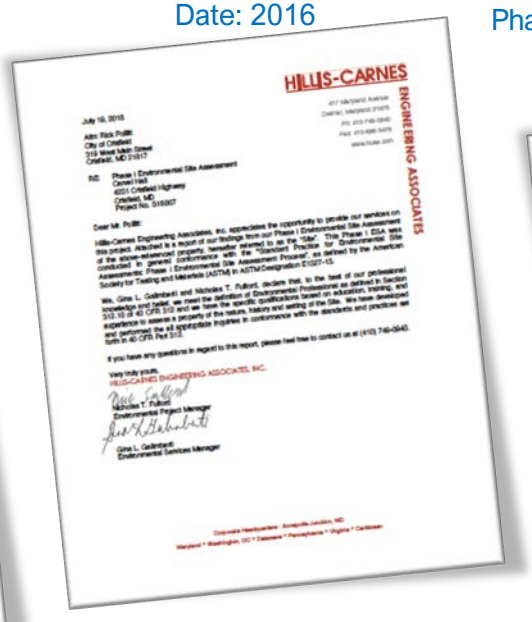
Prepared for: City of Crisfield
Main Street
Crisfield, MD 21817

and

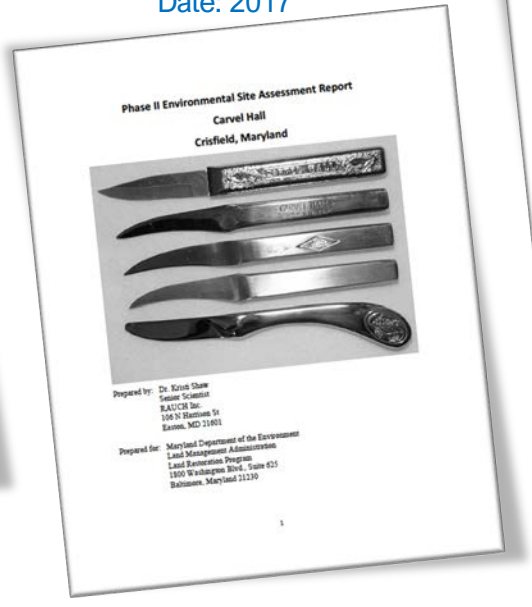
U.S. Environmental Protection Agency
Region III
1650 Arch Street
Philadelphia, PA 19103-2029

Prepared by: Maryland Department of the Environment
Land Management Administration
1800 Washington Blvd.
Baltimore, MD 21230

Phase I Environmental Site Assessment
Prepared by: Hills-Carnes
Date: 2016


HILLS-CARNES ENGINEERING ASSOCIATES

Phase II Environmental Site Assessment
Prepared by: RAUCH, Inc.
Date: 2017


Phase II Environmental Site Assessment Report
Carvel Hall
Crisfield, Maryland

Prepared by: Dr. Kriss Shaw
Senior Scientist
RAUCH Inc.
106 N Harrison St
Easton, MD 21601

Prepared for: Maryland Department of the Environment
Land Management Administration
Land Restoration Program
1800 Washington Blvd., Suite 625
Baltimore, Maryland 21230

Groundwater Analysis
Prepared by: John D. Hynes & Assoc.
Date: 2021


Certificate of Analysis

Carvel Hall

Site Acquisition / Planned Use

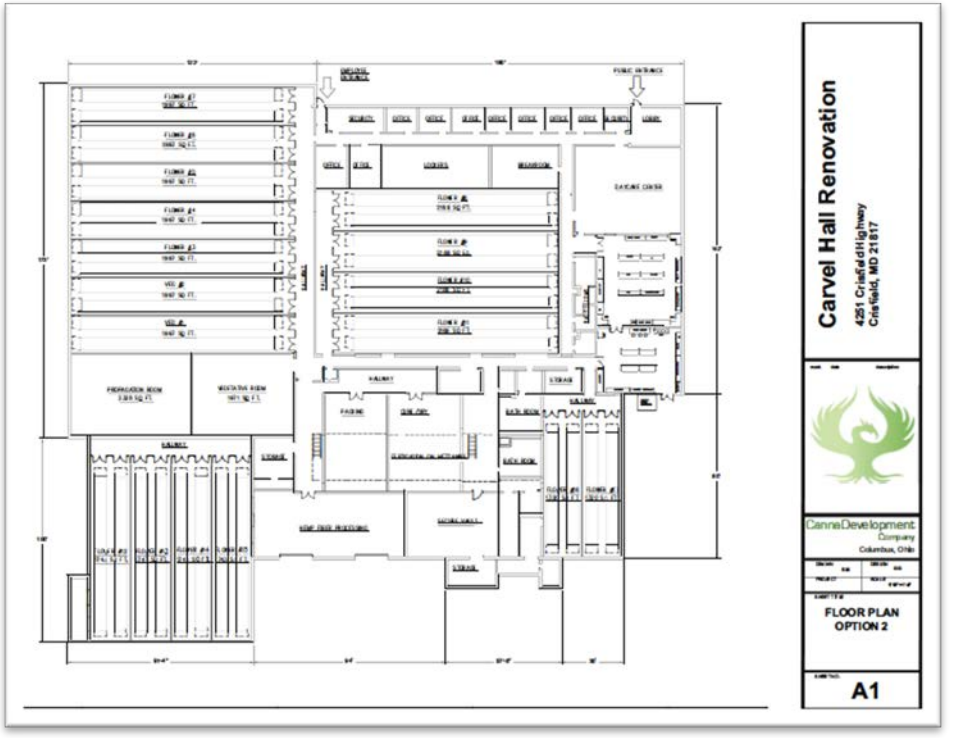
Proposed Use: Advanced Technology Indoor Cultivation Facility

- November, 2020
- RFP Submitted to the City of Crisfield

- April, 2021
- City accepted the proposal

- November, 2021
- Contract Execution

CannaTech Solutions



Carvel Hall

Site Acquisition / Planned Use

- Indoor growing requires an extremely large amount of electricity for both the high intensity lighting and HVAC requirements.
- By utilizing a patented LED light mover and ducted system, the energy consumption can be reduced by 50%.
- Combined with a 1 MW solar array, this facility will have the smallest carbon footprint of any indoor grow in the US.

Carvel Hall

Site Acquisition / Planned Use

Potential Planned Use:

Solar Powered
5G Tower Expansions

Build Back Better Act
H.R.5376

Solar Powered
EV Charging Stations

Partnerships / Stakeholders

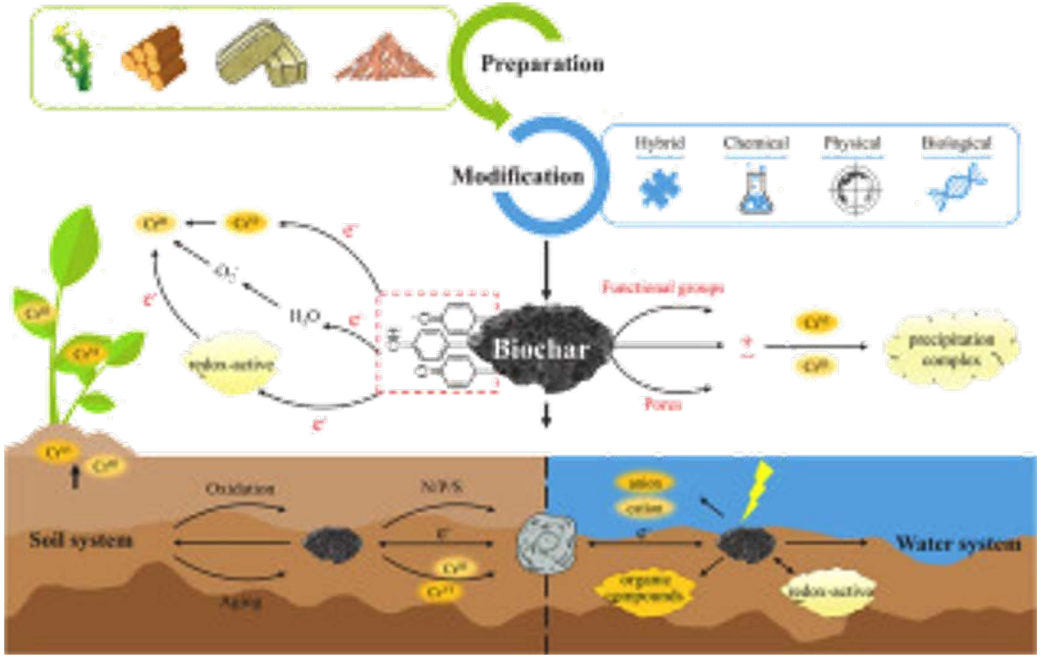
Partnerships and stakeholders that have been and will be helpful toward executing the project:

- Solar Amor
- Phoenix Real Estate?
- Pioneer Hemp?
- Element MD / CS?
- CannaTech Solutions?
- Hancock and Son Plumbing?
- City of Crisfield
- Crisfield City Council
- Maryland Department of Planning (MDP)
- Maryland Department of the Environment (MDE)
- Maryland Department of Agriculture

Carvel Hall

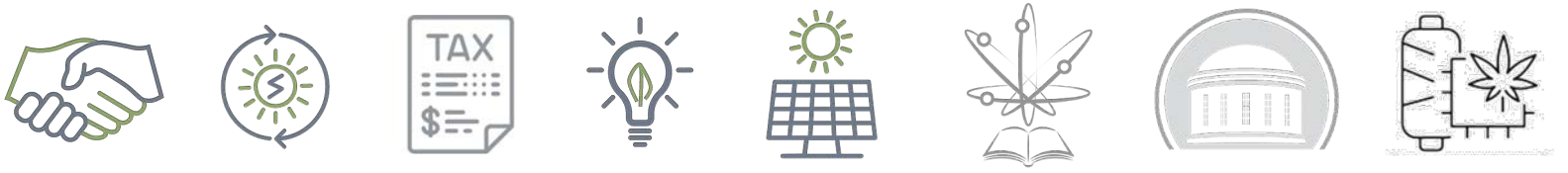
Remediation Requirements

- Level 2 ESA Recommendations
  - Fencing and duck netting around retention pond
- City Water / Sewer
- Biochar Remediation
- Phytoremediation



Benefits to the Community:

- Job creation
- Land re-utilization
- Tax revenue
- Green energy
- Potential community solar availability
- Hemp research / local farmer co-op
- Collaboration with University of Maryland Eastern Shore (UMES)
- Hemp for fiber processing hub



Carvel Hall

Current Status

Carvel Hall Renovation Project

- Construction Walk Through
  - November 16th, 2:00 pm
- Maryland Brownfield Tour
  - November 16th, 3:00 pm
- Reception / Networking Event
  - November 16th, 4:30 pm
- Planned Construction RFP Release
  - December 1, 2021
- Internal Clean-up / Demo
  - Q1 2021

2021 Maryland Brownfield Convention – Carvel Hall

Site Tour and Networking Event

Video

Thank you

Questions?