

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

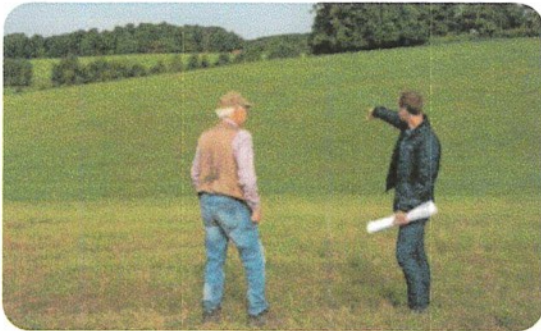
Graduate degree: Environmental Studies - College of Charleston

- 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



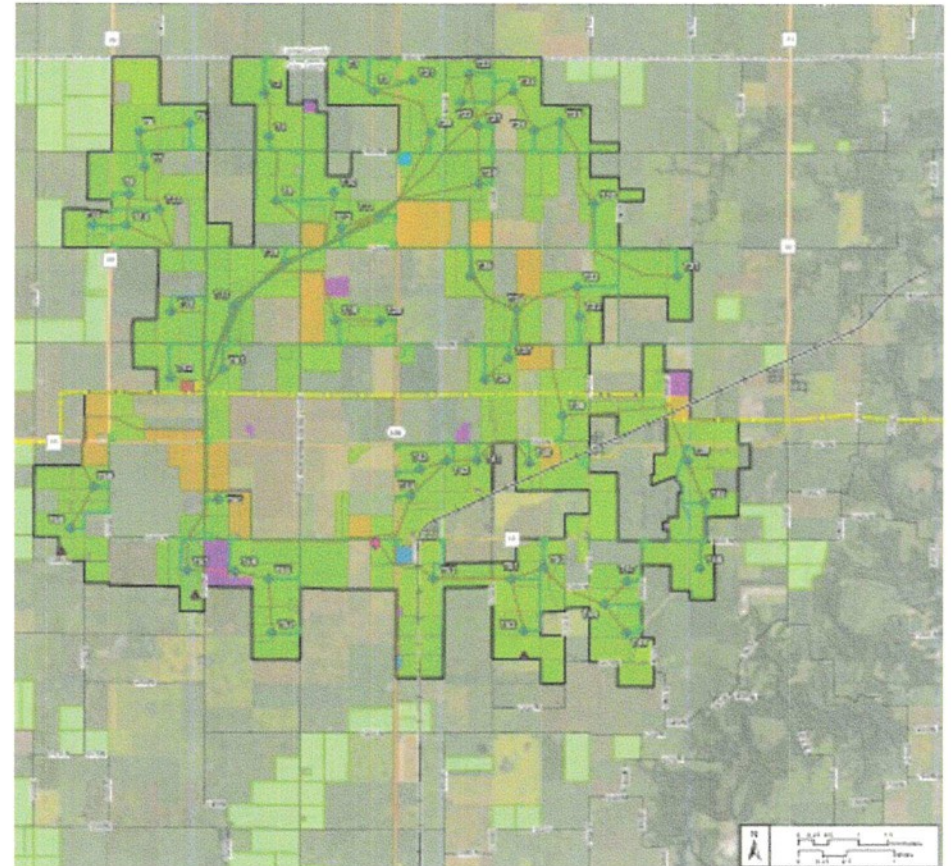
Community Engagement

- 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



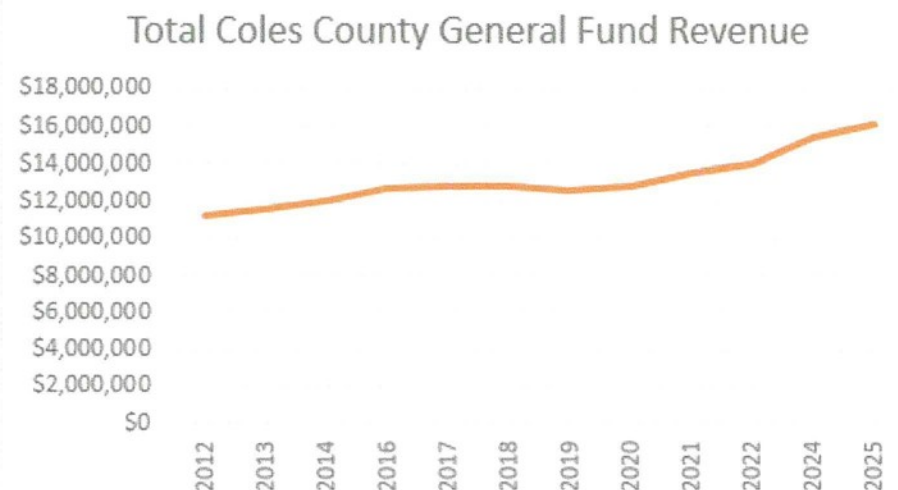
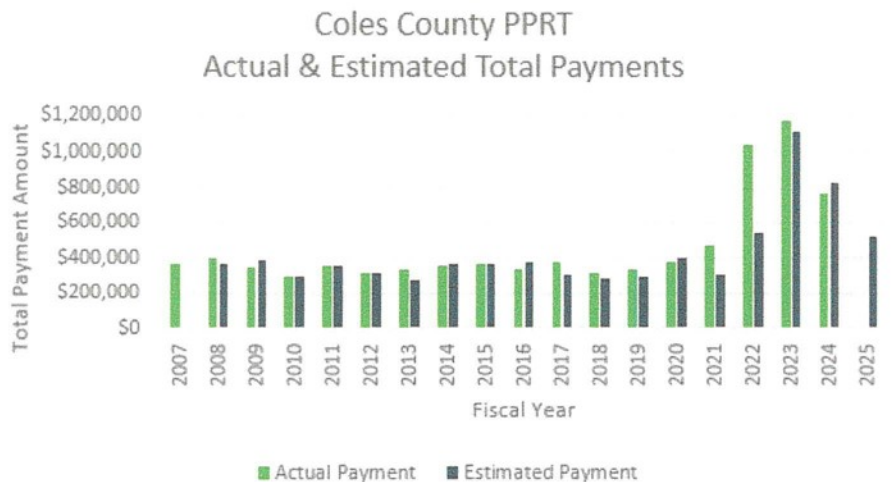
Coles Wind

- 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



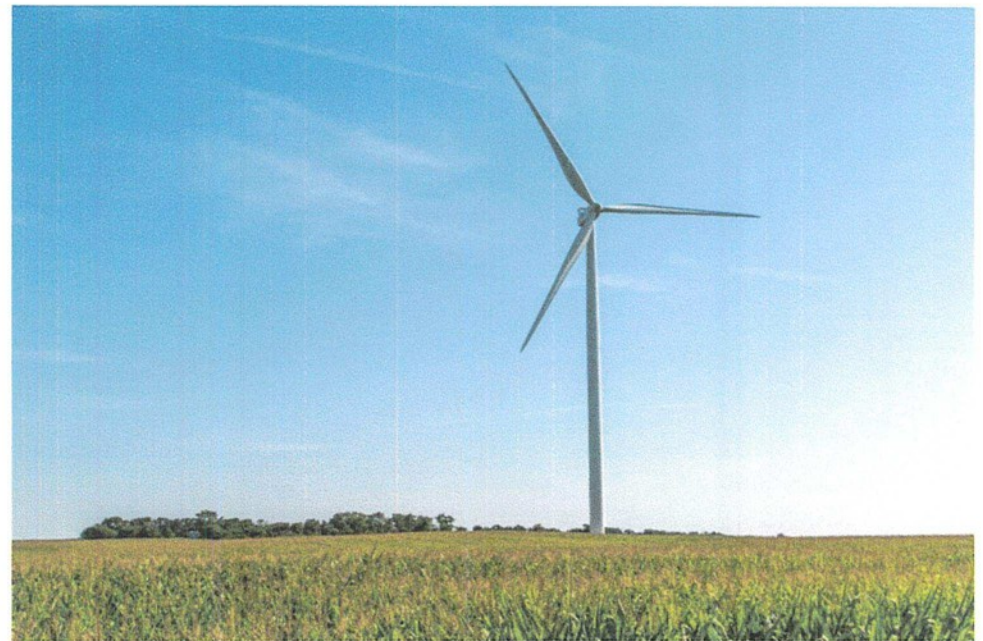
Coles County Economics

- 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

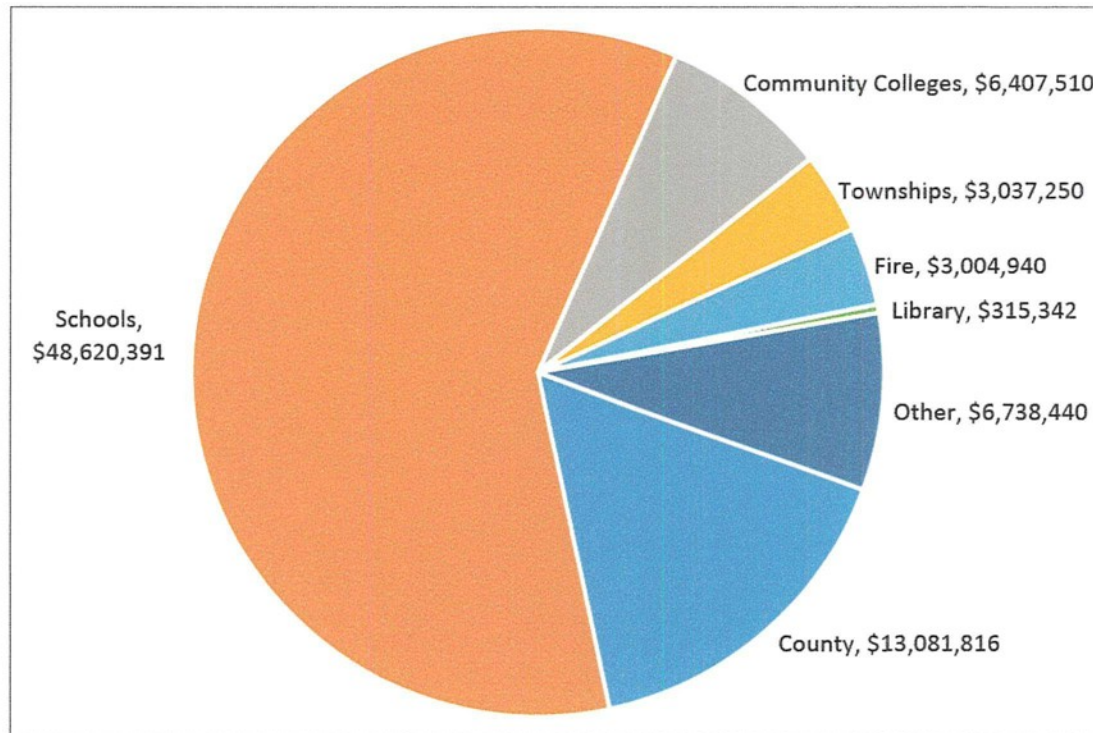


Opportunity for Coles County

- 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