

From: Caroline Taylor <caroline@mocoalliance.org>
Date: March 12, 2023 at 10:19:14 AM EDT
To: Jim Clifford <JClifford@debelius.com>
Cc: Steve Findlay <stevenfindlay2@gmail.com>
Subject: Terra Energy Systems - Dickerson property

Jim,

First, we would like to thank you for reaching out and bringing us up to speed on what your client has in mind for their Dickerson property. Our conversations have been open and respectful, and that has been welcome.

Both MCA and SCA have spent time reviewing the notes from our meetings, relevant master plan and zoning code, language, and historical documentation related to the property. We've reached out to trusted advisers and discussed the matter with our respective boards. We are supportive of advancing, renewable energy at the site on the portions that are zoned for industrial use. We do not, however, support changing the zoning on the land that is zoned agricultural and secured by TDR easement.

We will continue to evaluate the idea of a data center complex on the property and look forward to ongoing communication as to the details of that proposal.

With regards,

Steve Findlay, SCA President

Caroline Taylor, MCA

From: **Caroline Taylor** <caroline@mocoalliance.org>
Date: Fri, Jul 14, 2023 at 3:53 PM
Subject: Follow up to our meeting this past Monday - Terra Innovations
To: Jim Clifford <JClifford@debelius.com>
Cc: <stevenfindlay2@gmail.com> Findlay <stevenfindlay2@gmail.com>

Jim,

Thanks for the meeting this past Monday to discuss Terra Innovations' plans for their Dickerson property. While some questions remain, we have a more clear picture of what Terra is proposing. At the outset please know that in the best of all circumstances we would like the entire property to be subject to restoration of natural systems and productive farm soils. Given the proximity to the Potomac River and national parkland, the County's important sustainability goals, and

inclusion of a large portion in the Agricultural Reserve, the property would serve a great public purpose if properly restored and managed. But we understand that this is not currently being considered and that you have asked for our thoughts on possible conditions for the data center and energy grid battery storage uses that are subject to conditional use approval.

As a starting point, we submit for your consideration the [proposed recommendations](#) for requirements for data centers from our colleagues in Frederick County. In the absence of either state or county regulatory framework for the data center use, it would be optimal to build a model framework in this instance. Would you and Jeff be amenable to meeting to discuss this as well as several more key Ag Reserve specific asks?

Warmly,

Caroline and Steve