

North Anna to Bristers 500 kV and 230 kV Electric Transmission Line Project

Virtual Community Meeting — Meeting Recording

May 7, 2026, | 12:00 PM | Duration: 45m 57s



Robert E. Richardson 0:09

Good afternoon, everybody. Thank you for joining us. My name is Rob Richardson. I work for Dominion Energy, and you are joining the North Anna to Bristers 500 kV, 230 kV electric transmission line project. This is a meeting to determine and provide information to you about this project that impacts about 5 counties in Central Virginia. And we realize that there have been some past technical difficulties, so we're making this presentation, recording it, and hopefully you're able to view it on our project website and share the information that way with your friends and neighbors.

So welcome. We're going to spend about 15 or 20 minutes here walking through this meeting, this information, and letting you know about two more upcoming in-person open house meetings that are happening May 11 and 12 in Stafford County and in Fauquier County. We've got a team of folks here who will be able to answer questions about the project. And so, we're going to move forward with the presentation, put this information online, and hopefully you'll be able to view this information on the project website, dominionenergy.com/NorthAnnaToBristers. Carter, next slide, please.

This is the agenda for our meeting today. We're going to do the introductions of basic information, the project background, routing updates, a powerful tool that we have on the project website, GeoVoice, and then questions and answers if there are any for this project. Let's take a look at slide three.

So, let's talk about Virginia's energy future. Electricity demand is growing rapidly in the Commonwealth of Virginia with data centers, hospitals, and other large energy users among several key drivers. Other drivers include population growth and expanding economic activity. By 2035, Virginia will need significantly more power than it needs today.

No question, one of the key drivers is data centers. Data centers are growing. The numbers are growing. We're seeing data center development migrate from Northern Virginia to Central Virginia to Southern Virginia. They are a key driver based on the amount of energy that they use. But there are other key drivers that are growing our electricity demand in the Commonwealth. And they include fossil fuel retirement, generation retirement. More people up and down the East Coast are driving battery-powered cars, more people in the Northeast are adding HVAC air conditioning units. All of those things, including more utilities talking about adding different types of generation, including small modular reactors and nuclear reactors to their fleets. And these new updated power lines are needed to move that energy to keep the grid healthy as well. Yes, population growth is something that we're seeing. I mentioned electrification and expanding opportunity. Carter, next slide, please.

North Anna to Bristers is a 500 kV, 230 kV electric transmission line project, approximately 70 miles in an existing right of way in the counties of Louisa, Spotsylvania, Caroline, Stafford, and Fauquier. Most of those counties have existing transmission lines in the existing rights of way, including Stafford and Fauquier. In Stafford County, some of the transmission infrastructure that exists is underground — 230 kilovolt transmission lines — for about a five-mile section in Stafford County between the Aquia Harbor area and the substation there, which is called Aquia Harbor, and then Garrisonville.

This project was selected through a competitive regional transmission planning process. It was approved by PJM, the regional grid operator, as a solution that best meets the long-term reliability needs. And so that's the first step in the regulatory process — approval by PJM. We'll talk about those approval processes and the regulatory piece here in just a few minutes. It's 70 miles long. The voltages for the two circuits are 500 kV and 230 kV. The right-of-way width that we need is 120 feet. And we expect energization by the end of 2030. Let's take a look at the next slide.

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So, we just mentioned 70 miles, the five counties. Here's a project map that shows the planned route, again, in existing right of way, crossing over Lake Anna from North Anna, from Louisa through Spotsylvania and into Caroline County, where we're proposing to build a newly proposed substation, Thornburg, continuing on around through Caroline County, continuing north to Stafford County. And then the project moves west from the Aquia Harbor area about 12 miles through Stafford County, and then up into that 500 corridor there, north to south, stopping at the Bristers Substation. Bristers Substation exists. That's in Fauquier County. This project, as the bullet points say, will strengthen the grid and ensure dependable power. We want to dig a little more deeply into the routing piece of this. I'd ask my colleague, Mariah, to walk us through some of that information, please.

Mariah Weitzenkamp 8:10

Hey everyone, thanks for joining us here today. I'm going to share my screen to just go over the route. Everyone able to see that?

Robert E. Richardson 8:26

Yep, got it.

Mariah Weitzenkamp 8:28

Okay. Yeah, as Rob mentioned, the route is approximately 70 miles long. Traditionally, when we have routing projects, there are route alternatives, but the SCC's preference, if possible, is for us to stay within existing right of way. And for this project, we were able to do that for almost the entirety of the route. So, there are not alternative routes. Since the last round of open houses this past winter, there have been a couple of changes in the route. So, I'm going to run through it.

One of the major changes is the addition of the 230 kV line onto the project. And I'd just like to note, as we go through the route, that that will not change any of the proposed routing. It's just an additional line on the structures that were already proposed. So, we have the start of the project in Louisa County. We've broken this project up into segments just for ease of discussion and analysis, but it is all one line. So, we start at the existing North Anna substation and it's an approximately 14-mile segment crossing into Caroline County. The other major project change is that in our past open houses, we had some greenfield or new alternative routes along the Segment 2 section in Caroline County, which starts at the existing Ladysmith substation and ends at the proposed Thornburg station. Dominion's engineering team was able to come up with an alternative that would allow them to stay within Dominion's existing right of way here. And so those alternatives have been dropped from the project.

The only other major routing changes have been fine-tuning where the project is passing around existing substations. And so rather than showing as entering and exiting them, we've fine-tuned the route to show how they would move around them. So, this is Segment 2, about almost 8 miles in Caroline County. Within this route, there's already existing transmission infrastructure, and that's the same for Segment 1. So, we would just be paralleling the existing transmission infrastructure in these routes.

Segment 3 is about 24 miles, and that goes from the proposed Thornburg station, crosses back into Spotsylvania for a little bit, and then crosses back into Caroline, over the river, and up into Stafford. This also contains an existing overhead transmission line that we would be paralleling.

Segment 4 is about 3 miles. It kind of starts where these two existing transmission infrastructure joins, and it terminates at the proposed Aquia Harbor substation. And along this three-mile segment, there's already a proposed what they call a "wreck and rebuild," where they're staying within the existing right

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of way and rebuilding some lines within that. And so, as part of that project, the proposed North Anna lines would co-locate with existing transmission infrastructure in this corridor.

And then we enter Segment 5 in Stafford County. This is about 5 and a half miles. Within Dominion's existing right of way, there are already 2 underground 230 kilovolt lines. I'm going to zoom in on what we're looking at here. This white edge is the northern edge of Dominion's existing right of way. And these darker purple lines are the existing 230 kilovolt lines within the existing right of way. And then this southern edge here is the edge of Dominion's existing right of way. We've got a 120-foot proposed right of way for the North Anna line that would be routed along the south side of Segment 5.

And then we pass over, once we hit the Garrisonville substation, you can see that we're routing around that. There's about a six-mile segment here. Dominion has existing right of way here; there's no overhead or underground infrastructure in this section. So, both Segments 5 and 6 are going to have the biggest visual changes as they will have new overhead infrastructure in the corridor where there weren't any before.

The route turns north. Segment 7 is where this turns north. This is about 7 miles, and it heads up into Fauquier County and terminates at the existing Bristers substation. I will just note that we're aware of a couple of sensitive community resources: Autumn Ridge Park. Within Segment 5, we would be passing the overhead transmission infrastructure over this park. We wouldn't be proposing to place structures within the park, but we recognize that there are community concerns around that, as well as the Rodney E. Thompson Middle School, where there are 230 underground lines passing underneath some ball fields currently, and we will be proposing to span those ball fields with the overhead infrastructure. Again, we're aware that it's a concern for the community and Dominion has been in coordination with the county and the school board on these issues. That is the project route overview and minor route updates. I'll pass it back to you, Rob.

Robert E. Richardson 14:47

Thank you very much, Mariah. Excellent information on the routing. A lot of information there. 70 miles is a big, long project. We're going to share with you some timeline information and some other information here first. Let's take a look at the next slide.

These are the proposed structures, new structures for this new transmission line project. I ask you to focus on the three structures on the right-hand side first. Those are called monopoles. On the far left, there's a monopole. Then the next structure would be a dead-end structure. And then the next structure, with two poles, is a turning pole structure. Those on average are 170 feet tall, and those will be the structures mostly used on this project in the existing right of way. They require 120-foot wide right of way and are on average 170 feet tall.

The structure on the left, the H-frame structure, looks like a goal post, and is on average about 270 feet tall. It is a very tall structure. That is used for one main specific location, and that is crossing Lake Anna. The existing structures that currently cross Lake Anna in that area are similar in height. And so, we are matching the height of the existing structures there with these newly proposed structures — 270 feet tall — to cross Lake Anna. So, the 270-foot-tall structure is not a structure that you will see on most of this transmission line right of way. Most of those will be the 170-foot-tall double-circuit monopole structures. Let's take a look at the next slide, please.

So, this is a timeline that we think is helpful so folks can understand the SCC, when we go to submit the application, when we have permission to start construction, and all of those things. So, we began

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speaking with the public, the county, everyone, really, last year, in September and October of 2025, when we announced the project. We had the first round of community meetings in November of 2025. And then the second round of community meetings is scheduled for right now. We had two meetings this week: May 4th in Caroline County, and May 5th in Spotsylvania.

And then we have two more meetings: May 11th in Stafford County and May 12th in Fauquier County. So that's the second round of community meetings and public feedback. And then we expect to file this project with the State Corporation Commission in the third quarter of 2026. And I'll talk about the SCC regulatory process here in a second. But typically, the State Corporation Commission process takes about a year from the time the project is filed. So, we would expect to have approval to begin construction in the third quarter of 2027. Let's take a look at the next slide, please.

All right, let's talk about these two regulatory processes, which I think are important to folks. PJM stands for Pennsylvania, Jersey, Maryland. They are a regional transmission operator. And they control power generation and power transmission in 13 states, including the District of Columbia. That includes about 65 million people. It's the largest Regional Transmission Organization (RTO) in the country. There are other RTOs that control the Midwest, the West Coast, and Texas. Ours here for the DOM zone is PJM. And so they look at the grid, just like other utilities that operate within these 13 states and the District of Columbia, and they are looking for where there might be violations, where there might be problems, where we might need new electric transmission lines based on growth, based on outages, based on the retirement of a generation facility. They look at all of those things and then on a yearly basis, they identify where violations may occur.

And utilities such as Dominion provide proposed answers to some of these challenges. So, PJM approved this project, the North Anna to Bristers project, as a reliability solution in February of 2025. That's when we began working on it. And so that's the first hurdle in the regulatory process. The second hurdle is the State Corporation Commission process, a state process here in Virginia. Different states have different regulatory processes. So, in Virginia, the process takes about 9 to 12 months. We would expect to have an approval of the North Anna to Bristers Project in the third quarter of 2027. The SCC operates much like you would expect a circuit court to operate, where witnesses submit testimony with the application. Attorneys who represent various entities can question Dominion or its representatives about how they came up with the project, how they came up with the route, how they made their calculation that this line is needed.

Again, that process takes about 12 months. And the public has multiple opportunities from the start of that process — which would be the third quarter of 2026 — to participate. So just trying to keep everybody up to date. Once this project is filed, this application will be uploaded onto our project website, dominionenergy.com/NorthAnnaToBristers, all one word. You'll be able to find the filing there after this application is submitted to the SCC. All right, let's take a look at the next slide, please.

Also, on the project website there is a tool that we call GeoVoice. GeoVoice allows you to see the proposed route. It allows you to see simulations for the proposed route. It allows you to comment on the proposed route. You have to do a couple of things to make comments: first, you have to register and create a username and a password, then you can submit your comments. We'll see your comments, we'll note that you had a comment about the project, and we'll respond. If you just want to view the routes or view the simulations, you can continue as a guest on this tool. But this really helps us sort of keep track of where people's questions and comments come from, and allows us to interact with people. You can tell us if you need a phone call back or not. But we're happy to do that. All right, next slide.

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Okay, so if you're joining — welcome. Since there are some technical difficulties with this presentation, we have an idea of some of the questions that folks may want to ask us. And because we have a good, robust group of subject matter experts here, we're going to proceed with some of these questions as if they had come in from the public. So, I'm going to ask Kristi to turn your mic on and let us know what questions you think people might have.

Kristi Moore 24:12

Sure, thanks, Rob. And these questions are really informed by what we've heard at the open houses, and we really find it would be beneficial for folks more broadly to have responses to these. Mariah, I'm going to start with you if that's okay. Can you walk us through briefly what the routing process looks like and why this route was considered? What are some of the factors that you take into consideration?

Mariah Weitzenkamp 24:38

We take into consideration a wide range of resources, starting with homes, outbuildings, recreational resources, places of worship, schools, cemeteries, cultural resources, surface waters, National Wetland Inventory, National Hydrography Dataset. We get in touch with Virginia Department of Cultural Resources (VDCR) to find out what natural heritage resources are in the study area. We gather all this information when we're trying to come up with routes. This project is a little different because one of the major priorities for any routing project is to maximize co-location with existing infrastructure. And that is also the preference of the SCC, the regulatory authority who selects a route. And within this project, we're able to stay entirely within Dominion's existing right of way. So, there are no route alternatives for this project because the need to create a new route requires greenfield, new impacts, new easement acquisition. And staying within the right of way is the least impactful option here. And Robert, or others who want to weigh in on the way that the PJM route was developed, that could also be helpful.

Robert E. Richardson 26:02

Hey, Mariah, stay with me for a minute. Let me just ask the team members when you do respond, if you don't mind turning your camera on, I think that would be helpful as well. Just following up, Mariah — you're familiar with the State Corporation Commission process and their guidelines and what they ask of utilities operating in this zone in Virginia. But does the SCC ask Dominion, what does the SCC say to Dominion when Dominion is developing transmission line routes? Do they ask us to look at existing infrastructure?

Mariah Weitzenkamp 26:56

Yeah, it's one of their main routing guidelines: to find ways that you can maximize co-location or stay within existing rights of way.

Robert E. Richardson 27:12

And I think you might have touched on this, but that's one of the first things that we consider. We want to know that by either paralleling or co-locating with existing infrastructure, we minimize to the greatest extent possible impacts on property owners and on other cultural, environmental, and historical resources. So, we really do focus on where the existing infrastructure is and can we use those existing routing corridors. We place a high priority on that.

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Mariah Weitzenkamp 28:01

Right, and because this route is able to stay within existing right of way, we are not proposing alternatives to move outside of it.

Robert E. Richardson 28:10

Thank you. I appreciate it. Okay. All right, Kristi, back to you.

Kristi Moore 28:13

Thanks, Mariah. I'm going to ask you, Justin, to come on camera, please. I have a question for you. Mariah touched on existing right of way, and really that was a factor that was taken largely into consideration for this project. We've heard throughout the open house process that folks may not be familiar that there was an existing right of way near their homes. And they were asking a lot about what restrictions are in place for use of that right of way that may border their home.

Justin K. Cochran 28:51

Yeah, thanks. There is existing easement throughout Stafford County — generally about 325 feet wide. We have a formal process for what we call encroachments. So basically, anything that could encroach within the easement itself. Does that cover everything there?

Kristi Moore 29:19

Yeah, so you're saying there's a process for which folks would have to go through should they have built something or installed something within that right of way?

Justin K. Cochran 29:28

Correct, yes. So, there's a formal encroachment process that can be found online if you just type in "Dominion Energy encroachments" and find the process with that. For things in there that are already there where they didn't get permission, they can still go through the formal process. And again, all that information is online.

Robert E. Richardson 29:52

Hey, can we follow up with you with one question? Because I've heard this from several folks — about why the encroachment process is the way it is, and why we focus on that. And I'll give away part of the answer, which I think is safety-related, right?

Justin K. Cochran 30:14

Yep. I mean, it's multiple factors. So the biggest thing that we look at when we're reviewing them is obviously the safety, reliability, and constructability of the transmission structures. So really, that's the biggest thing — making sure that everything abides by the National Electrical Safety Code (NESC) guidelines, which the terms of the easement also address. Basically, anything that would go in there — ourselves as well as the underlying property owners — would have to abide by the NESC guidelines as well as the additional terms of the easement, which restrict any structures or buildings.

Kristi Moore 30:56

Great. Thank you for that. Sergio, I'm going to ask you a question here. I know we had mentioned it earlier and there was a graphic around the proposed structures. Could you tell us again — remind us — how tall are those structures? And about how far apart are they generally placed?

Sergio E. De Hoyos Irizarry 31:18

Yeah, so just to clarify and give a correction on the information from earlier. The structures that are proposed to be the crossing structures on Lake Anna are proposed to be 270 feet. The reason for that height is because they're double-circuit structures. So, we're going to have two circuits stacked — one on the bottom, one on the top. The existing structures are not that tall. They're around 200 feet. But they're shorter because they're just single-circuit structures. Also, the span length for our line crossing the lake is slightly larger than the existing one, just because of terrain in the area where the water is versus where the terrain is when you go from one alignment to the other. So, we just wanted to clarify that.

And then on the question you just made: structure heights along the whole project average about 170 feet tall, as shown in this slide. In terms of the span length or spacing between structures, the average along the project is about 980 to 1,000 feet. It depends on the segment, but on average, that would be the spacing.

Kristi Moore 32:45

Very good. Thank you for that.

Sergio E. De Hoyos Irizarry 32:46

Sorry, I'll turn on my camera — but here I am.

Kristi Moore 32:49

That's okay. Thanks for answering the question. Matt, if you could join us for a moment. We've had this question quite a bit throughout the project: why can't this be built underground?

Matthew W. Cunningham 33:06

Kristi, can you hear me okay?

Kristi Moore 33:09

Yes.

Matthew W. Cunningham 33:11

Thank you. So first off, I just want to get out there that we are studying underground throughout, especially in the corridor in what we call Segments 5 and 6 through Stafford, but we are doing feasibility studies across it all. But as of now, I just want to discuss some of the challenges. Because the 230 is already underground, right? And that's why everybody says — hey, if you put that on the ground, why can't you put this on the ground? So, for this particular line, with having both 500 kilovolt and 230 kilovolt, the 500 alone, with the rating of the line, would require 9 cables per phase. And we have 3 phases. So, you're looking, just in that 11-mile corridor from Aquia Harbor across to our north-south 500 cable corridor, at close to 300 miles of cable. So, I just want to make sure it's understood that it is a tremendous ask, especially since we can't just open-cut a lot of it — we'll have to drill. So, there's a lot

to take into consideration, along with transition stations, because once you go from overhead to underground, you have to have an additional 5 to 7 acres to be able to transition from overhead to underground and then back. So, it is going to be a very difficult task, but we are studying that at this time.

Robert E. Richardson 34:54

Hey, Matt, can we talk a little bit about the cost of underground versus overhead for just a minute? I know that's part of the consideration for whether you're putting power lines underground or overhead — cost is a major factor. Maybe not the first thing that we look at as a utility, but it's certainly something that we consider. And we know that the State Corporation Commission, through past discussions with other cases, looks at the cost of a project very, very closely. And the reason that they do that is because the cost of a project is spread over our rate base. So, we all pay for the cost of these projects. Do you know, offhand — and I'm putting you on the spot here a little bit — the generally the cost difference, some might say the delta, of building something overhead versus putting these two circuits underground? What's the cost difference?

Matthew W. Cunningham 36:08

I think there's a lot to take into consideration there, Rob, when you're looking at what has to happen from the standpoint of going underground — how much we'll have to drill versus open trench. The sheer amount of cable — 300 miles — is just an enormous amount of cable. If I were to put a number on it, we're still working on estimates, but probably five to seven times what it would cost. More expensive underground versus overhead — not to mention, and I didn't even get into the operational and maintenance of this line. When we're speaking of reliability to the grid as a whole — everybody can visually see when there's an issue with an overhead line. And we can get to it much quicker to fix. Underground is much more difficult and takes a lot more time.

Robert E. Richardson 37:13

We obviously, Matt, have two 230 kilovolt circuits underground. We have them right there in Stafford between the Aquia Harbor and Garrisonville stations. But Dominion does not have any underground 500 kilovolt electric transmission lines. Is that correct?

Matthew W. Cunningham 37:33

That's correct.

Robert E. Richardson 37:34

Yeah. I think there's only one underground 500 kilovolt line that exists in the entire United States, right — in California?

Matthew W. Cunningham 37:44

Yep. Chino Hills, California. I think it's 3.6 miles, so this would be triple that. But 70 miles as a whole would be much, much longer than that, obviously.

Robert E. Richardson 37:56

Yep, yep. Thank you.

Kristi Moore 38:06

Great, thanks Matt. Just a couple more questions to round out the Q&A. Rob, you mentioned a couple rounds of open houses. So we had a set of open houses that took place in the fall, and now we're about halfway through the open houses for this round. What are the next steps after we finish those open houses here next week?

Robert E. Richardson 38:09

So after the open houses are done, that's when the project team has a lot of hard work to accomplish leading up to filing the application with the State Corporation Commission. So, we take all the data. With the communications and outreach team, we would take all the meetings that we've had, all the comments we've received, all the information we've provided, the advertisements, all the ways we've reached out to people to help folks become meaningfully involved in this case. And we would wrap that into the application provided to the State Corporation Commission. They want to know: what did you do as a utility to help people become meaningfully involved in this process?

But then the routing team, Mariah and her team, would put together all the information about the routes that they studied. Are there other routes they studied that were dismissed because they're not viable? Or did they look at something that we should let the commission know about? And then we've got a team of folks who put together the final touches on what the need is. We've provided the need to PJM. PJM has agreed, but the State Corporation Commission still wants to validate the need for this project. So, then you're talking about megawatts of load.

And then the environmental process — we would look very closely at the impacts to environmental, historical, and cultural resources. That information would find its way into the application. People like Sergio would look at and finalize the engineering of this — the structures, where the possible structure locations would be, and the height of the structures. All that information would find its way into an SCC application that's submitted. We expect to have it submitted to the State Corporation Commission in the third quarter of 2026. Again, that process takes about 12 months. But once that application has been submitted, it's public, and then we would publish or post that application onto the project website.

Kristi Moore 41:17

Thanks, Rob. That was also a great segway. Folks can certainly find this recording on the project website. And if they're looking for additional information, what other kind of information is housed there? And will that information be updated as we finalize those last steps of taking this to the State Corporation Commission, and then throughout construction?

Robert E. Richardson 41:40

So, the information on the project website includes almost all the things that we've provided to the public. So, if we've sent a postcard in English or Spanish, you'll find it on the website. Fact sheets — when you come into the in-person meeting, we typically have a fact sheet about the project — that's on the project website. All that information we try to house in one place for the public to be able to find it, to be able to utilize it, and reply back to it. Including when you walk around inside one of our open houses, we have big boards of information that talk about forestry or they talk about the structures and GeoVoice. That information, again, is also housed on the project website as well. Any updated information that you might want to find is there, including the GeoVoice tool, which always has the

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most up-to-date routes and routing information on it. So, it's just a good resource on where to find public information about the North Anna to Bristers transmission line project.

Kristi Moore 43:07

Great, thanks for that. I think that's the last question we have. So, if you'd like to close us out.

Robert E. Richardson 43:12

We value these open house meetings, whether they're virtual or in person. We really value them because it's our opportunity to provide transparency, to put our best foot forward with public information to people who may be impacted by one of our transmission line projects. We really do like seeing the public in person. And so, as you see here, we've got two more meetings — on May 11th and May 12th in Stafford County and in Fauquier County. Note the hours: in Stafford, 3:30 p.m. to 7:30 p.m., and in Fauquier, 5:30 p.m., to 7:30 p.m., on May 12th. But we also know that there are folks for whatever reason who aren't able to attend in person. And so, with this technology — although it works sometimes really well and sometimes provides some challenges — we are able to record a meeting, place it on the website, and you can watch it in the comfort of your home, or the library, or your car, or on your phone sitting in the doctor's office.

We were able to record this, have a dialogue with our colleagues about some of the questions you might have, post it on the website, and then it's there for all to see. We know that there would likely have been additional questions that the public might have had here. But there are a certain type of question that we get, whether the project is in Stafford County or Fauquier or Mecklenburg or Loudoun County. And so, we try to ask our colleagues those types of questions that you might also have.

Again, apologies for some of the technology challenges that we've had, but I'm appreciative if you've made it this far that you watched this meeting. And I hope that the information was helpful. And if you have other questions for us, we're not hard to find. Information about reaching us is certainly here on the project website as well. Thank you to my colleagues, all of whom were here today, answering questions and providing information to you the best way that they can. Hope you all have a nice afternoon and a nice summer. Thanks for your time. See you later.

— End of Recording —