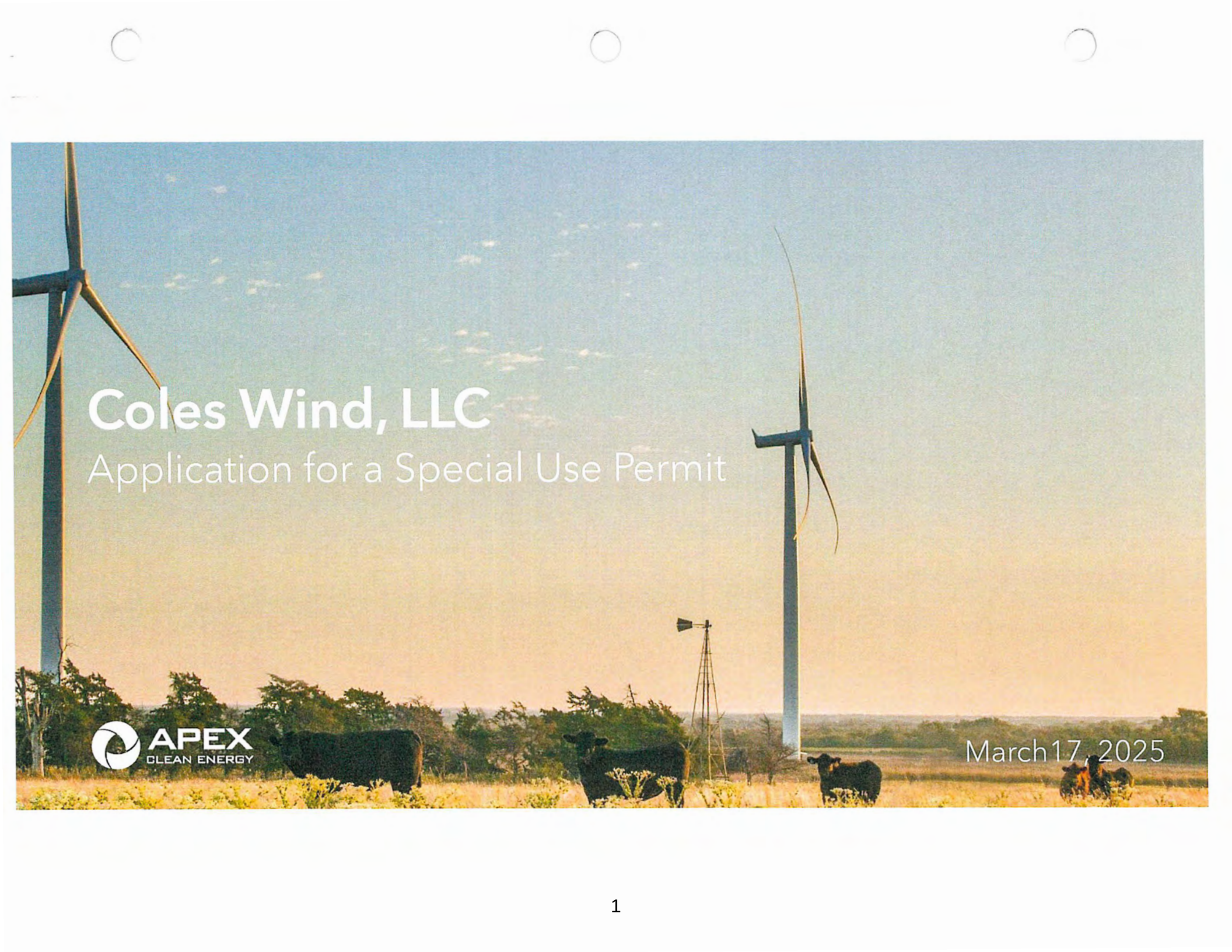




Coles Wind, LLC

Application for a Special Use Permit



March 17, 2025

Apex Team Introduction

Alan Moore
Director of Development

Adam Carlson
Senior Project Manager

Brie Anderson
Senior Director of Project Permitting

Goni Iskali
Director of Environmental

Jason Conley
Director of Health and Safety

Jerald Hess
Associate General Counsel

Athena Shapiro
Associate Counsel

Subject Matter Experts

Amy Antonioli

Sarah Lode

Project Counsel, ArentFox Schiff LLP
Illinois Legal Counsel

Isaac Old

Senior Director, RSG
Sound Report

Jacob Runner

GIS Services Practice Leader, EDR
Shadow Flicker Report

Kelly McKeough

Westwood Professional Services
Decommissioning Plan

Drew Lines

CohnReznik
Property Values Report

Dr. David Loomis

President, Strategic Economic Research
Economic Impact Analysis

Alan Moore – Director of Development

Undergraduate degree: Biology and Environmental Sciences - University of Virginia

Graduate degree: Environmental Studies - College of Charleston

- Over 15 years of experience managing a variety of agricultural businesses.
 - Sales and marketing for dozens of farms across the mid-Atlantic and Southeast
 - Corn and soybean seed sales to dairies in the Midwest, mid Atlantic, and Southeast
 - Business development and planning for agricultural operations across this same region
- Director of Development with Apex Clean Energy
 - Over 7 years of development experience across our portfolio of projects in Illinois
 - Lead Developer of Coles Wind

About Apex Clean Energy

Apex's 400+ clean energy professionals manage every aspect of the project life cycle

Develop



Build



Own and Operate



- American Owned, Veteran Led, US Based Energy Company
- Apex will Build, Own, and Operate Coles Wind
 - Apex will be a long-term partner in Coles County for decades to come

Our Values and Expertise

Our Values



Safety



Integrity



Sustainability



Entrepreneurship



Professionalism

Building Long Term Relationships with the Community



Community Grant Program

\$5.2 million contributed
since 2017



Conservation Grant Program

\$3.4 million committed since
2020, with \$17.8 million in
matching funds

Coles Wind - What to expect

- Transparency throughout this process.
 - Worked hard to build relationships in Coles County
 - Coles Wind is at the right stage of development for this process
 - We are here to:
 - Show the details
 - Address concerns and questions
 - Hear from our supporters and the public

Coles Wind is designed to meet the desires of participating landowners and the county

Coles Wind - Project Overview

Project Size	311 MW - Enough to power 103,000 U.S. homes each year
Location	Northern Coles County - Morgan and Seven Hickory Townships
Operations Estimated to Begin	Q1 2027
Participation	119 individual and family agreements
Turbines	51 turbines to be constructed; permitting 62 locations

Project Development History

- Initiated development in late 2019
- Why Coles County?
 - Wind Resource
 - Receptive Community
 - Transmission Capacity
- Developing collaborative **relationships** with landowners and the community
 - Apex has no eminent domain authority
 - Meetings with landowners
 - Hosted numerous landowner dinners, regular lunches other events
 - Project office in Charleston



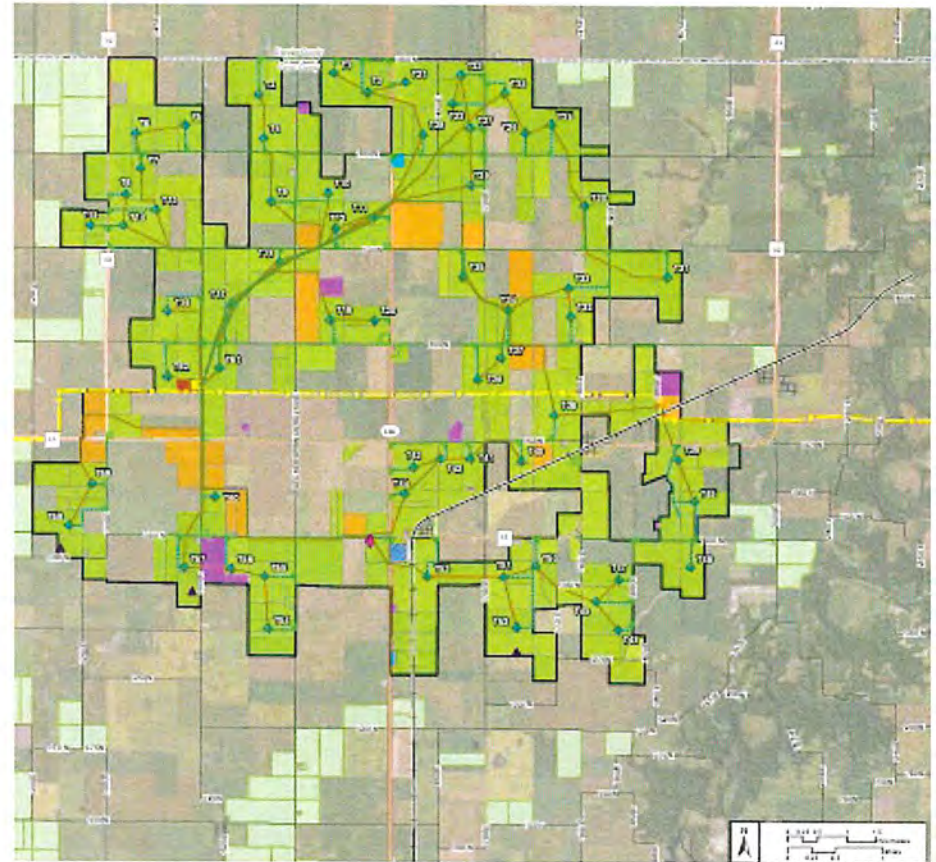
Community Engagement

- Active with Coles Together, Charleston Chamber, and other community organizations
- The Coles Community Grant Program has awarded nearly \$60,000, including:
 - Douglas Hart Nature Center,
 - Mattoon CUSD (LIFT),
 - Coles County Veterans Assistance Commission,
 - Charleston Elks, and
 - The University of Illinois Extension Gardens at Sara Bush Lincoln Hospital.
- An endowed scholarship at Lakeland College for STEM students
- A \$25,000 donation to the Eastern Illinois Foodbank
- A \$20,000 donation to Special Olympics Illinois



Coles Wind

- Landowner Participation
 - 119 landowner agreements
 - 21,500 acres
- 51 turbines (0.06 acre per turbine) - 3.09 acres
- Access Roads - 32.18 acres
- Total Impact - 35.27 acres, 0.16% of participating acres



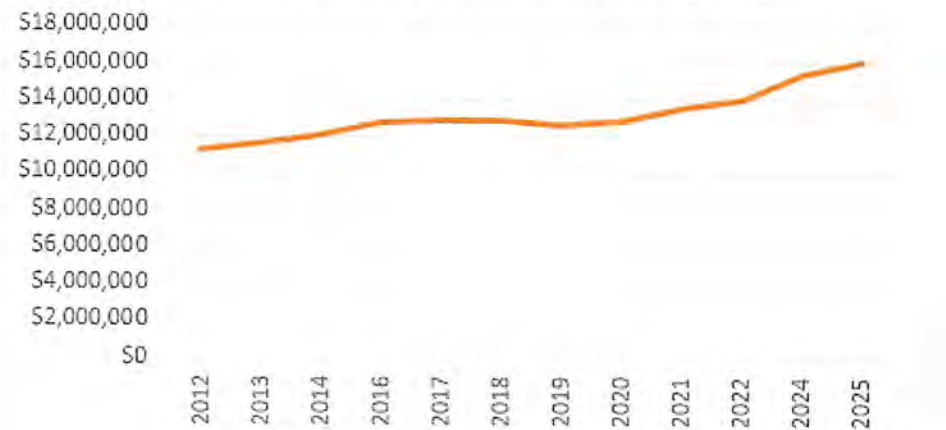
Coles County Economics

- The Coles County general fund FY 25 property tax budget is \$4.6 million
 - The largest source of county tax revenue is the Illinois Personal Property Replacement Tax (PPRT)
 - PPRT funding dropped significantly in the last 2 years
 - Coles County has a declining population
 - With less PPRT funding Coles will either need to cut spending or increase taxes

Coles County PPRT
Actual & Estimated Total Payments



Total Coles County General Fund Revenue

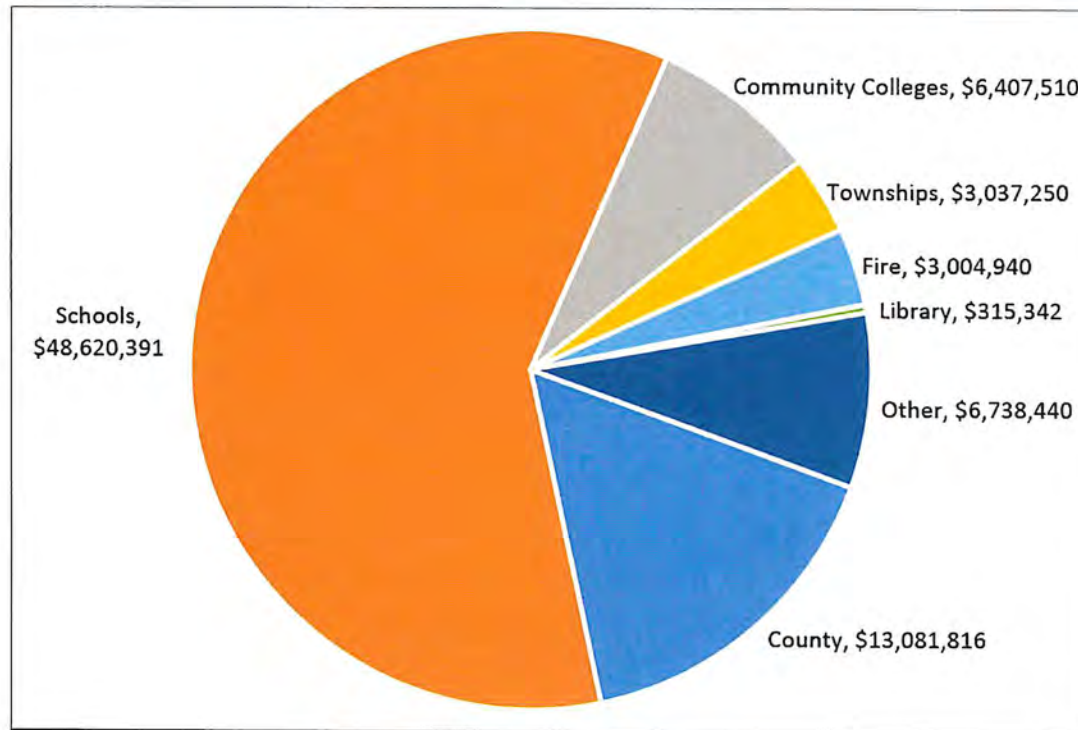


Opportunity for Coles County

- Coles Wind is a great opportunity for all of Coles County
 - \$456 thousand in tax revenue for the general fund every year
 - ~10% of the total budget
- Direct landowner payments will be more than \$5 million annually
- Only a tiny fraction of the ground in participating acres will be converted from farm ground
 - Wind works in farming communities



Coles Wind - Certainty in Tax Revenue



- Over **\$81.2** million in property taxes in total for all taxing districts
 - Averaging over **\$2.7M** annually
- Over **\$48.6** million in total school district revenue
- Over **\$13** million in total county property taxes for Coles County

Coles Wind - Opportunity for the Future

Coles Wind:

- Has been sited with input from landowners and their tenant farmers
- Will:
 - account for 10% of Coles County's annual budget ,
 - have no negative impact on residential or agricultural property values,
 - create nearly 300 jobs during construction and around a dozen long-term jobs in Coles County,
- The Decommissioning Plan protects the county and participating landowners now and into the future,
- Road Use Agreements with the county and townships will protect and improve roads,
- Has collaborated with local emergency response agencies across the project area

Community Benefits over the Life of the Project

Payment	Beneficiary	Approximate Total
Lease Payments	Project Landowners	Over \$145 million
Taxes paid to taxing jurisdictions in Coles County	Coles County	Over \$81.2 million
Operations	9-10 full time on-site jobs	\$1.2 million annual salaries
Construction	~300 jobs in Coles County	\$15.5 million in salaries

> \$275 million in direct economic benefits for Coles County

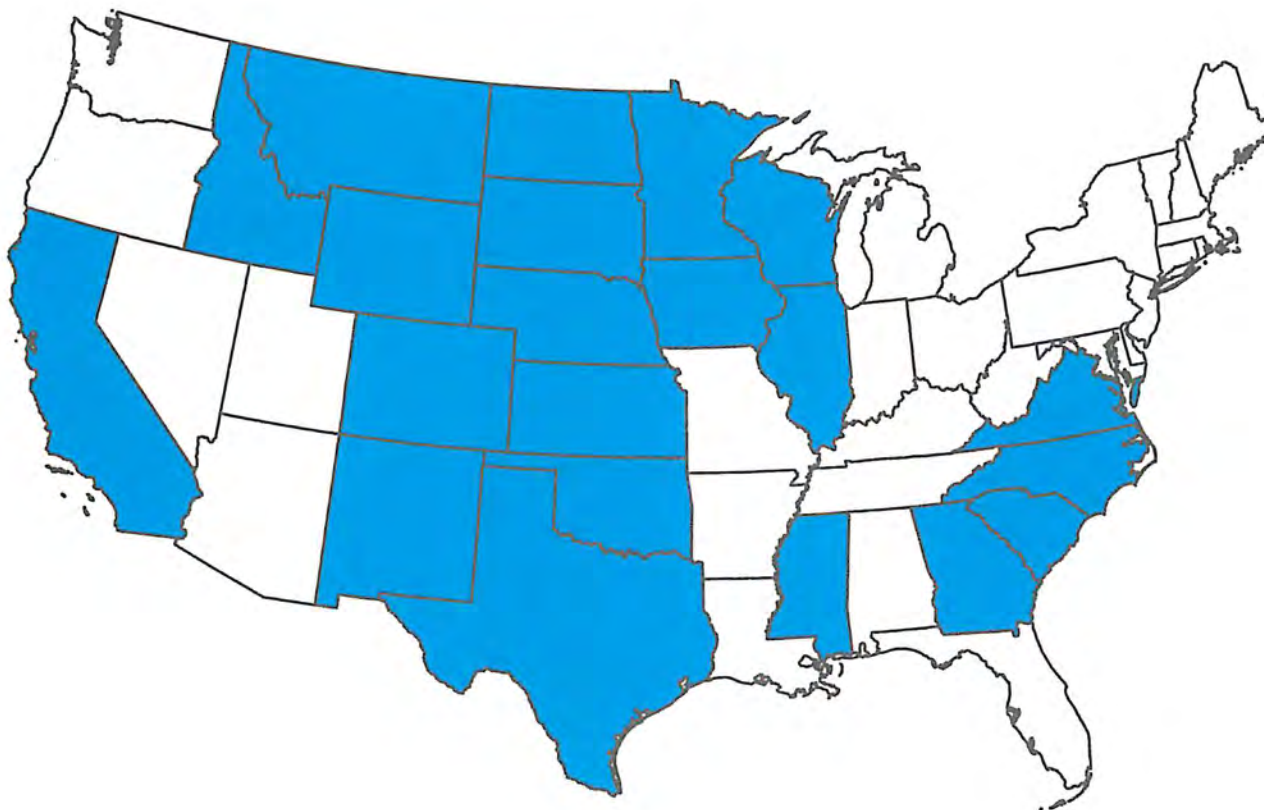
Summary

- Project is a **\$650 million** capital investment
- Creates more than **\$275 million** in direct economic benefits
- Significant landowner support
 - **119** Landowner Agreements
 - **21,500** signed acres
- Just over **35 acres** of cropland impacted during operations
 - All will be restored at the end of the project
- Complies with all WECS Ordinance requirements

Coles Wind

Designed to meet the Coles County Wind Ordinance







1. SUP Application Binder
2. Coles Wind Project Design
3. Additional WECS Ordinance Topics

1. Special Use Permit Application

- Intentionally laid out to follow WECS Ordinance
- Checklist of WECS Ordinance Requirement to Application

WECS Ordinance Reference	Requirement	Location in Application
<i>Special Use Permit</i>	<i>Special Use Permit Application</i>	3
B.1	A WECS Project Summary	3.1 and Appendix A
B.1a	A general description of the project	3.1
B.1b	Applicant description	3.2
	Names and Addresses	3.2
B.2	1. Applicant	3.2
	2. WECS Owner	3.2
	3. WECS Operator	3.2
	4. Property Owners	3.2 and Appendix B
B.3	Preliminary Site Plan	3.3 and Appendix A.4
B.4	Compliance with the Federal Aviation Administration	3.4 and Appendix C
B.5	Decommissioning Plan	3.5, 8, and Appendix D.1
B.6	All Required Studies, Reports, Certifications, and Approvals	3.6 and Appendix D
B.7	Agricultural Impact Mitigation Agreement	3.7 and Appendix F.1
B.8	Topographic Map	3.8 and Appendix A.5
B.9	Waivers from Setback Requirements	3.9 and Appendix B
B.10	Waivers from Shadow Flicker Mitigation Requirements	3.10 and Appendix 8
B.11	IDNR Review Results	3.11 and Appendix D.2
B.12	USFWS Review Results	3.12 and Appendix D.3
B.13	Information Demonstrating Avoidance of Protected Lands	3.13 and Appendix A.6
B.14	Any Other Information Requested by the County	3.14
C	Changes after Submittal of Siting Approval Permit	3.15
D	Siting Approval Permit Copies	3.16
<i>Design and Installation</i>	<i>Design and Installation</i>	4
A	Design Safety Certification	4.1
B	Controls and Brakes	4.2
C	Electrical Components	4.3
D	Aesthetics and Lighting	4.4
E	Warnings	4.5
F	Climb Prevention	4.6
G	Setbacks	4.7 and Appendix A.3
H	Compliance with Additional Regulations	4.8
I	Use of Public Roads	4.9 and Appendices F.2 – F.5
J	Site Assessment	4.10
K	Communications Analysis: Interference	4.11 and Appendix D.4
L	Noise Levels	4.12 and Appendix D.5

2. Coles Wind Project Design

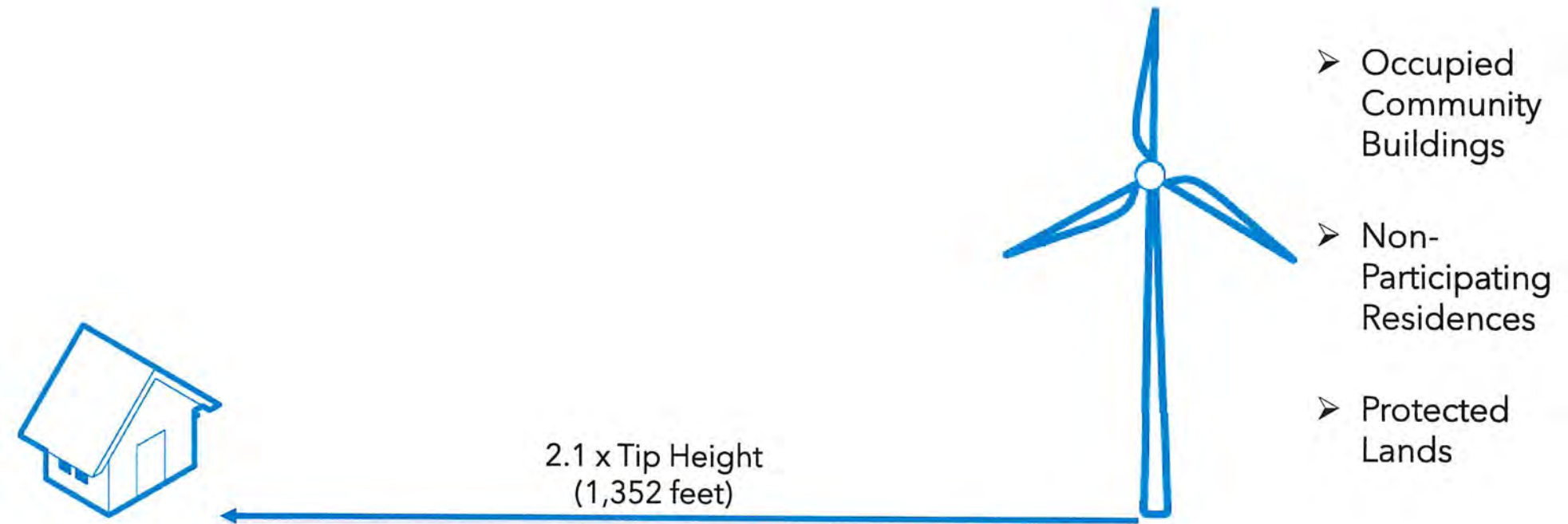
All turbines are sited to comply with:

- a. Turbine Setbacks** (*Design and Installation, §G and Application Section 4.7*)
- b. Noise Levels** (*Design and Installation, §L and Application Section 4.12*)
- c. Shadow Flicker** (*Operation, §D and Application Section 5.4*)

2a. Project Design - Setbacks

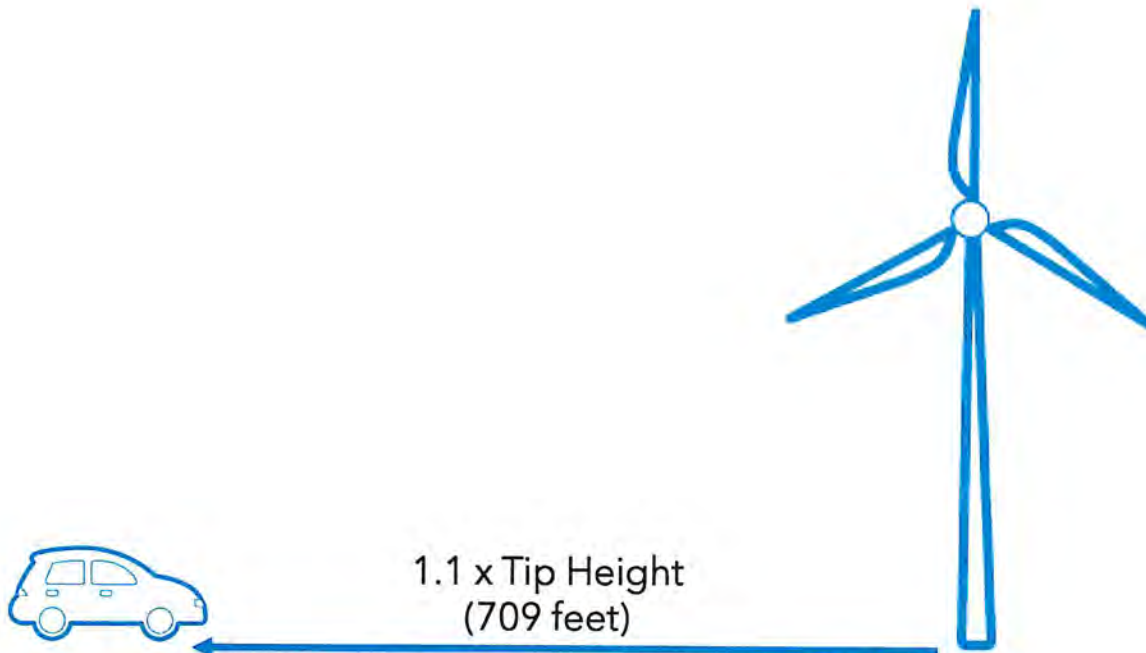
- All turbines are sited to comply with turbine setbacks
- There are two turbine setback requirements that apply for the Project:
 - 2.1 times tip height
 - 1.1 times tip height

Setback - 2.1 times the tip height = 1,352 feet



*not to scale

Setback - 1.1 times the tip height = 709 feet



*not to scale

- Participating Residences
- Non-participating Parcels
- Public Road Rights-of-Way
- Overhead Electric Transmission Lines

2b. Project Design – Noise Levels

Illinois Pollution Control Board Regulations
All turbines are sited to meet IPCB standards

2c. Project Design – Shadow Flicker

All non-participating residences < 30 hours/year
All occupied community buildings < 30 hours/year

**Coles Wind is designed to meet
the Coles County Ordinance**

3. Additional WECS Ordinance Topics

- **Safety** (*Operation, §B and Application Section 5.2*)
- **Decommissioning** (*Decommissioning and Application Section 7.0*)

Safety - Coordination

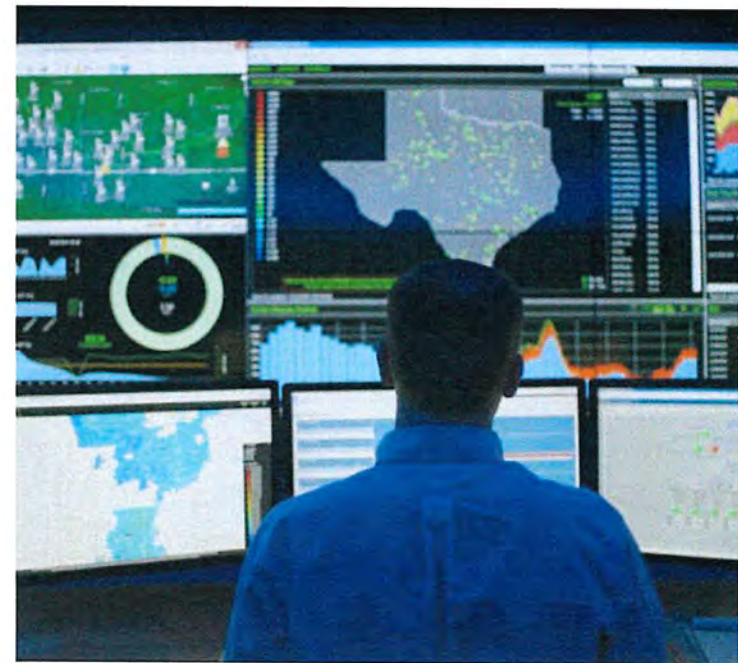
- Coordination with Emergency Responders
 - Emergency Response Plan
 - Annual Training
 - 911 Addressing

Safety - Operation of the Project

On-Site Team



Remote Operations Control Center



Decommissioning - Plan

Coles Wind is responsible for decommissioning

- **Decommissioning Plan:**
 - How facilities will be removed,
 - How the land will be restored,
 - The timeline to complete decommissioning, and
 - How much decommissioning will cost.



Decommissioning – Cost Estimate

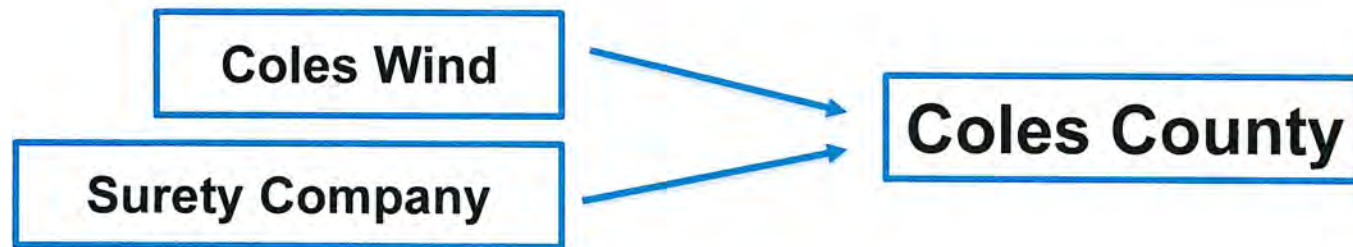
Includes extra protections to further protect Coles County:

- 15% contingency + county admin fee,
- Reduced the salvage value of scrap metal, and
- Every line item has a cost, even where they can be recycled.

↑ the overall decom cost = ↑ financial assurance by Coles
Wind = added protection for Coles County

Decommissioning – Financial Assurance

Performance Bond Provides a Second Source of Protection



"The nonpayment of the premiums associated with this Bond will not invalidate this Bond nor shall Obligee [Coles County] be obligated for the payment thereof." - Page 2 of Bond

Decommissioning - Agreement

Includes Plan, Cost Estimate, Financial Assurance

- **County Board Approval**
- **Finalize Prior to Building Permits**

Plan updated Year 10, and every 5 years thereafter



Designed to meet the Coles County Wind Ordinance



Coles Wind Decommissioning and Site Reclamation Costs

Coles County, Illinois

March 17, 2025

Westwood



Decommissioning Plan Requirements

The Coles County Wind Ordinance Decommissioning and Site Reclamation Section requires “testimony supporting the calculation of costs provided in [the Decommissioning Plan] during the public hearing on the application.”

Basis of Estimate

Costs are estimated based on the current design, pricing, technology, and regulatory requirements:

1. Project quantities, like road lengths and cable wiring, are based on the most current Project design
2. Unit pricing for this labor and equipment was obtained from RS Means
3. Hauling and transportation costs for each line item were calculated using travel times to currently operational facilities in the vicinity of the Project

Facility Name	Disposal Type	Distance (mi)	Travel Time (min)
WM - Coles County Transfer Station, 6111 W State St, Charleston, IL 61920	Landfill	10	13
Harris Metals & Recycling, 1213 N 11th St, Mattoon, IL 61938	Recycling	15	20
Springfield Concrete Recycling, 2100 E Moffat, Springfield, IL 62702	Concrete Recycling	95.5	102
McCallister Power Systems, 20 W Margaret Dr, Terre Haute, IN 47803	Transformer Recycling	56	67
Global Fiberglass Solutions, 927 N 19th Avenue E, Newton, IA 50208	Fiberglass Recycling	360	315

Basis of Estimate

Mobilization/demobilization costs are assumed to be 7% of the total direct cost of decommissioning

Permitting costs will cover decommissioning activities

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	\$1,135,000.00	\$1,135,000
Permitting				
County/Municipal Permits	1	Lump Sum	\$10,000.00	\$10,000
State Permits (SWPPP, SPCC)	1	Lump Sum	\$25,000.00	\$25,000
Subtotal Permits				<u>\$35,000</u>

Public Road Restoration is included for incidental impacts during decommissioning.
Crop loss is also included in the estimate on a per turbine basis

Public Roads Restoration	70	Miles	\$44,000.00	\$3,080,000
Total Direct Costs				\$17,377,413
Contingency (15%)	15%	Percent		\$2,606,612
Crop Loss (102 Acres)	102	Acres	\$1,300.00	\$132,600

Decommissioning on Reclamation Costs

Wind Turbine Generator and LiDAR/ADLS Tower Costs:

- Tower Wire Disconnection
- Demolition/Dismantling Activities for Structural and Foundation Components
- Tower, Blades, and Foundation Material Hauling and Disposal or Recycling at Facilities
- Tower Foundation Excavations and backfill
- Reclamation and Earthwork for Tower Areas and Disturbed Areas

Wind Turbine Generators				
Disconnect Turbine Wiring	\$1	Each	\$3,060.80	\$156,101
Fell Turbine	\$1	Each	\$2,043.25	\$104,106
Process to Size and Load Turbine Components	17,710	Tons	\$160.18	\$2,836,788
Haul Turbine Components Offsite for Recycling (except blades)	17,710	Tons	\$6.23	\$110,333
Haul Turbine Components For Disposal (except blades)	3,694	Tons	\$4.76	\$17,657
Turbine Component Disposal (except blades)	3,694	Tons	\$81.00	\$299,214
Haul Fiberglass Blades For Disposal	1,645	Tons	\$4.78	\$7,862
Confirm Removal of Turbine Residue	\$1	Each	\$2,191.65	\$111,774
Fiberglass Blades Disposal	1,645	Tons	\$81.00	\$133,245
Excavate Around Turbine Foundation	\$1	Each	\$21.14	\$1,078
Remove Turbine Foundation and Load	2,678	Cubic Yards	\$275.99	\$739,101
Backfill Excavation Area from Turbine Foundation Removal	\$1	Each	\$224.49	\$11,449
Haul Concrete (Turbine Foundation)	5,423	Tons	\$25.34	\$137,419
Disposal of Concrete from Turbine Foundation	2,678	Cubic Yards	\$81.00	\$216,918
Decompact Wind Turbine Generator Site	\$1	Each	\$160.81	\$8,101
Grade Wind Turbine Generator Site	\$1	Each	\$2,642.75	\$134,786
Erosion and Sediment Control at Turbine/Transformer Site	\$1	Each	\$1,313.19	\$66,973
Topsoil and Revegetation at Turbine/Transformer Sites	\$1	Each	\$994.84	\$50,737
Till to Farmable Condition	36.8	Acres	\$177.52	\$6,533
Subtotal Wind Turbine Generators				\$5,150,370
LiDAR & ADLS Towers				
Disconnect Tower Wiring	2	Each	\$1,530.40	\$3,061
Dismantle, Disassemble, and Load Tower Components	2	Each	\$5,208.79	\$10,418
Haul Tower Components Off Site	8.0	Tons	\$6.23	\$50
Excavate Around Tower Foundation	2	Each	\$4.71	\$9
Remove Tower Foundation and Load	2.3	Cubic Yards	\$275.99	\$635
Haul Concrete (Tower Foundation)	0.2	Tons	\$25.34	\$5
Disposal Concrete from Tower	0.2	Tons	\$81.00	\$16
Grade Tower Site	2	Each	\$1,500.50	\$3,001
Erosion and Sediment Control at Tower Site	2	Each	\$418.00	\$836
Topsoil and Revegetation at Tower Site	0.1	Acres	\$1,379.40	\$138
Subtotal LiDAR/ADLS Towers				\$18,169

Decommissioning and Reclamation Costs

Electrical Collection Costs:

- Cable Removal for Cables Running to Towers and Junction Boxes
- Cable Hauling and Recycling at facilities
- Reclamation and Earthwork at Junction Box Areas

Access Road Costs:

- Aggregate, Geotextile Fabric, and Stormwater Controls Removal
- Material Hauling and Disposal at landfill
- Reclamation and Earthwork for Access Road Corridors

Electrical Collection System				
Removal of Underground Collector System Cables Shallower than 5 Feet	55	Locations	\$400.00	\$22,000
Haul Underground Collector System Cables	3.8	Tons	\$6.23	\$24
Disposal of Removed Cables (See Salvage Value)	3.8	Tons	\$0.00	\$0
Removal of Junction Box	4	Each	\$100.00	\$400
Erosion and Sediment Control at Junction Box Location	160	Feet	\$4.18	\$669
Topsoil and Revegetation at Junction Box Locations	0.04	Acres	\$1,379.40	\$55
Subtotal Electrical Collection System				\$23,148

Access Roads				
Remove and Load Gravel Surfacing from Access Roads	36,614	Cubic Yards	\$2.85	\$104,350
Haul Gravel Removed from Access Roads	59,315	Tons	\$25.34	\$1,503,042
Disposal of Gravel Removed from Access Roads	59,315	Tons	\$81.00	\$4,804,554
Remove and Load Geotextile Fabric	205,557	Square Yards	\$0.91	\$187,421
Haul Geotextile Fabric	45	Tons	\$4.78	\$215
Dispose of Geotextile Fabric	45	Tons	\$81.00	\$3,645
Remove and Load Culvert from Beneath Access Roads	32	Each	\$448.00	\$14,336
Haul Culvert Removed from Access Roads	10	Tons	\$4.78	\$48
Disposal of Culverts	10	Tons	\$81.00	\$810
Remove Low Water Crossing from Access Roads	1	Each	\$3,400.00	\$3,400
Haul Low Water Crossing Materials Removed from Access Roads	1	Each	\$4.78	\$5
Disposal of Low Water Crossing Materials	1	Each	\$162.00	\$162
Decompact Access Road Corridor	92,680	Linear Feet	\$0.08	\$7,414
Grade Access Road Corridor	92,680	Linear Feet	\$1.56	\$144,581
Erosion and Sediment Control Along Access Roads	69,510	Linear Feet	\$4.18	\$290,552
Topsoil and Revegetation on Removed Access Road Area	51	Acres	\$1,379.40	\$70,349
Subtotal Access Roads				\$7,134,885

Decommissioning and Reclamation Costs

Substation Costs:

- Transformer, Foundation, Structural Metal, and Aggregate Removal
- Material Hauling/Freighting and Disposal or Recycling at facilities
- Reclamation and Earthwork for Substation site

O&M Facility Costs:

- Building, Foundation, Site Improvements, and Aggregate Removal
- Material Hauling and Disposal at landfill
- Reclamation and Earthwork for O&M site

Substation				
Disassembly and Removal of Main Power Transformer(s)	1	Each	\$4,500.00	\$4,500
Freight Transformer(s) Offsite	1	Each	\$560.70	\$561
Disposal of Transformer (Including Oil, Assume Salvage Value)	1	Each	\$0.00	\$0
Excavate Around Transformer Foundation(s)	1	Each	\$1,843.74	\$1,844
Remove Complete Transformer Foundation(s)	1	Each	\$25,198.95	\$25,199
Backfill Excavation Area from Transformer Foundation Removal	1	Each	\$315.17	\$315
Haul Concrete (Transformer, Switch Gear, etc. Foundations)	213	Tons	\$25.34	\$5,397
Disposal of Concrete from Transformer Foundation	213	Tons	\$81.00	\$17,253
Demolish Substation Site Improvements (fences, etc.)	1	Lump Sum	\$3,500.00	\$3,500
Demolish Control Building and Foundation	1	Lump Sum	\$12,000.00	\$12,000
Remove Medium/High Voltage Equipment	1	Lump Sum	\$3,500.00	\$3,500
Remove Structural Steel Substation Frame	1	Lump Sum	\$3,500.00	\$3,500
Haul - Demolition Materials, Removed Equipment & Structural Steel	1	Lump Sum	\$1,246.00	\$1,246
Disposal of Demolition Materials, Removed Equipment and Structural Steel (Salvage)	1	Lump Sum	\$0.00	\$0
Remove and Load Gravel Surfacing from Substation Site	807	Cubic Yards	\$2.85	\$2,300
Haul Gravel Removed from Substation Site	1,307	Tons	\$25.34	\$33,119
Disposal of Gravel from Substation Site	1,307	Tons	\$81.00	\$105,867
Decompact Substation Site	1.0	Acre	\$222.97	\$223
Grade Substation Site	1.0	Acre	\$4,240.48	\$4,240
Erosion and Sediment Control at Substation Site	626	Linear Feet	\$4.18	\$2,617
Topsoil and Revegetation at Substation Site	1.0	Acre	\$1,379.40	\$1,379
Subtotal Substation				\$228,561
O&M Building				
Demolish O&M Building and Foundation	1	Lump Sum	\$5,000.00	\$5,000
Demolish O&M Site Improvements (fences, etc.)	1	Lump Sum	\$3,000.00	\$3,000
Haul Concrete (O&M Building Foundation)	613	Ton	\$25.34	\$15,533
Crush Concrete	613	Ton	\$28.00	\$17,164.00
Disposal of Concrete from O&M Building Foundation	613	Ton	\$81.00	\$49,653
Cap and Abandon Well	1	Lump Sum	\$1,000.00	\$1,000
Remove & Restore Septic and Drainfield area	1	Lump Sum	\$3,000.00	\$3,000
Disposal of O&M Building Demolition and Removed Site Improvements	1	Lump Sum	\$2,500.00	\$2,500
Remove and Load Gravel Surfacing of O&M Site	4,033	Cubic Yards	\$2.85	\$11,494
Haul Gravel Removed from O&M Site	4,033	Cubic Yards	\$25.34	\$102,196
Disposal of Gravel from O&M Site	4,033	Cubic Yards	\$81.00	\$326,673
Decompact O&M Building Site	5.0	Acre	\$222.97	\$1,115
Grade O&M Building Site	5.0	Acre	\$4,240.48	\$21,202
Erosion and Sediment Control at O&M Building Site	1,400	Linear Feet	\$4.18	\$5,852
Topsoil and Revegetation at O&M Building Site	5.0	Acres	\$1,379.40	\$6,897
Subtotal O&M Building				\$572,280

Salvage

Salvage values for recyclable materials are reflected in current prices

Deconstruction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent

Salvage/Recycle				
Turbine Towers (Structural Steel)	16,930	Tons	\$225.00	\$3,809,250
Turbine Nacelles (Structural Steel)	3,694	Tons	\$225.00	\$831,150
ADLS and LiDAR Towers (Structural Steel)	7.6	Tons	\$225.00	\$1,710
Substation (Structural Steel)	10	Tons	\$225.00	\$2,250
Turbine Generators	1,217,369	Pounds	\$0.33	\$401,732
Aluminum Electrical Conductor (Supported)	7,600	Pounds	\$0.81	\$6,156
Transformers (copper windings)	9,000	Pounds	\$0.32	\$2,903
Transformers (oil)	15,000	Gallons	\$0.70	\$10,500
Subtotal Salvage				\$5,065,650

Westwood

Coles Wind

Project Construction



Construction Project Management

Adam Carlson - Senior Project Manager

- Hometown: Paxton, IL. Current residence: Midlothian, VA
- Undergraduate degree: Mathematics from United States Naval Academy
- Graduate Degree: Systems Engineering from University of Virginia
- Served 8 years active duty in the Navy as a nuclear Submarine Officer
- Project Manager for construction of 3 Illinois projects



Carlson Centennial Farm - 2021



Construction Process

Anticipated Order of Construction:

- Engineering and design
- Public road improvements
- Foundation work
- Electrical system
- Turbine installation
- Turbine testing and inspections



Public Road Upgrades

- Coles County will benefit from improved public roads
- County and Township road improvements are not paid by taxpayers



Construction Best Practices

1) Topsoil Preservation

- Topsoil will be stripped at laydown yard, substation, O&M building, and turbine sites
- Topsoil will be preserved (per our lease agreements and AIMA) throughout construction and then restored to its original site



Construction Best Practices

2) Dust Control

- Dust control and public road maintenance is a priority throughout construction
- Multiple water trucks and road graders will be on site every day



Construction Best Practices

3) Drain Tile Repairs

- a) During installation of the collection system, drain tiles will be trenched through (not ploughed)
- b) Drain tile "strikes" are repaired within 1 business day, and all "strike" locations will be documented with GPS coordinates for future reference



Construction Restoration

Restoration process:

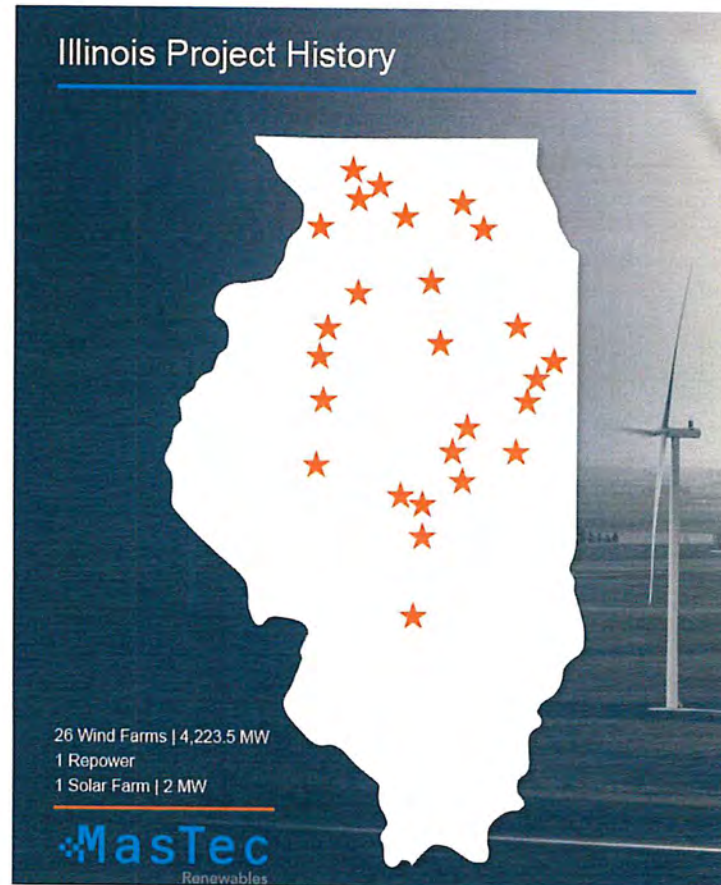
- Temporary road radii will be removed during restoration
- Excess rock from access roads and turbine sites will be reclaimed
- Decompaction of topsoil along crane path
- Commissioning of Aircraft Detection Lighting System (ADLS)



Construction Contractor

- White Construction is a **Union Contractor** that has built 27 wind projects in Illinois
- White Construction is the best choice due to experience in IL and previous projects constructing turbines of same size and output

Construction Contractor



Open Communication during Project Construction

Lines of Communication

- Plan of the Day calls and meetings
- Weekly road-use meetings
- Status of road work distributed via email and Apex website daily

Apex Trailer

- The site team will work from the Apex trailer at the laydown yard



Economic Impact and Property Tax Revenue from the Coles Wind Project

Dr. David G. Loomis
President, Strategic Economic Research, LLC
March 2025



Strategic Economic Research, LLC

Dr. David G. Loomis



Professor Emeritus of Economics, Illinois State University
Co-Founder of the Center for Renewable Energy
President of Strategic Economic Research, LLC

- Over 20 years of experience in the renewable energy field & has performed economic analyses at the county, region, state and national levels for utility-scale wind generation
- 30 peer-reviewed publications
- Bachelor's Degree in Mathematics and Economics
- Master's Degree in Economics
- Ph.D. in Economics, Temple University
- 26 years as Professor of Economics at Illinois State University

Property Tax Revenue

3/18/2025

3

Property Tax Methodology



- **Wind Turbines are taxed separately using a distinct Parcel Identification Number (PIN) and do not affect the agricultural taxes paid by the landowner.**

“Wind energy device owners must pay an Illinois registered land surveyor to prepare a plat that includes the metes and bounds description, including any access route, of the area immediately surrounding the wind energy device over which the owner has exclusive control. This platting requirement is not an official subdivision of the land under the Plat Act (765 ILCS 5/1 et seq.). Wind energy device owners must record the plat and deliver a copy to the CCAO within 60 days of completing construction of the device. The CCAO will then issue a separate parcel number for the property on which the wind energy device is located. The separate parcel number is issued so that the tax bill can be sent to the wind energy device owner when the device is situated on leased ground.”

(Wind Energy Device Valuation- <https://tax.illinois.gov/content/dam/soi/en/web/tax/localgovernments/property/documents/windenergydevicevaluation.pdf>)

Property Tax Methodology



- The SER analysis assumes that the fair cash value of the wind farm is the same as set forth in Public Act 095-0644, \$360,000/MW of nameplate capacity or \$119,988/MW of assessed value in assessment year 2007.
- It is adjusted annually for inflation using the Consumer Price Index for All Urban Communities (CPI-U).
- The trending factor for assessment year 2025 is 1.56

(December 2024 CPI-U was 315.605; December 2006 CPI-U was 201.8, so $315.605/201.8=1.56$)

3/18/2025

Property Tax Methodology

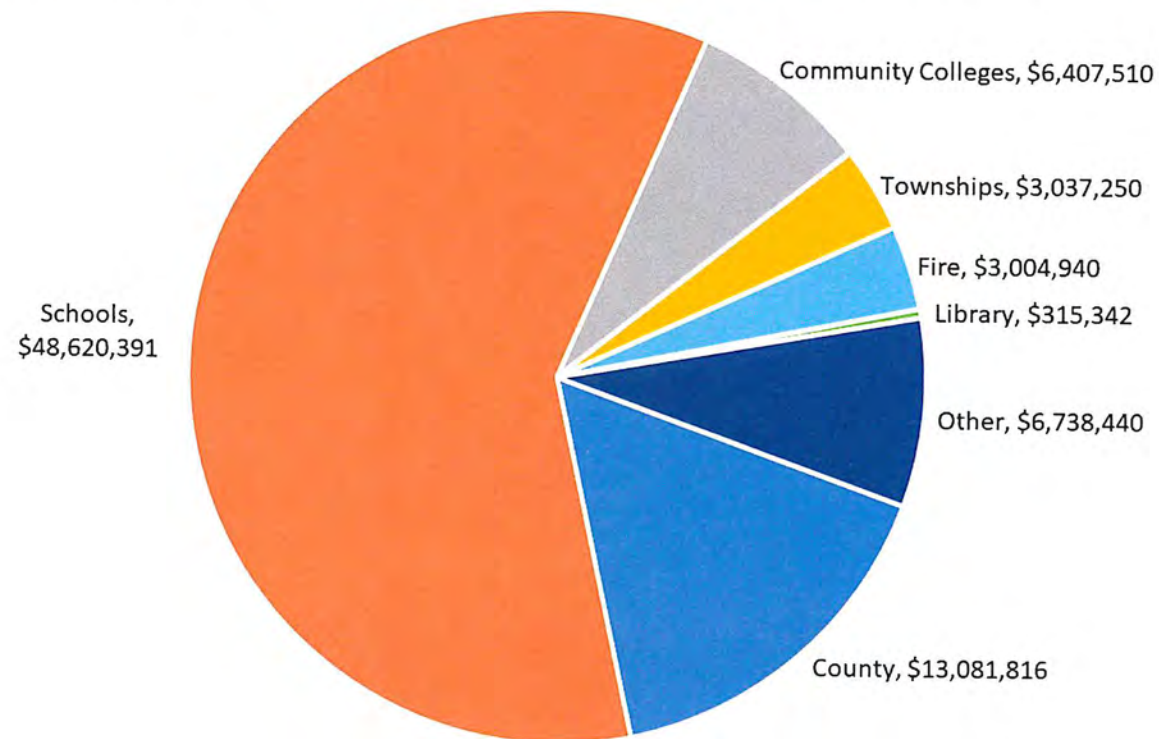


- The tables assume future inflation is constant at 2.33% annually and the depreciation is 4% annually until it reaches the maximum of 70%.
- All tax rates are assumed to stay constant at their 2024 (2023 tax year) rates. (Taxing Districts can raise tax rates.)
- The analysis assumes that the Project is placed in service on January 1st, 2026 at a fair cash value of \$176 million according to Public Act 095-0644.
- It assumes that the Project is decommissioned in 30 years and pays no more taxes after that date.

3/18/2025

Property Tax Methodology

Total Tax Revenue from the Coles Wind Project



Estimated Tax Revenues of the Coles Wind Project



Table 4. – Total Tax Revenue from the Coles Wind Project

Tax Year	Taxable Value of Wind Farm	Total Taxes Paid
2026	\$54,832,689	\$4,017,632
2027	\$51,858,564	\$3,946,793
2028	\$50,992,751	\$3,870,472
2029	\$50,037,796	\$3,788,452
2030	\$48,989,385	\$3,700,508
...		
2055	\$36,640,477	\$2,953,099
TOTAL		\$81,205,690
AVG ANNUAL		\$2,706,856

Estimated Tax Revenues of the Coles Wind Project



Table 7. – Tax Revenue from the Coles Wind Project for School Districts

Tax Year	Arcola CUSD 306	Charleston CUSD 1	Oakland CUSD 5
2024	\$364,622	\$1,721,805	\$319,055
2025	\$358,193	\$1,691,447	\$313,429
2026	\$351,267	\$1,658,738	\$307,368
2027	\$343,823	\$1,623,587	\$300,855
2028	\$335,841	\$1,585,898	\$293,871
...			
2053	\$213,329	\$1,007,376	\$186,669
TOTAL	\$7,369,862	\$34,801,691	\$6,448,838
AVG ANNUAL	\$245,662	\$1,160,056	\$214,961

State-Based School Funding

How Does Coles Wind Affect State Funds?



- Under Evidence-Based Funding, school districts get (1) a base funding minimum and (2) Tier Funding.
- No school district gets less than the amount they received in the previous fiscal year.

School District	Adequacy	Tier	New Money
Arcola CUSD 306	80%	2	\$46,130
Charleston CUSD 1	73%	1	\$880,391
Oakland CUSD 5	89%	2	\$5,958

Economic Impacts of the Coles Wind Project

3/18/2025

12

Economic Impact Methodology



- Uses IMPLAN – leading Economic Development Modeling software
- Landowner Payments – 38% in Coles County; 90% in Illinois
- Direct Impacts – Project Development and Onsite Labor Impacts
- Indirect Impacts – Wind Supply Chain Impacts
- Induced Impacts – Ordinary Household Purchases Due to Earnings

Estimated Benefits of the Coles Wind Project



Table 1. – Total Employment Impact from the Coles Wind Project

	Coles County	State of Illinois
Construction		
Project Development and Onsite Labor Impacts	110	240
Wind Supply Chain Impacts	102	390
Induced Impacts	74	286
<i>New Local Jobs during Construction</i>	286	916
Operations (Annual)		
Onsite Labor Impacts	3.0	6.0
Local Revenue and Supply Chain Impacts	20.4	22.1
Induced Impacts	11.8	28.5
<i>New Local Long-Term Jobs</i>	35.2	56.6

Conclusions



In summary, the Coles Wind Project will support:

- 286 local jobs in Coles County during construction
- 35.2 local long-term jobs in Coles County during the life of the Project
- Over \$48.6 million in total school district revenue over the life of the Project
- Almost \$13 million in property taxes for Coles County over the life of the Project
- Almost \$81.2 million in total property taxes for all taxing districts over the life of the Project

PROPERTY VALUE IMPACT STUDY: WIND FARM PROXIMITY

March 2025

CohnReznick LLP



CohnReznick is an independent
member of Nexia International



Andrew R. Lines, MAI, CRE

Principal

Valuation Advisory Services, CohnReznick LLP
1 S. Wacker Drive, Suite 3550, Chicago, IL 60606

 312-508-5892  andrew.lines@cohnreznick.com

Licenses and Accreditations

- Member of the Appraisal Institute (MAI)
- Counselors of Real Estate (CRE)
- Certified General Real Estate Appraiser in the states of:

- ✓ Illinois
- ✓ Indiana
- ✓ Ohio
- ✓ South Carolina
- ✓ New York
- ✓ New Jersey
- ✓ Kentucky
- ✓ Florida
- ✓ Georgia
- ✓ Michigan
- ✓ District of Columbia
- ✓ Pennsylvania

Professional Affiliations

- Member of the Institute of Real Estate Management (IREM)
- Member of the National Council of Housing Market Analysts (NCHMA)

Education

- Syracuse University - BFA

Impact Studies

- Landfills
- Waste Transfer Stations
- Big Box Retail
- Transmission Lines
- Zoning Overlay Districts
- Truck Terminals
- Wind Farms
- Solar Farms
- Cannabis Dispensaries



METHODOLOGY

I. Academic & Peer-Authored Studies

- Reviewed studies for the last 20 years on Wind Farm Impacts on Adjacent Property Values
- Examined Studies using data from Illinois

II. CR Detailed Studies

- Produced 9 detailed Paired Sales Group studies of existing Wind Facilities
- Studies included 8 Wind Farms in Illinois and 1 in Indiana

III. Assessor Interviews

- Documented interviews with local County Assessors familiar with residential transactions next to Wind Farms in Illinois

IV. Site Specific Report

- Investigated local trends, land values, demographics, soil productivity indices and land uses to contextualize whether the project was designed in a manner that would or would not impact adjacent real estate values

PUBLISHED WIND FARM IMPACT STUDIES- NEGATIVE IMPACT (4)

Summary of Published Studies on the Impact of Wind Farms on Property Values						
	Study Title	Author	Date	Methodology	Location	Impact Found
1	Case Study: Effects of Wind Turbine Facility	Lansink (Canadian Appraiser)	2012	Five sales & re-sales of SFR homes	Melancthon, Ontario (Canada)	Negative Impact
2	Values in the Wind: A Hedonic Analysis of Wind Power Facilities	Heintzelman & Tuttle (Academic)	2011	Hedonic Regression Analysis of 11,369 property sales over 9 years	Clinton, Franklin, and Lewis Counties in New York	Negative Impact (but Mixed)
3	Written Testimony	McCann (US Appraiser)	2010	Compared sale prices of SFR <2 miles (15 home sales) and > 2 miles from turbines (38 home sales).	Near Mendota Hills Wind Farm, Lee County, IL	Negative Impact
4	Wind Turbine Impact Study	Kielisch (US Appraiser)	2009	Compared values of vacant residential lots using regression analysis	Dodge & Fond Du Lac Counties, WI	Negative Impact

"Overall, the results of this study are mixed as regards the effect of wind turbines on property values."
- Martin D. Hientzelman & Carrie M. Tuttle, July 16, 2011

PUBLISHED WIND FARM IMPACT STUDIES- LOW IMPACT (3)

Summary of Published Studies on the Impact of Wind Farms on Property Values						
	Study Title	Author	Date	Methodology	Location	Impact Found
1	The visual effect of wind turbines on property values is small and diminishing in space and time	Guo & Wenz	2024	Hedonic Regression Analysis of 300M home sales from 1997 - 2020	United States	Small Impact (1%); Diminishes over time
2	Commercial wind turbines and residential home values: New evidence from the universe of land-based wind projects in the United States	Brunner, Hoen, et al.	2023	Hedonic Regression Analysis of 500,000 home sales from 2005 - 2020	United States	Small Impact (2%); No impact after 5 years
3	Property value impacts of onshore wind energy in New England: The importance of spatial heterogeneity and temporal dynamics	Dong, Lang, et al.	2023	Hedonic Regression Analysis of 370,000 home sales from 2001 - 2019	Massachusetts and Rhode Island	3 of 4 Regions - No Impact; Negative Impact only within 1km (3,280 Ft)

"Specifically, while an average wind turbine (installed in 2011) has a negative effect on nearby property values, the effect becomes indistinguishable from zero for turbines installed after 2017."

- Guo , Wenz, Auffhammer 2024

"Lastly, we specifically examine the impact of turbines constructed in urban areas. This second contribution is particularly policy-relevant given we find that wind projects built in urban areas (counties with populations greater than 250,000) have negative impacts on property values compared to wind projects built in more rural communities (where we find no impact on property values)."

- Brunner, Hoen, Rand, Scwegman, 2024

"In terms of spatial heterogeneity, we only estimate consistent, negative price impacts in one of the four regions in our study, Cape Cod and Nantucket...we generally find that that price impacts often follow a "U-shaped" pattern, meaning nearby prices start declining in the pre-construction time period, reach a maximum impact shortly after construction completes, and then start rebounding. For areas excluding Cape Cod and Nantucket, price impacts abate to zero relatively quickly"

- Luran Dong, Vasundhara Gaur, Corey Lang, 2023

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Disclaimer: This summary of our conclusions is limited to the intended use, intended users (Apex Clean Energy), and for the purpose of addressing local concerns regarding a wind facility use having a perceived impact on surrounding property values. No part of this report may be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick, LLP.

PUBLISHED WIND FARM IMPACT STUDIES- NO IMPACT (14)

	Study Title	Author	Date	Methodology	Location	Impact Found
1	Wind turbines, amenities, and disamenities: a study of home value impacts in densely populated Massachusetts	Hoen, et al.	2016	Hedonic Regression Analysis	Massachusetts	No Impact
2	Impact of Industrial Wind Turbines on Residential Property Assessment in Ontario	Moore, et al.	2016	Multiple Regression Analysis	Ontario, Canada	No Impact
3	Brookings County 2015 Property Value Survey	Prevailing Winds	2015	Simple observation of increase/decrease in value of proximate and non-proximate properties (Ag & Res)	Brookings County, SD	No Impact
4	A Spatial Hedonic Analysis of the Effects of Wind Energy Facilities on Surrounding Property Values in the United States	Hoen, et al.	2013	Spatial-process difference-in-difference hedonic models	27 Counties in 9 U.S. States	No Impact
5	The Effect of Wind Farms on Residential Property Values in Lee County, Illinois	Carter	2011	Hedonic Regression Analysis on proximate and regional sales data	Lee County, IL	No Impact
6	Wind energy facilities and residential properties: the effect of proximity and view on sales prices	Hoen, et al.	2011	Hedonic Regression Analysis	24 existing wind facilities in the United States	No Impact
7	Wind Energy Study - Effect on Real Estate Values	Canning (MAI)	2010	Multiple Regression Analysis, Paired Sale Analysis	Chatham-Kent, Ontario (Canada)	No Impact
8	Wind farm proximity and property values: a pooled hedonic regression analysis of property values in central Illinois	Hinman	2010	Hedonic Regression Analysis with Difference-in-Difference Estimators	McLean County, IL	No Impact
9	The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis	Hoen, et al.	2009	Hedonic Regression analysis & Repeat Sales Models	24 existing wind facilities in the United States	No Impact
10	A Real Estate Study of the Proposed White Oak Wind Energy Center, McLean & Woodford Counties, Illinois	Poletti	2007	Statistical analysis of homes in close proximity and those not proximate	McLean & Woodford Counties, IL	No Impact
11	Impacts of windmill visibility on property values in Madison County, New York	Hoen	2006	Hedonic Regression Analysis	Madison County, NY	No Impact
12	A Study on the Impact of Windmills on Property Values in Tucker County, West Virginia	Goldman	2006	Qualitative interviews	Tucker County, WV	No Impact
13	Market Impact Analysis	MaRous (MAI)	2005	Matched Pair Analysis and Interviews	Bureau County, IL	No Impact
14	The Effect of Wind Development on Local Property Values	Sterzinger	2003	Linear Regression Analysis	7 U.S. States	No Impact

IMPACT STUDY - METHODOLOGY

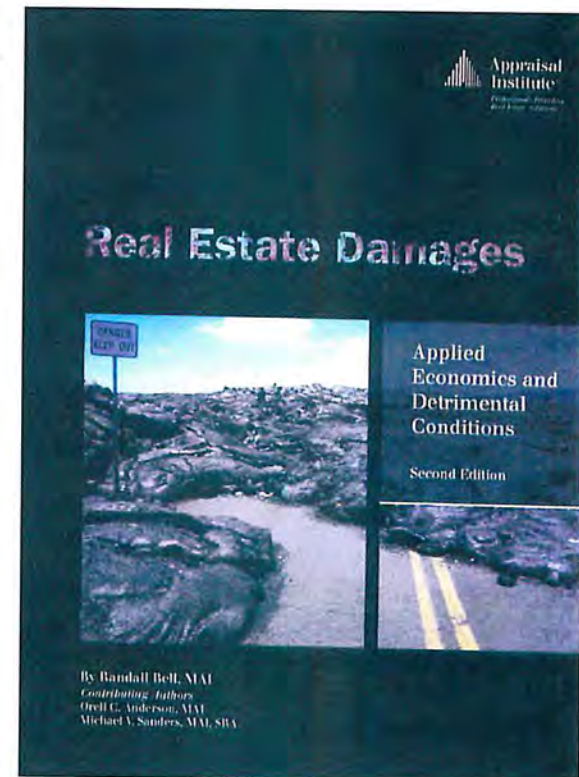
- We have studied a number of established wind facilities across the U.S.
 - Reviewed published studies
 - Interviewed market participants (real estate assessors and real estate brokers)
 - Prepared paired sales analyses to compare potentially impacted properties located in “*Test Areas*” with unimpacted properties called “*Control Areas*.”

Test Areas: A group of sales located adjacent to Existing Wind Farms.

Control Areas: A group of otherwise similar properties not located adjacent to Existing Wind Farms.

- “If a legitimate detrimental condition exists, there will likely be a *measurable and consistent* difference between the two sets of market data; if not, there will likely be no significant difference between the two sets of data.”

-From the Appraisal Institute's textbook, *Real Estate Damages*, page 25





TEST & CONTROL PROPERTY SELECTION CRITERIA

Test Area Sales are:

- In a township or area that contained wind turbines, within close proximity and visibility of a turbine and outside of turbine setbacks, but within two miles of turbines.
- Properties that sold after the construction of the wind farm
- Arm's length transactions
- Not distressed sales (no foreclosures, short sales, bank-owned sales)
- Not participating land owners. Every effort was made to identify potential participating land owners and were excluded from analysis.

Control Area Sales are:

- In a surrounding township or area that did not contain wind turbines, at least 14,725 feet (2.79 miles) from a turbine
- Properties that sold after the construction of the wind farm, and within approximately 18 months of the Test Sale property
- Similar in construction, age, land area, and size to the Test Area Sales
- Arm's length transactions
- Not distressed sales (no foreclosures, short sales, bank-owned sales)

WIND FARM 1: TOP CROP WIND FARM, LIVINGSTON, GRUNDY & LASALLE COUNTIES, IL

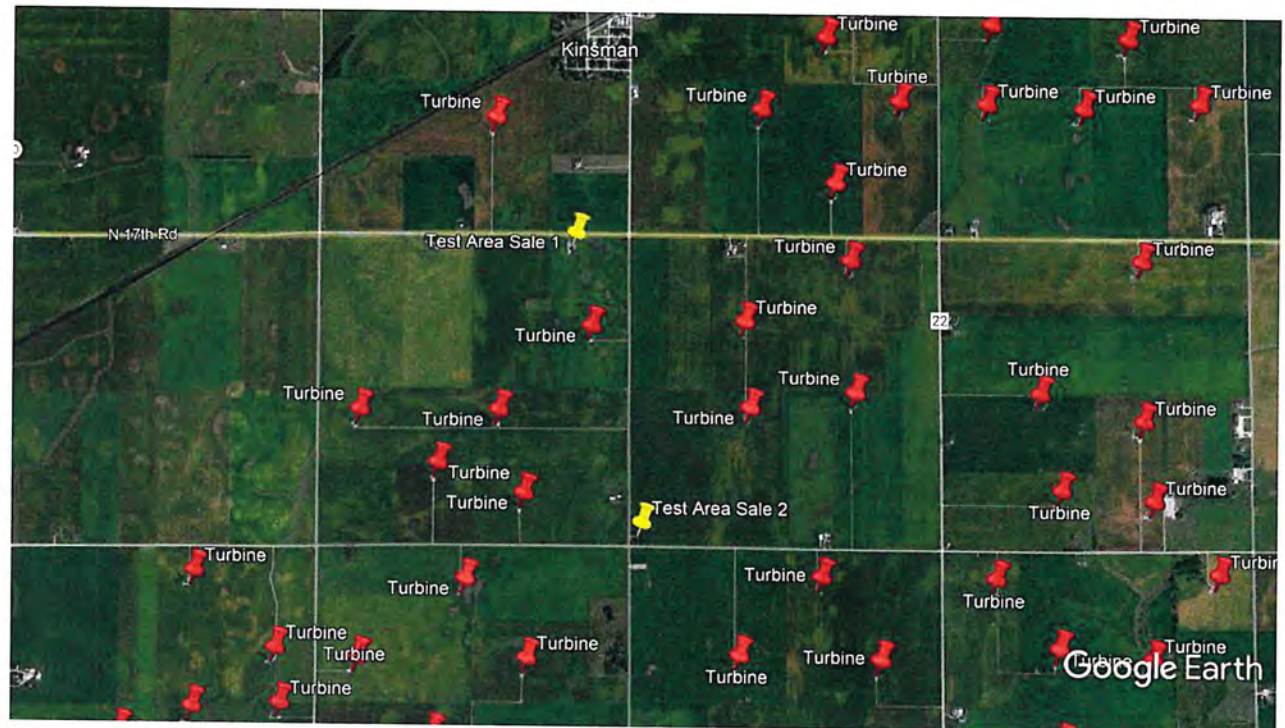
Total Land Size: ±28,000 Acres

Date Project Announced: Unknown

Date Project Completed: August 2009/10

Output: 300 MW AC

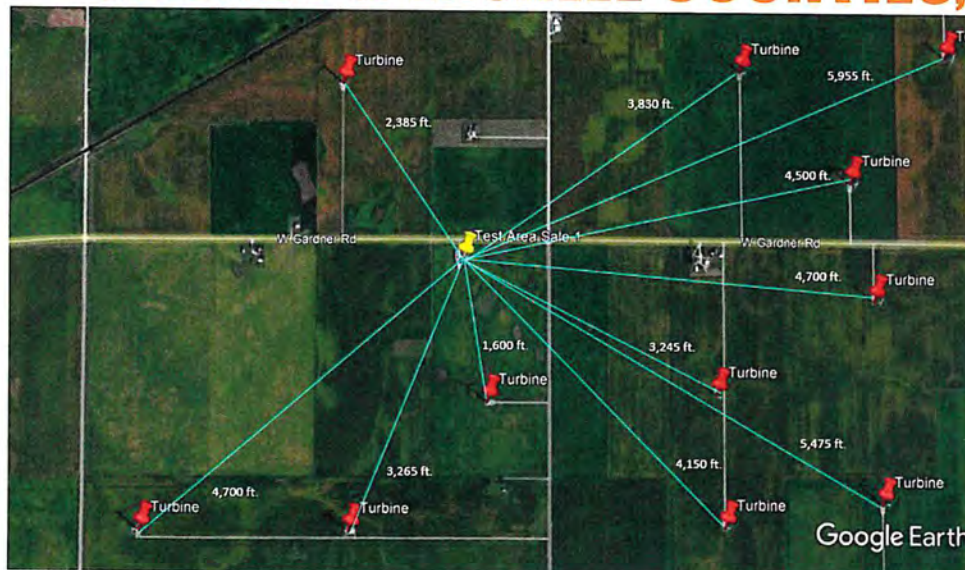
GROUP 1



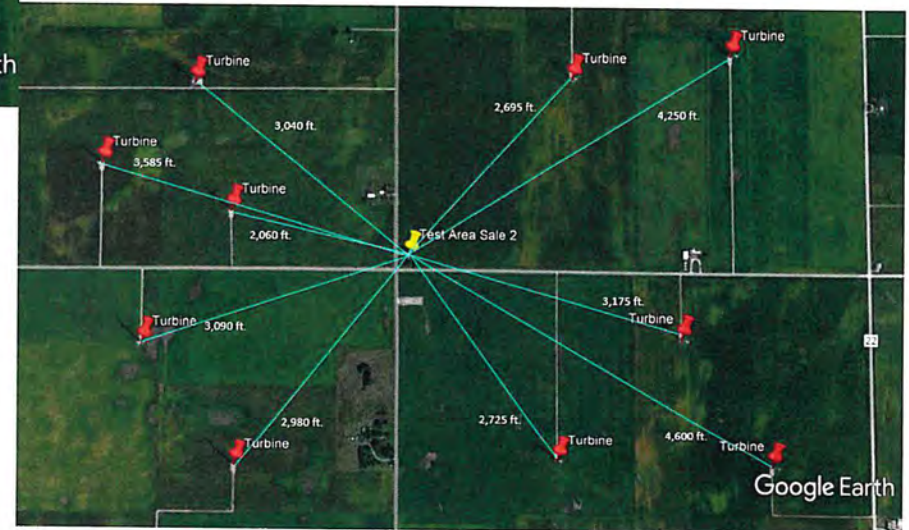
Top Crop Wind Farm - Group 1										
Test Area Sale #	Address	Township	Sale Date	Sale Price	Above Grade SF	Beds	Baths	Year Built	Site Size (AC)	Price/ SF
1	8193 W. Gardner Road	Kinsman	6/4/2019	\$191,000	1,848	3	2.0	1975	1.00	\$103.35
2	7970 S. Kinsman Road	Kinsman	8/24/2022	\$125,000	1,532	3	2.0	1970	1.00	\$81.59

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WIND FARM 1: TOP CROP WIND FARM, LIVINGSTON, GRUNDY & LASALLE COUNTIES, IL



GROUP 1



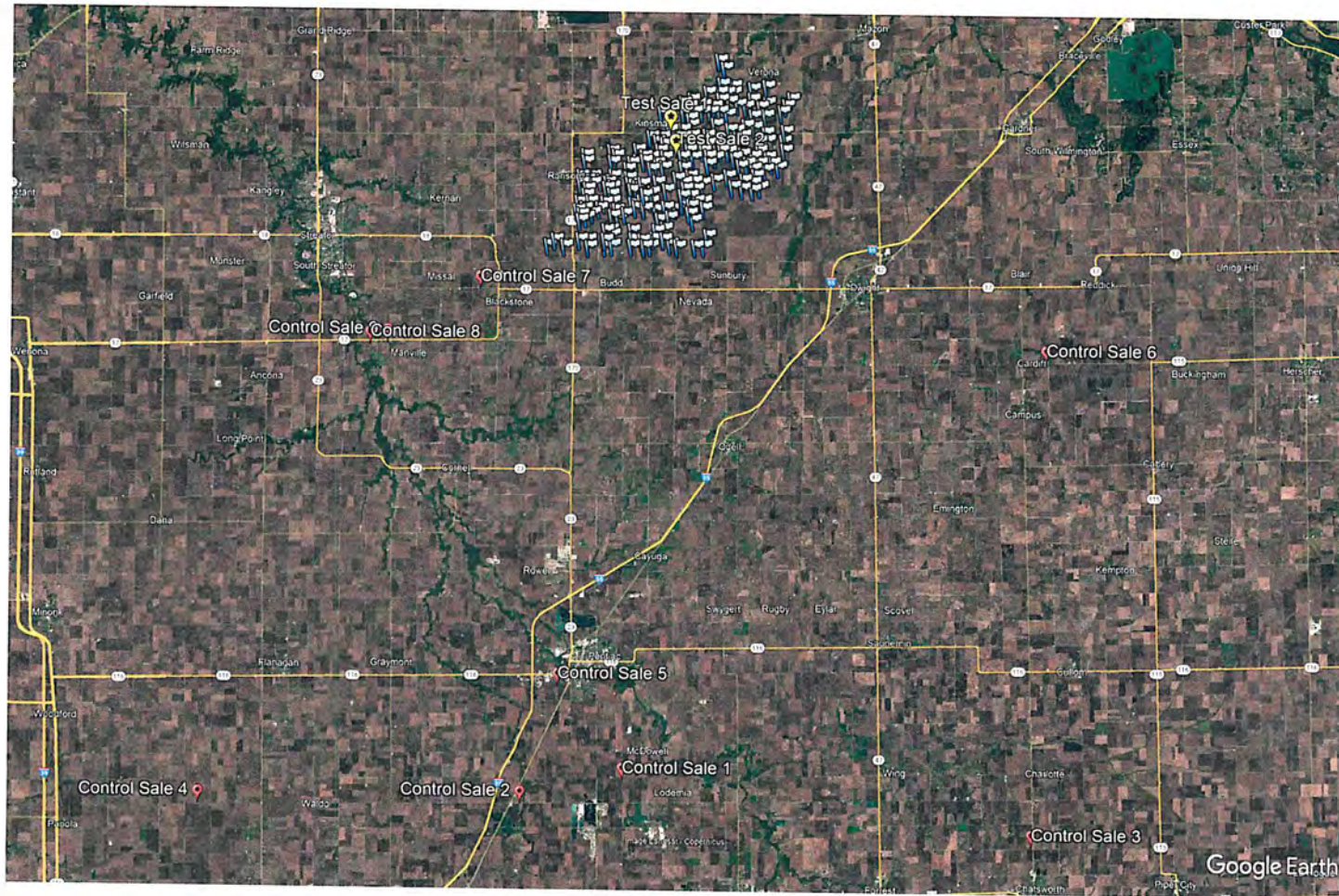
WIND FARM 1: TOP CROP WIND FARM, LIVINGSTON, GRUNDY & LASALLE COUNTIES, IL

GROUP 1

Control Area Sale No.	Address	Township	Sale Price	GLA SF	Type	Bedrooms	Bathrooms	Year Built	Lot Size (AC)	Sale Date	Sale Price/SF	Months	Adjustment	Adjusted Sale Price/SF
G1-1	12959 N. 1700 East Road	Pontiac	\$120,000	1,381	1.5-Story Single Family Home with Unfinished Basement, Detached Garage, and Attic Space	4	1.5	1951	1.50	12/30/2021	\$86.89	-12	-6.1%	\$81.58
G1-2	11977 N. 1300 East Road	Pontiac	\$175,000	1,434	1-Story Single Family Home with Large Detached Garage	3	2.0	1973	0.75	9/28/2021	\$122.04	-8	-4.1%	\$117.06
G1-3	32911 E. 1000 North Road	Chatsworth	\$165,000	1,363	1-Story Single Family Home with Unfinished Basement and Attached Garage	3	1.0	1968	1.02	5/7/2021	\$121.06	-4	0.0%	\$121.06
G1-4	483 E. 1200 North Road	Gridley	\$165,500	1,935	1-Story Single Family Home with Partially Finished Basement and Attached Garage	3	2.0	1958	2.47	6/27/2018	\$85.53	31	0.0%	\$85.53
G1-5	1205 Countryside Lane	Pontiac	\$200,000	1,896	1-Story Single Family Home with Attached Garage, Workshop and Shed	3	2.0	1982	1.59	9/27/2019	\$105.49	16	8.2%	\$114.09
G1-6	33986 E. 2900 North Road	Dwight	\$212,500	1,799	1-Story Single Family Home with Unfinished Basement and Attached Garage	3	2.5	1977	0.98	8/1/2022	\$118.12	-19	-9.7%	\$106.68
G1-7	11390 E. 3200 North Road	Blackstone	\$167,000	1,846	1.5-Story Single Family Home with Unfinished Basement, and Attached Garage	4	3.0	1973	2.00	10/18/2018	\$90.47	27	0.0%	\$90.47
G1-8	29876 N. 700 East Road	Cornell	\$140,000	1,748	1-Story Single Family Home with Unfinished Basement, Attached Garage, and Farm Structure	3	1.5	1972	0.68	4/30/2019	\$80.09	20	0.0%	\$80.09
G1-9	7748 E. 3000 North Road 32	Cornell	\$130,000	2,074	1.5-Story Single Family Home with Attached Garage and Farm Structure	3	2.5	1953	0.86	10/16/2019	\$62.68	15	7.6%	\$67.47

WIND FARM 1: TOP CROP WIND FARM, LIVINGSTON, GRUNDY & LASALLE COUNTIES, IL

GROUP 1



WIND FARM 1: TOP CROP WIND FARM, LIVINGSTON, GRUNDY & LASALLE COUNTIES, IL

GROUP 1

CohnReznick Paired Sale Analysis Top Crop Wind Farm - Group 1		
No. of Sales	Potentially Impacted by Wind Farm	Adjusted Median Price Per SF
Test Area Sale (2)	Adjoining wind farm	\$92.47
Control Area Sales (9)	No: Not adjoining wind farm	\$90.47
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		2.22%

Top Crop Wind Farm - Group 1				
	Gross Finished Living Area (SF)	Land Size (AC)	Year Built	Beds / Baths
Test Area Sale	1,532 - 1,848	1.00	1970 - 1975	3 / 2
Control Area Sales (Range)	1,363 - 2,074	0.68 - 2.47	1951 - 1982	3 - 4 / 1-3

The days on market for the Test Area Sales was 69 days, while the median days on market for the Control Area sales was 62 days (ranging from 22 to 342 days)

WIND FARM IMPACT STUDY CONCLUSIONS

CohnReznick's research has indicated there has been no quantifiable and consistent detrimental impact measured on the Test Area properties, with regard to such market elements as:

- Range of sale prices
- Variance in unit sale prices
- Time on market
- Rate of Appreciation
- New Development

CohnReznick - Existing Wind Farms Studied							
Wind Farm #	Wind Farm	Date Placed in Service	County, State	Approximate Project Area (Acres)	MW AC	Turbine Rated Capacity	Turbines
1	Top Crop Wind Farm	Aug-10	Livingston, Grundy & LaSalle Counties, IL	28,000	300.0	1.5 MW	200
2	Pilot Hill Wind Farm	Aug-15	Kankakee and Iroquois Counties, IL	15,000	175.0	1.7 MW	103
3	Kelly Creek Wind Project	Dec-16	Kankakee and Ford Counties, IL	20,000	184.0	2.0 MW	92
4	Camp Grove Wind Farm	Dec-07	Marshall and Stark Counties, IL	14,000	150.0	1.5 MW	100
5	Lee-DeKalb Wind Energy Center	Dec-09	DeKalb and Lee Counties, IL	22,000	217.5	1.5 MW	145
6	White Oak Wind Energy Center	Jun-11	McLean County, IL	11,000	150.0	1.5 MW	100
7	Rail Splitter Wind Farm	Aug-09	Tazewell & Logan Counties, IL	11,000	100.5	1.5 MW	67
8	Bright Stalk Wind Farm	Dec-19	McClellan County, IL	18,000	205.2	3.6 MW	57
9	Headwaters II Wind Farm	Jun-21	Randolph County, IN	19,000	200.0	3.6 MW - 4.2 MW	49

Nine different farms were studied in 21 groups indicating a median variance of +2.06%; 35 test subjects were compared with 193 control sales.



MARKET COMMENTARY

Shelly Renken, Supervisor of Assessments in Livingston County, IL (Minonk wind farm and Streator Cayuga Ridge South):

- Reported that the potential impact on home values are always a concern of some people.
- **“But there's no documentation that shows that's happening, that values have gone down or up as a result of being near a wind farm.”**

Renee Johnson, Stark County Illinois Tax Assessor:

- **“Could not see a difference in home prices between current values and before wind farm was built.”**
- No complaints from residents after construction
- New homes constructed in 2012 and in 2018 next to existing wind turbines

Bridget Nodurft, Chief Deputy of the Supervisor of Assessments Office in DeKalb County, Illinois:

- Reported **“being near the turbines did not cause harm to values.”**

Wendy Ryerson, Chief County Assessment Officer in Lee County, Illinois (Mendota Hills wind farm):

- Reported **“has not noticed any difference in values of homes that are near wind turbines.”**

Tracey Vinavich, Assessor in Henry County, IL:

- “There have been no changes in values because of the wind farms that have been developed.”

Christine Andersen, Coordinator in Assessor's office in Bureau County, IL:

- **“[They] have never received any complaints about potential changes in home values, before or after any of the wind farms were built.”**



CONCLUSION

Based upon our examination, research, and analyses of the existing wind farm uses, including multiple peer-reviewed studies from other experts, we have concluded that **no consistent negative impact has occurred to adjacent property values that could be attributed to proximity to the adjacent wind farm**, based on:

- Data analyzed in 8 Illinois Wind Farm Projects & 1 in Indiana
- Data analyzed in Iowa, Wisconsin, Colorado, New York, and Washington
- Marketing Time Analysis
- Annual Appreciation Rate Studies
- Total Published Studies on National Data Reviewed (19 studies)
- Published Studies on Illinois Data (5 studies)
- Interviews of Real Estate Assessors & Brokers

Coles Wind – Safety



Jason Conley, CSP - Director of Health and Safety

Education & Certification

- Occupational Safety & Health - B.S.
 - Southeastern Oklahoma State University
- CSP Certification from the Board of Certified Safety Professionals

Background/ Experience

- Oil & Gas Industry - 9 years
 - Drilling Operations, Well Completions, Offshore Operations
- Renewable Energy Industry - 8 years
 - Construction & Operations



Safety - Core Value at Apex Clean Energy

Safety is not a part of the business at Apex, Safety is how we do business.

We strive to cultivate a culture of safety throughout the company, as well as within the communities we operate in and prioritize safety in every initiative.

Our success is built on an unwavering commitment to safety and meaningful partnerships with our communities.

Coordination & Collaboration

- Met with agencies and fire districts
 - Provided an overview of the Emergency Response Plan
-
- | | |
|-------------------------|-------------------------------------|
| ➤ Cooks Mills FPD | ➤ Coles County Emergency Management |
| ➤ Humbolt FPD | |
| ➤ Lincoln FPD | ➤ Coles County Sheriff's Department |
| ➤ Oakland Community FPD | ➤ Seven Hickory Township |
| ➤ Ashmore FPD | ➤ Hindsboro |

Safety Training & Orientation

- Wind farm personnel respond to all tower emergencies
- The wind project does not create barriers to responding to any emergency
- Site-specific orientation and drills with local emergency responders before and during operations



Safe Design: Layout and Turbine Design



- **Public Safety Aspects**
 - Visible signage concerning voltage
 - 24/7 emergency contact information
 - Access road to each turbine labeled
 - Security locks
 - 2 methods of ice detection
- **Redundant mechanical and electrical safety systems, including:**
 - Over-temp sensors
 - Excessive voltage sensors
 - Vibration/imbalance sensors

Safe Operations at the Project

Overview

- Full-time operations and maintenance staff
- At least one local staff is always on call during non-business hours for emergencies

On-Site Staff Responsibilities

- Daily visual inspections
- Turbine maintenance as needed
- Investigate abnormalities (as warranted)

Safe Operations at Coles Wind means

- Training, Coordination, Monitoring



Remote Operations Control Center

Apex Remote Operations Control Center (ROCC):

- Located in a secure facility in Charlottesville, VA
- 24/7/365 - Equipment Monitoring
- Highly skilled operators
- Veterans





**Safety is not part of the business at Apex,
Safety is how we do business**



Coles Wind - Environmental



Goni Iskali- Director of Environmental

Education

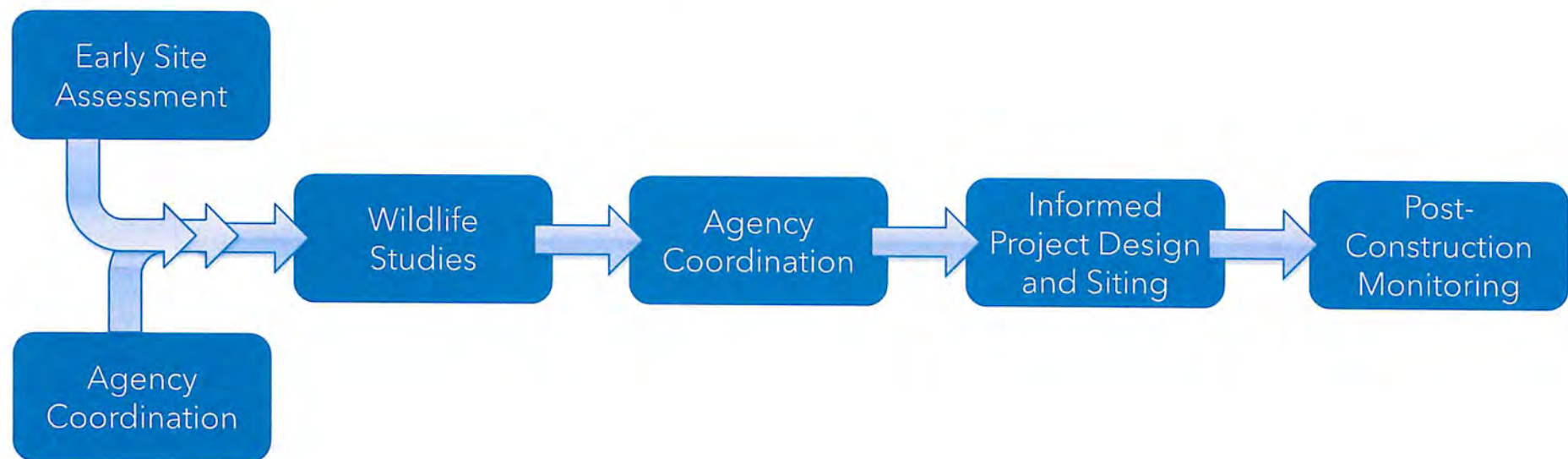
- Bachelor of Science in Integrative Biology from the University of Illinois in Urbana-Champaign
- Master of Science in Biology from Texas State University

Background/Experience

- Wildlife biologist with 18+ years of experience with a focus on bats
- 14 years of energy industry experience
- Environmental lead on 10+ energy projects in Illinois

Environmental Roadmap

Coordinate, Avoid, and Minimize



Agency Coordination and Collaboration

Coordination	Dates
Submitted Project for Review to State Agency	January 2019
Submitted Project for Review to Federal Agency	September 2020
Initial meeting with State and Federal Agencies	October 2020
Met with State Agency	February 2022
Met with Federal Agency (no further recommendations)	June 2022
Received final sign off from State Agency	December 2024

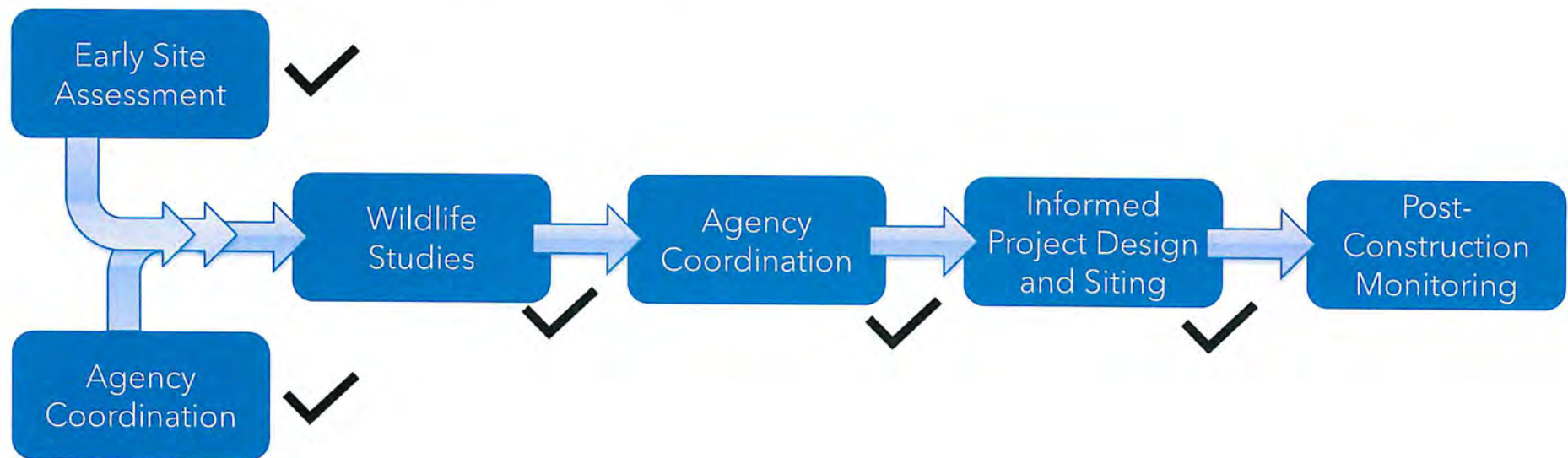
***Coles Wind followed all state and federal agency recommendations regarding studies, setbacks, and minimization/avoidance strategies.**

Wildlife and Habitat Studies

Survey	Dates
Avian Use - Year 1	June 2020 - May 2021
Avian Use - Year 2	June 2021 - May 2022
Habitat Assessment for Upland Sandpiper	September 2022
Indiana, Northern Long-Eared, and Tricolored Bats Habitat Assessment	March 2024
Raptor Nest Survey	March 2021
Raptor Nest Survey	March 2023

Environmental Roadmap

Coordinate, Avoid, and Minimize



Coles Wind – Conclusions and Future Work

Coordinate, Avoid, and Minimize

- Coles Wind completed multiple years of wildlife studies and shared the results of those studies with state and federal agencies.
- Coles Wind has designed the Project to protect natural resources and follow agency setback and other recommendations.
- Coles Wind will continue to do studies during the operation of the Project.
- Coles Wind will continue to collaborate with USFWS and IDNR, and any data collected during post-construction monitoring will be shared with the agencies.