CLEAR MOUNTAIN
ENERGY CENTER

November
2023

Clear Mountain Energy Center Overview

Drew Pierson, Senior Development Manager

Agenda

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Introductions, Solar Basics, & Ohio

Holistic Solar Framework

Clear Mountain Energy Center Overview

Technical Considerations

OPSB Process
Ways to Get Involved

Poll Question #1

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Which of the following local issues are most important to you:

1. Education
2. Public safety and first responders
3. Economic growth and jobs
4. Roads and infrastructure
5. Agricultural productivity
6. Maintaining the current landscape
7. None of these

About Savion

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Savion, a Shell Group portfolio company operating on a stand-alone basis, is an industry-leading solar and energy storage organization built on a foundation of specialized experience and mastery in the craft of development.

With a growing portfolio of more than 36.5 GW, Savion is currently one of the country's largest and most technologically advanced utility-scale solar and energy storage project development companies.

Savion's diverse team provides comprehensive services at each phase of renewable energy project development, from conception through construction. Savion is committed to helping decarbonize the energy grid by replacing electric power generation with renewable sources and delivering cost-competitive electricity to the marketplace.

About Us

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Founded in 2019, the Savion team is comprised of utility-scale solar and energy storage development experts.

U.S. based company headquartered in Kansas City, MO, with projects in various phases across 33 states.

Over 190 employees providing comprehensive services at each phase of renewable energy project development.

Projects Portfolio

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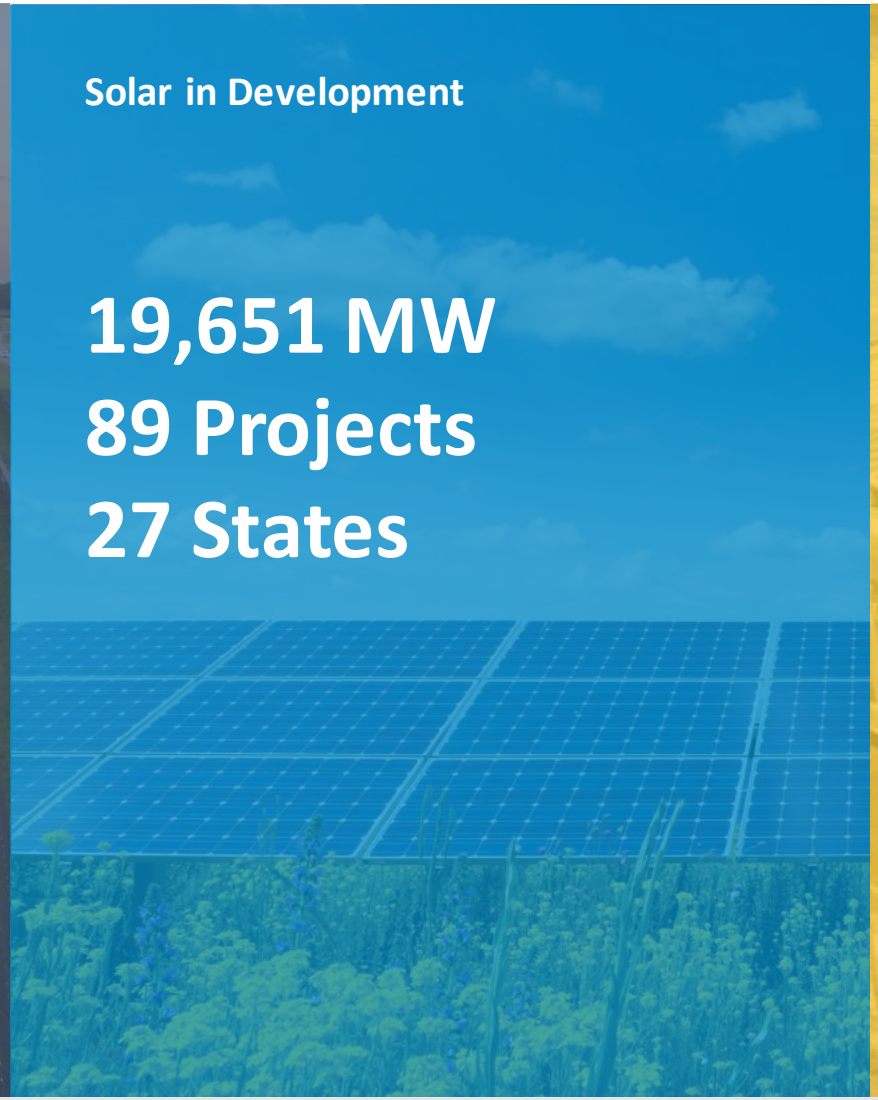
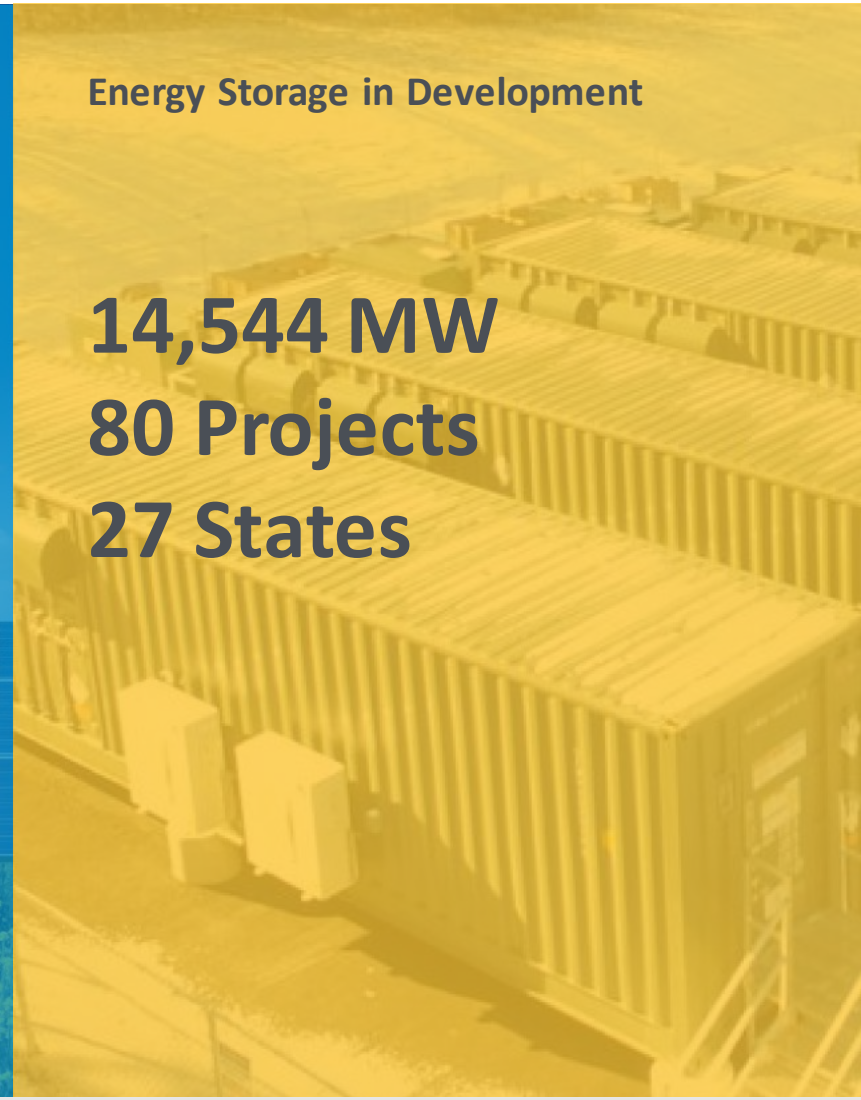
Solar and Energy Storage in Operation/Under Construction/Contracted

2,658 MW
33 Projects
13 States



Solar in Development

19,651 MW
89 Projects
27 States



Energy Storage in Development

14,544 MW
80 Projects
27 States

About Drew

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- Savion's newly hired Senior Manager of Development, Drew will be leading efforts to bring Clear Mountain Solar to fruition. Born and raised in Akron, he is based out of Cleveland.
- Over ten years of end-to-end solar project development experience in community-, utility-, and Agrivoltaic solar in Midwest, New England, and Mid-Atlantic.
- Previously served as Head of Sustainability at BlueWave, where he led the company's agrivoltaic and dual-use solar business strategy in multiple states, including the development of flagship Agrivoltaic projects across wide variety of farm plans. Also led project development for several utility-scale solar projects in Northwest Ohio with ConnectGEN (Houston, TX).
- Masters in City Planning from MIT, undergraduate in Geography from Ohio University; educational background and diverse range of interests spanning rural / urban / agricultural planning, energy infrastructure, ecology, real estate, and community development.

How Solar Energy Works

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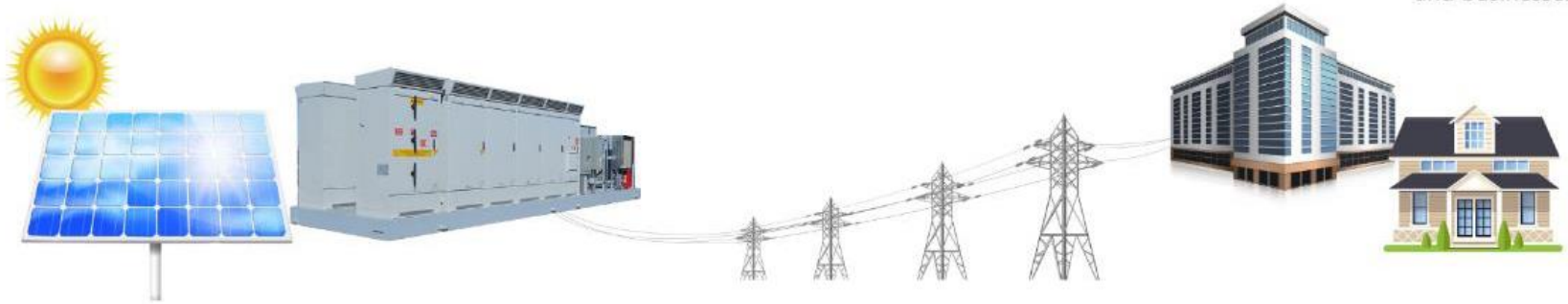
Photovoltaic Panels convert sunlight into electricity → The invertor converts the DC electricity to the AC → Electricity is distributed on the electrical grid → The grid provides clean energy to our homes and businesses



MARKET DRIVERS

Fossil Fuels	Declining Solar Costs	Demand	Consumer Demand
Price uncertainty, volatile pricing, retirement of coal facilities, cleaner emission standards, carbon tax	Quickly declining solar costs due to manufacturing efficiencies, increases in solar panel efficiencies, more experienced workforce	Large demand to buy solar from Utilities, Municipalities and Corporations	Local economic development, price certainty (30 years), lower emissions, clean energy, innovative technologies, renewable

Why Solar Power?

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Cost-Effective

Solar power is not only cost-competitive with conventional electric generation—it hedges against fluctuating fuel and transportation cost risks.

Reliable

Solar photovoltaic systems demonstrate high availability levels and provide reliable power during peak electrical demand periods.

Sustainable

Solar photovoltaic systems produce sustainable, clean electricity, which significantly reduces atmospheric emissions.

Creates Grid Diversification

Solar power provides additional diversification to the nation's electric generation mix and increases stability and security of the electric grid.

Produces Positive Economic Impacts

Solar power electric generation contributes to the economic revitalization of local communities through increases to the local tax base, creating an influx of new funding to local schools, and dollars for the local community during the construction process.

Local Solar Economic Benefits

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Solar power facilities provide positive impacts to the local economy

- Increased tax revenues to local governments
- New job creation
- Landowner royalties

- Do not take away from local municipal resources used to support public infrastructure (schools or emergency services)
- A true silent revenue generator that benefits the entire community over several decades

- Lease agreements create steady, reliable income
- A means for diversifying landowners' cash flow
- Long-term certainty of payments for host landowners

Solar in Ohio

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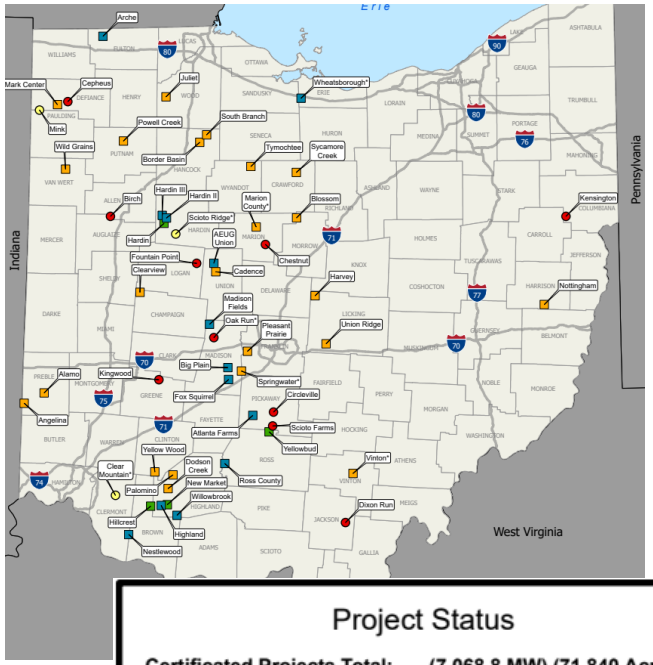
Availability of land, infrastructure, customers

Demand for affordable, reliable, renewable energy

Manufacturing, workforce legacy



Project Status

Certificated Projects Total:	**(7,068.8 MW) (71,840 Acres)**
Operational	(724 MW) (6,352 Acres)
Under Construction	(2,829.6 MW) (28,158 Acres)
Preconstruction	(3,515.2 MW) (37,330 Acres)
Non-Certificated Projects Total:	**(2,548.2 MW) (23,451 Acres)**
Pending	(2,146.0 MW) (19,706 Acres)
Pre-Application	(402.2 MW) (3,745 Acres)

SOPEC
Sustainable Ohio Public Energy Council

Ohio will soon be home to the largest solar factory complex outside of China

Intel to use renewable energy credits to achieve sustainability pledge for Ohio fabs

Patrick Cooley The Columbus Dispatch

Published 5:37 a.m. ET Feb. 23, 2022 | **Updated 11:58 a.m. ET March 24, 2022**

A rendering of two Intel computer chip factories that are scheduled to open by 2025. *Intel*

Savion completes 2.6GWdc thin film module deal with First Solar

First Solar.

Ohio: 22 clean energy investment manufacturing announcements totaling over $9 billion since 2020 (DOE)

Intel Announces Next US Site with Landmark Investment in Ohio

Holistic Solar Framework

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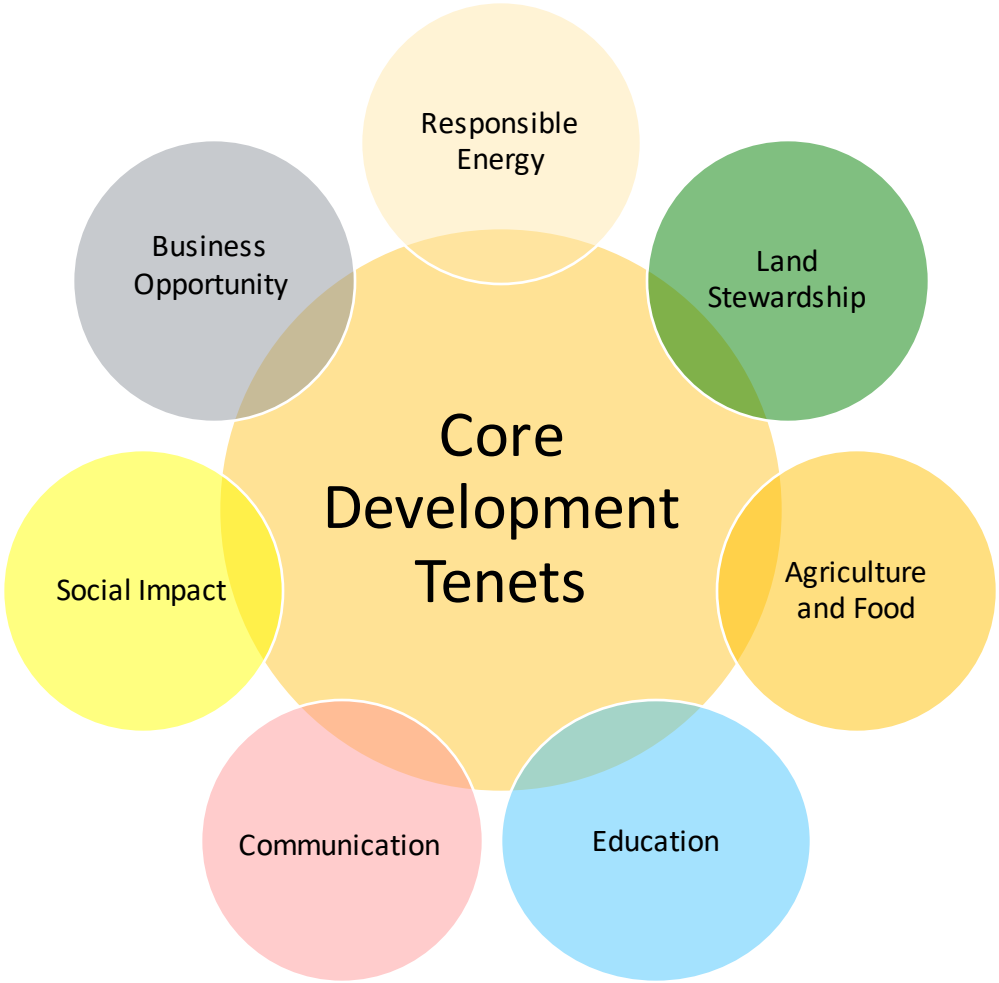

Holistic Solar Framework

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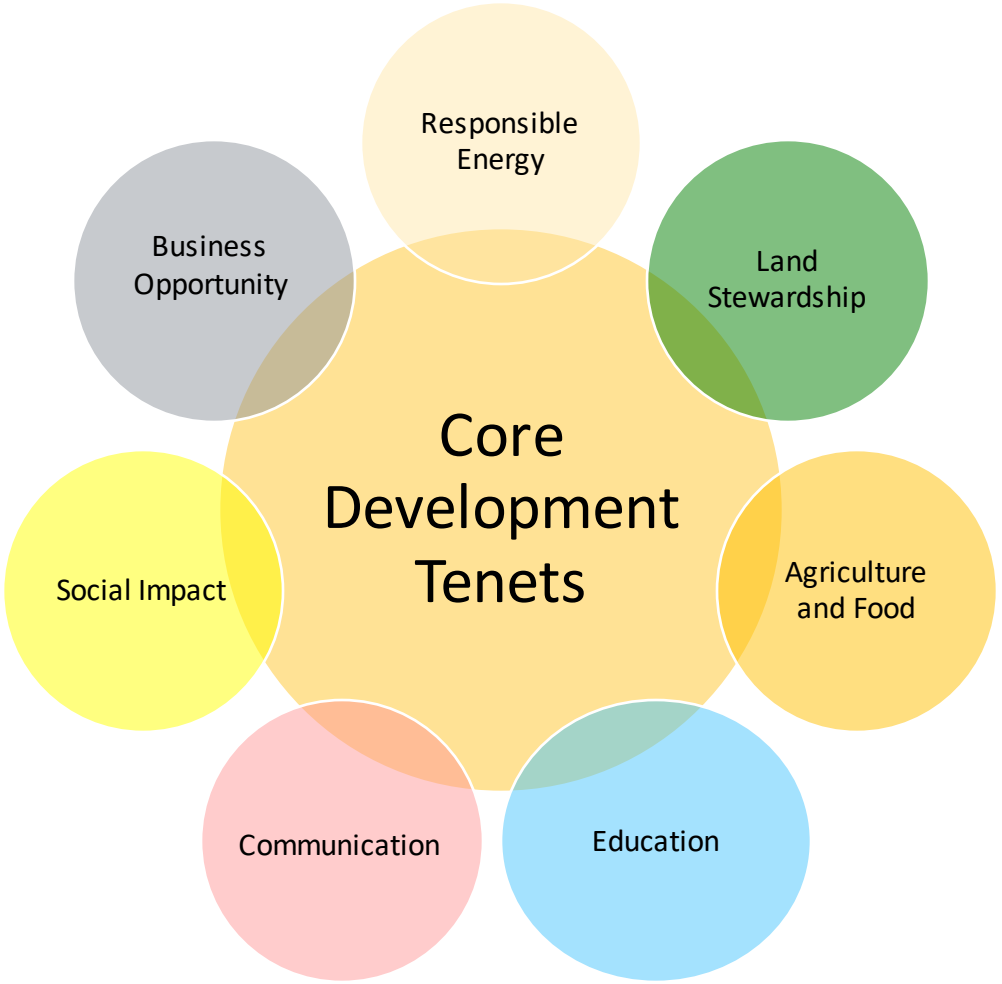
What It Is

- Development Philosophy
- Ethical Framework
- Basis for Action
- Invitation to Engage



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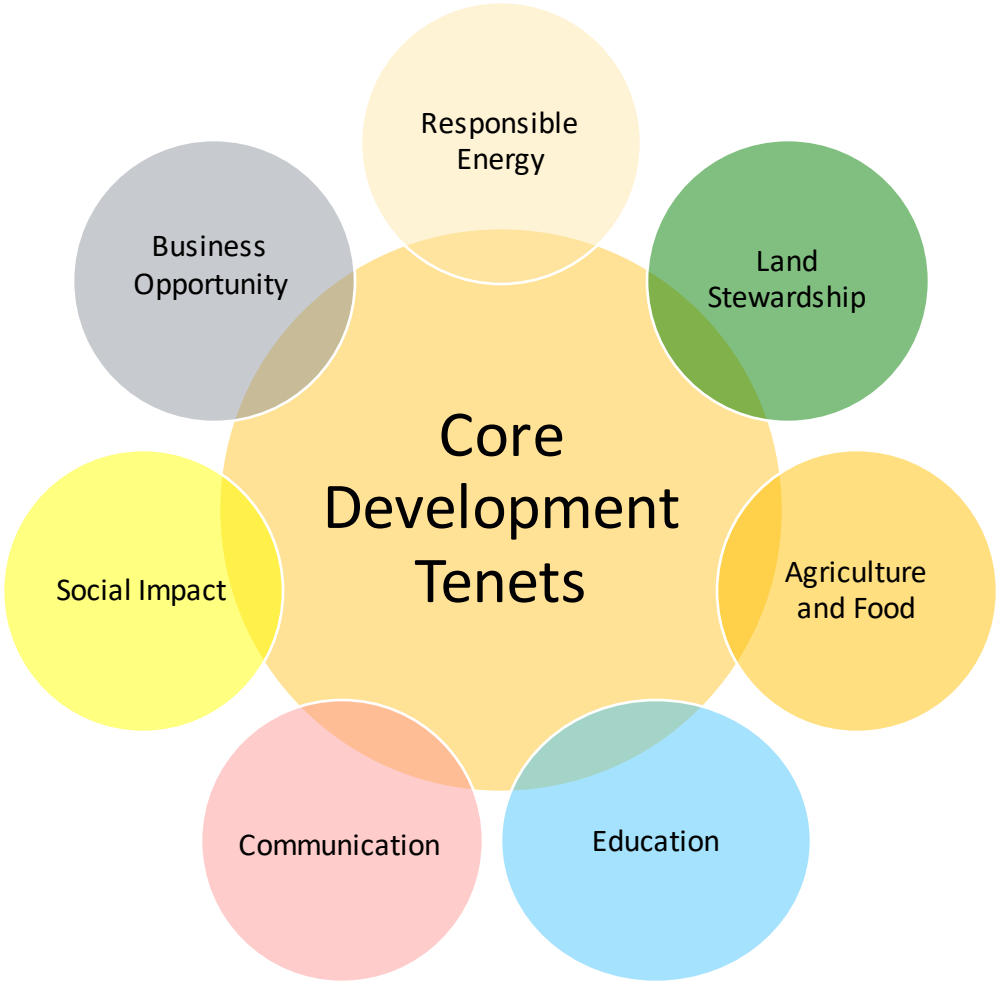

<u>What It Does</u>

- Centers Desired Outcomes
- Let Values Lead
- Guides Decision-Making
- Requires Partnership

Solar Development Philosophy

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Tenet	Attributes
Responsible Energy	***"Produce clean, domestic, reliable, affordable, responsibly sited and developed energy in Southwest Ohio"***

Solar Development Philosophy

CLEAR MOUNTAIN ENERGY CENTER

Tenet	Attributes
Responsible Energy	*"Produce clean, domestic, reliable, affordable, responsibly sited and developed energy in Southwest Ohio"*
Land Stewardship	***"Develop with an ethic of land preservation and environmental awareness rooted in conservation, learning, and respect for past, present, and future generations"***

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Agriculture and Food	***"Develop with a focus on celebrating Clermont County's agricultural assets and legacies, sustaining agriculture, and supporting healthy communities"***

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Education	***"Prioritize local investments in human capital, inclusion, learning, job training, and opportunity as cornerstones of a successful solar project"***

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Communication	***"Keep all parties involved in or affected by project planning informed about project progress, challenges, and goals while maintaining ample touchpoints for feedback, input, and adjustments."***

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Economic Opportunity	***"Enhance regional economic competitiveness and maximize local economic impacts by engaging, educating, and connecting with area businesses and business leaders"***

Project Overview

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Solar Resource and Battery Storage

- Solar: 100 MW
- Est. Yr 1 Production: 222,845 MWh
- Equivalent Homes Powered: 21,600
- Panel: Canadian Solar 680w Bifacial
- Storage: 52.2MW, 4-hour system

Interconnection

- RTO: PJM
- POI: Duke Cedarville-Ford 138K
- PJM ISA Executed April 2022

Site Control and Permitting

- Project Site secured
- Environmental desktop studies complete
- Field surveys complete
- Anticipated OPSB application submittal: End of 2023

100 MW Solar

Clermont County, Ohio

Earliest COD: 6/30/2026

Project Overview

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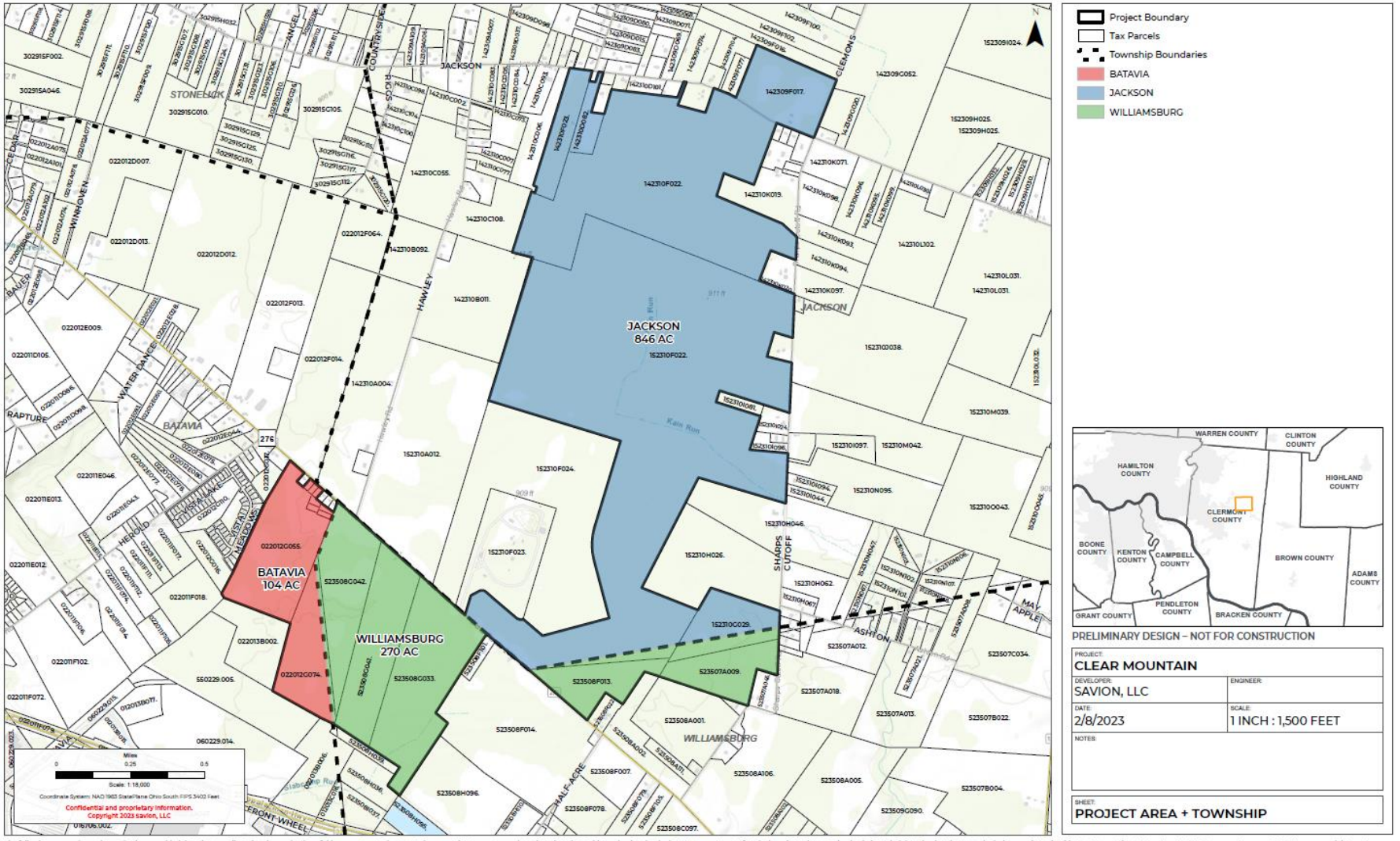
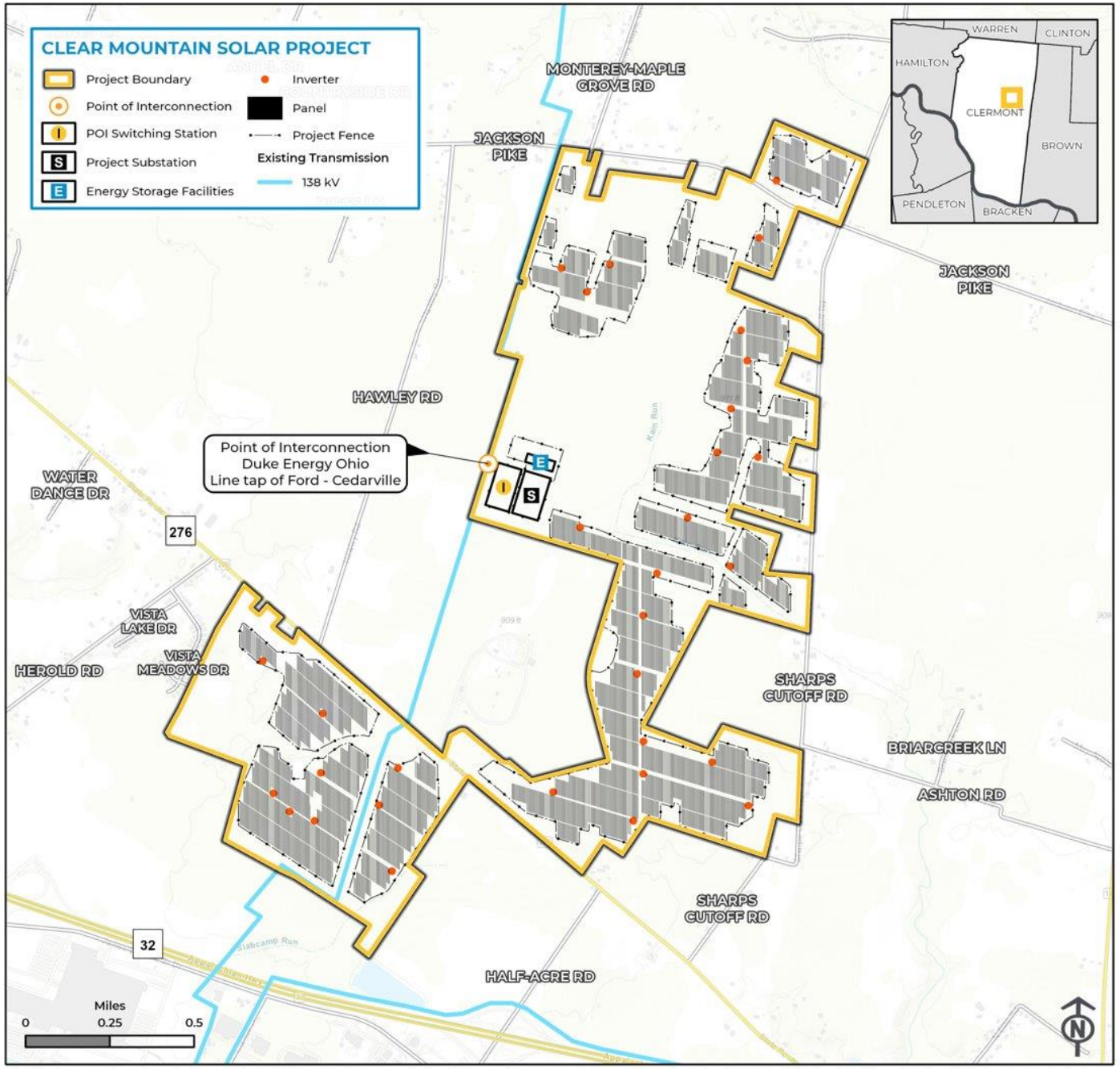
Total Acreage Under Control: 1220 ac

Total Acreage Dedicated to Project Facilities: ~700 ac





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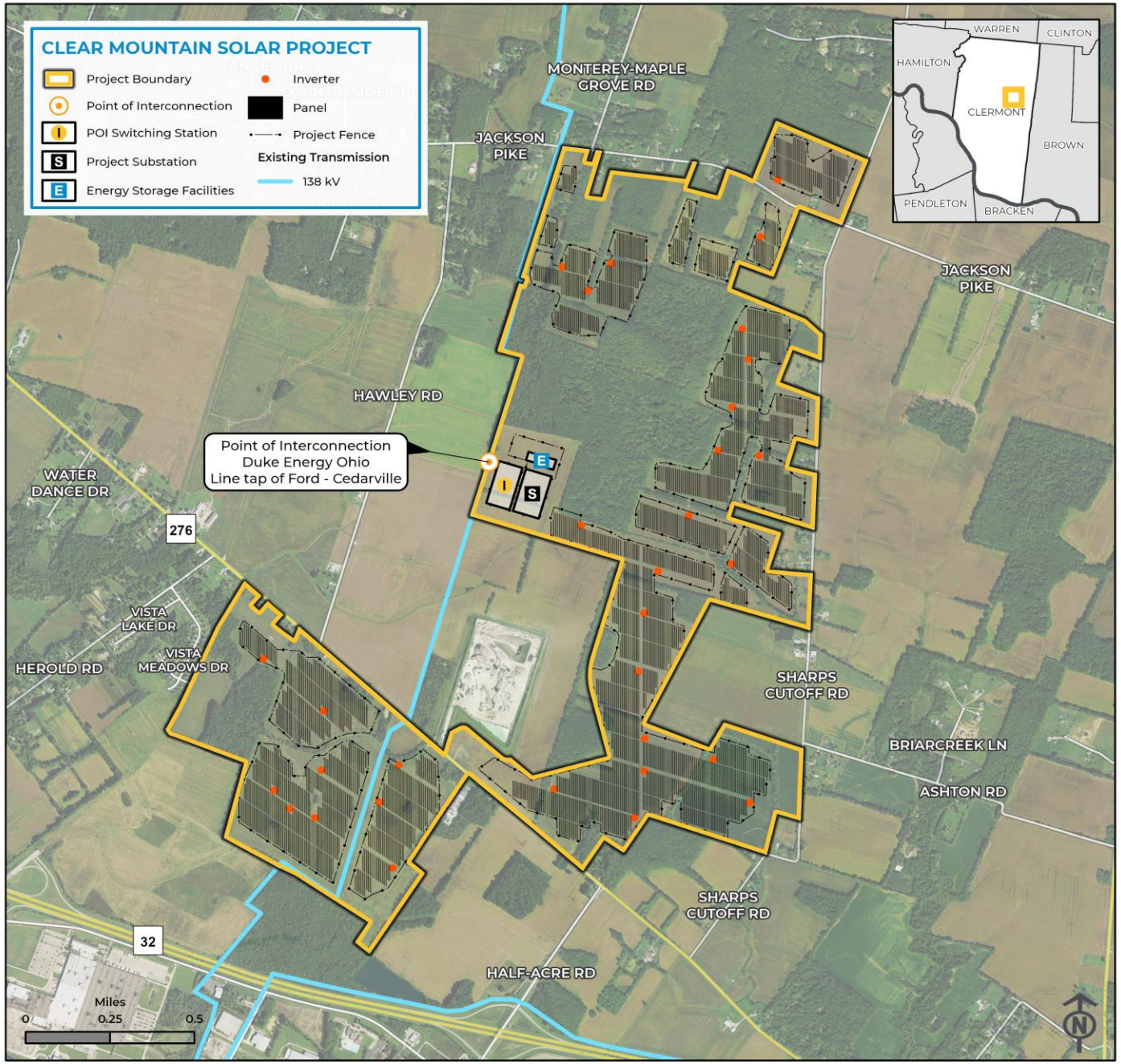
Project Siting and Design

Siting and Design Considerations:

- Located at the intersection of agricultural and industrial areas
- Minimal Project road frontage
- Minimal tree clearing for PV arrays and Project facilities
- Naturally screened from many neighboring properties and local roadways
- Interconnection switchyard, project substation, and battery storage located more than 1500’ from nearest residence



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Savion Updates

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- *Cessation of Timber Operation* – Savion paid logger to relinquish rights and terminate his contract with landowner; logger will no longer be allowed on property except for clean up activities; neighborhood can expect an imminent stoppage of operation >> this will save at least 100 acres from being cut

- *Preparing Application to OPSB* – progress continues for select deliverables required for state permit application, targeted for submission by end of year – studies spanning acoustic, glint and glare, aviation, economic impact, visual impact, vegetation management, decommissioning

- *October 11th Public Information Meeting Recap* – on October 11th, Savion held its second public information meeting at the Clermont County Fairgrounds; estimated 80-90 community members attended; science-fair format with posterboards and SME's; many one-on-one conversations and productive takeaways

- *Listening Tour* – Savion will be meeting regularly with stakeholders over the coming months regarding various project elements; if you have questions, concerns, or ideas, please reach out and we would be happy to connect in person for a conversation

Proposed Project Schedule

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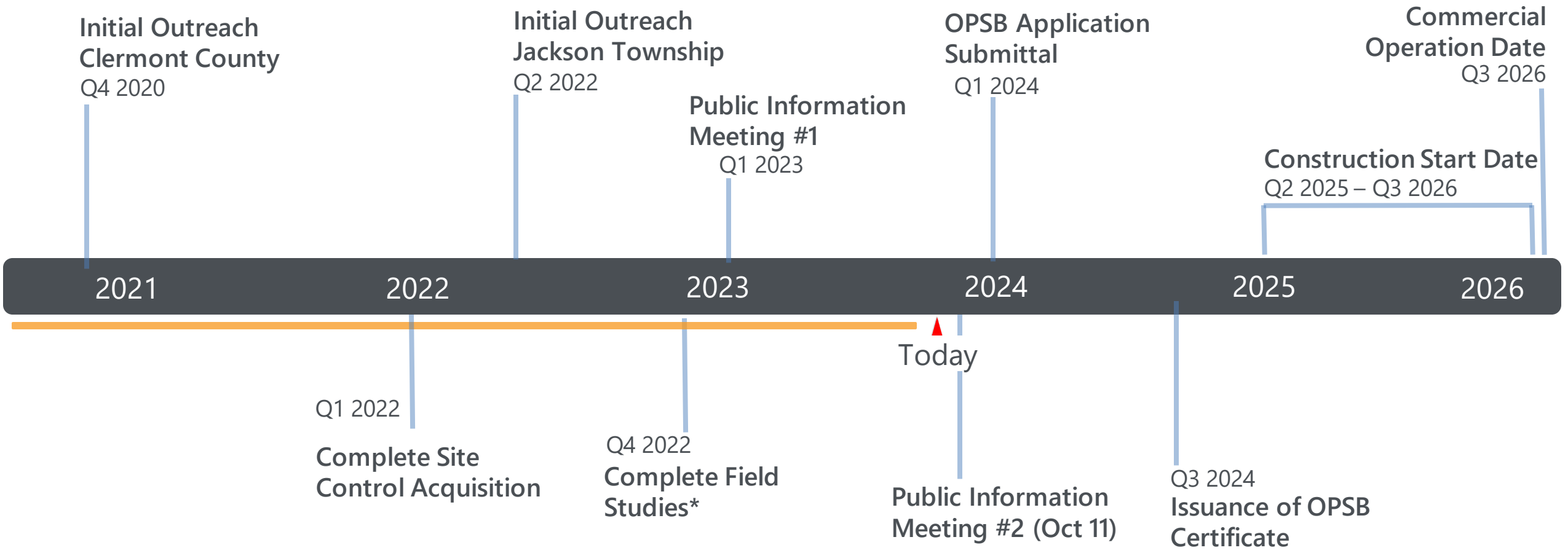

Poll Question #2

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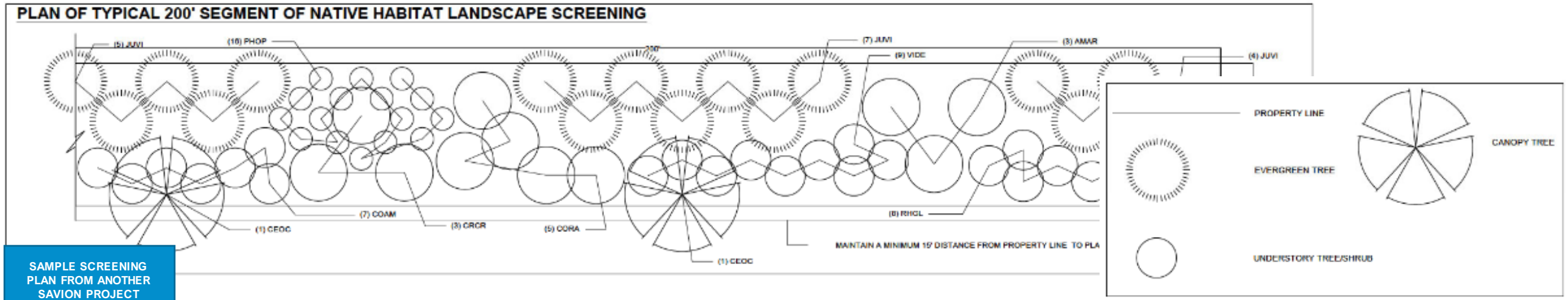
Like many communities across the U.S., Clermont County faces ongoing budget challenges. Do you support using the tax revenue from solar projects to help fund schools, first responders, and county infrastructure improvements?

1. YES
2. NO

Visual Screening Approach

Proactive Measures:

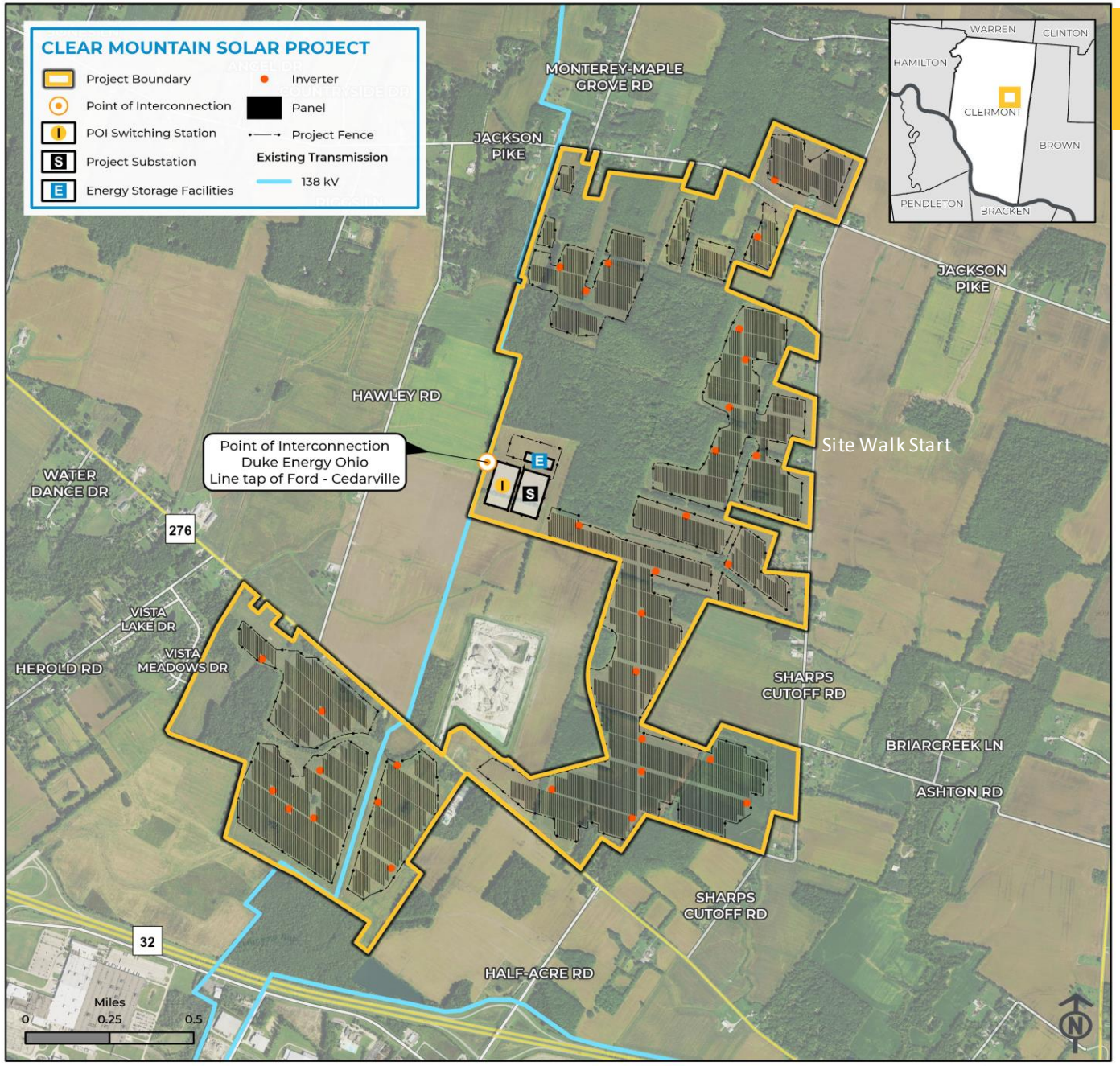
- Keep existing trees to maximum practical extent (via siting, design, timber agreements, etc.)
- Avoid panel installation at most visually sensitive locations
- Conduct visual impact analysis at key receptors to inform landscape and screening plan
- Work with abutting property owners on design and screening considerations
- Commit to screening as best practice where visual impacts to adjoining residences occur



SAMPLE SCREENING PLAN FROM ANOTHER SAVION PROJECT

Visual Screening

Siting and Design Considerations:



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Visual Screening – Sample Area

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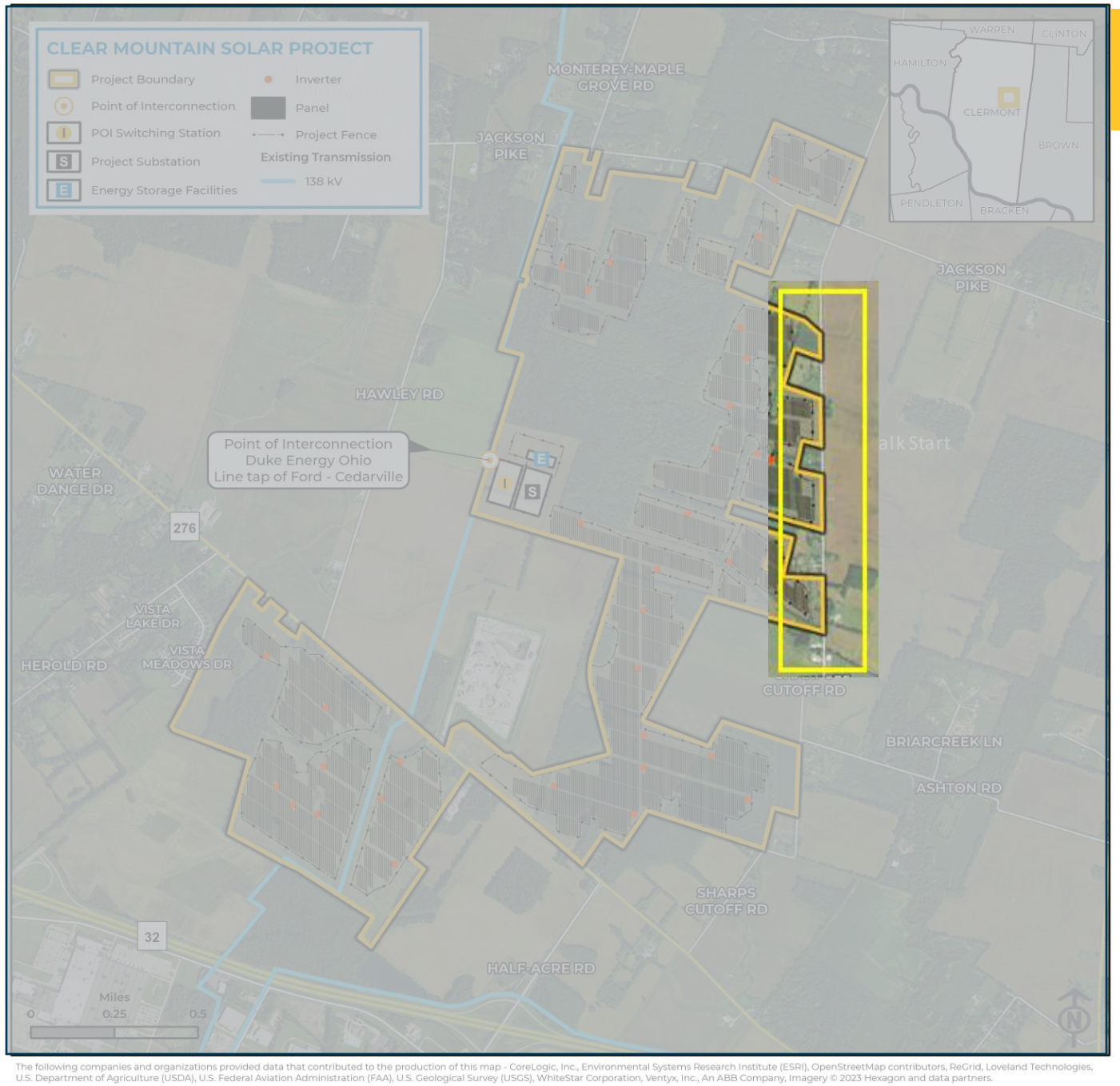
Siting and Design Considerations:

<u>Jackson Pike</u>

Primary objectives include:

- Neighbor Engagement
- Site Visits
- Obtaining Feedback
- Screening Design
- Screening Placement
- Focusing on direct abutters

Visual Screening – Sample Area



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Siting and Design Considerations:

<u>Sharps Cutoff Road</u>

Primary objectives include:

- Neighbor Engagement
- Site Visits
- Obtaining Feedback
- Screening Design
- Screening Placement
- Focusing on direct abutters

Permitting Requirements & Studies

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Current Permitting Efforts

- State Level Permitting
  - Ohio Power Siting Board: Certificate of Environmental Compatibility and Public Need
- Environmental Permitting & Agency Coordination
  - United States Army Corps of Engineers
  - United States Fish & Wildlife Service
  - Ohio Environmental Protection Agency
  - Ohio Department of Natural Resources
  - Ohio History Connection (SHPO)

Surveys & Studies

- Wetland Delineation
- Threatened & Endangered Species Habitat Analysis
- Architectural History Study
- Archaeology Study
- Construction Route Study
- Glare Hazard Study
- Sound Study
- Economic Impact Analysis
- Decommissioning Plan
- Geotechnical and Hydrology Studies
- Drain Tile Assessment
- Visual Impact Analysis and Mitigation

Engineering & Construction

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Engineering & Construction

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Engineering and Pre-Construction

- Finalize engineering and procurement
  - Finalize IFC design drawings
  - Power system studies
  - Mechanical Loading Assessments
  - Stormwater Management and Building permits
- With local coordination to finalize:
  - Transportation Plan
  - Road Use Maintenance Agreement (RUMA)
  - Emergency Response Plan
- Decommissioning Plan
- Landscape and Lighting Plan

Early Construction

- Mobilize on site
- Laydown/staging area development
- Haul route assessments and improvements

Site Work

- Install stormwater management devices
- Construct perimeter fence
- Pile/Tracker/Module/Inverter installation
- AC collection and DC cable installation
- Project Substation - Transformer, structures, breakers, lightning protection, control room, security fencing , battery energy storage system
- Interconnection Switchyard

Solar Project in Operation

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Solar Module Safety

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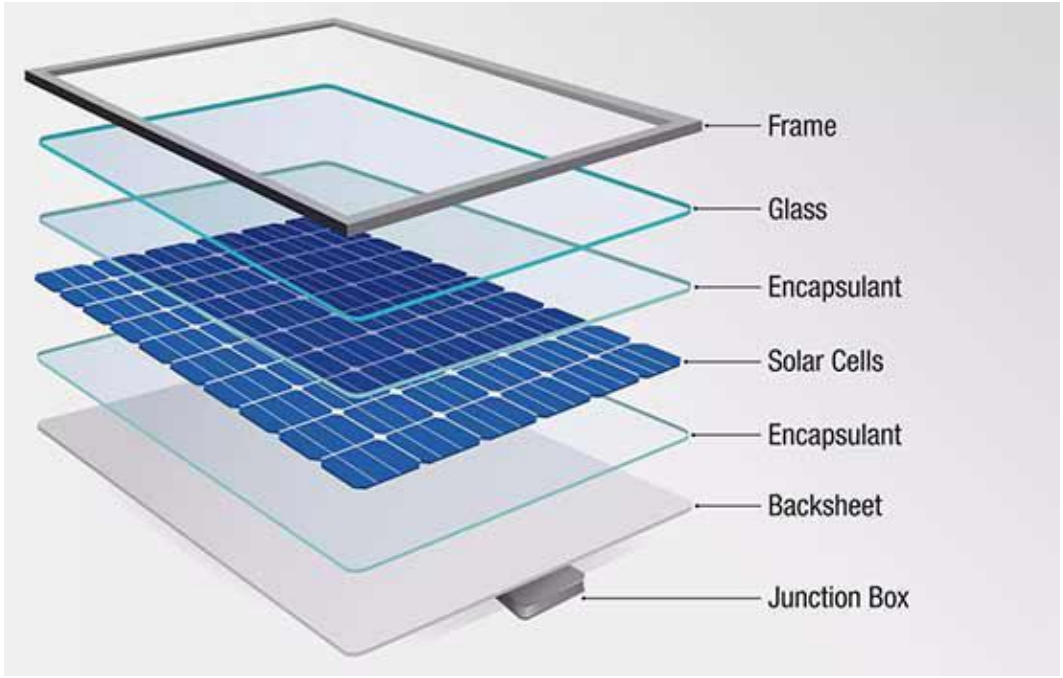
Solar Modules and Project Components:

- Modules sourced from Tier 1 equipment suppliers that pass the EPA Toxicity Characteristic Leaching Procedure (TCLP) test
- Ohio Department of Health 2022 white paper on solar panel material safety concludes materials not likely to enter the environment
- Other components and facilities (trackers, inverters, and substations) are composed of non-hazardous, standard construction materials
- Most module components and other project components are recyclable
- Savion procuring 2.6GW First Solar Series 7 modules; manufactured in Ohio & Alabama



Source: https://www.diydoctor.org.uk/projects/types-solar-panel.htm

Stormwater and Hydrology

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Stormwater Management

- Few impervious surfaces will exist within the Project site
- Per regulation, flow rate and volume of stormwater runoff leaving site will be less than or equal to that under existing conditions
- Infrastructure will be primarily located in disturbed ag fields requiring minimal tree clearing
- Following construction, these fields will be seeded to achieve a meadow-like ground-cover (base case), which is expected to reduce the flow rate of stormwater as compared to existing conditions
- Stormwater Pollution Prevention Plan(SWPPP) will be implemented during and upon completion of construction
- SWPPP will include best management practices that capture and mitigate increases in stormwater runoff resulting from installation of any impervious surfaces (i.e. gravel access roads, concrete/gravel pads)

Decommissioning

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Removal of Facilities and Restoration of Project Land

- Solar is a temporary use and land can be restored to its original condition and use after decommissioning
- Lease agreements require the removal equipment and restoration of the land when operations permanently cease
- With limited exceptions, aboveground infrastructure and buried structures are removed to a depth of 3 feet below surface and moved offsite for recycling, reuse or disposal
- Restoration activities will include returning the soil to its pre-development state, including decompaction, allowing a return to agricultural use
- Decommissioning Plan will be filed with OPSB outlining cost of decommissioning, updated prior to start of construction and reevaluated every 5 years
- Performance bond will be posted covering the cost of decommissioning

Dual-Use and Agrivoltaics

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Pollinator-Friendly

Solar sites that maintain or seed wildflowers, pollinator-friendly plants, and native species to create habitat for native pollinators to thrive in

Agrivoltaic (APV) Grazing

Solar sites that incorporate livestock grazing (e.g. sheep) and forage as part of the overall landscape maintenance plan to replace mowing

Agrivoltaic (APV) Intercropping

Solar sites that facilitate labor-intensive agriculture (e.g. via people and equipment) and related farm uses underneath and between panels

Conservation

Solar sites designed to promote ecosystem services and vitality through creative measures focused on soil health and habitat quality

Savion Agrivoltaic Projects in Ohio (in development)

Madison Fields
Marion Solar
Oak Run

Farming and Agrivoltaics

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- 2021 – Savion entered partnership with Ohio State University for pilot project
- Scaling concept for application on utility –scale projects
- 2022 –Partnership awarded $1.8M DOE Grant (forage crops, grazing, soil health, precision ag)
- Savion constructing 180MW Madison Fields Project with ~195 acres of planting planned
- Expanding into planting grain and row crops “Between the Rows”
- Targeting portion 800MW project (~6000ac) near London, Ohio

Sarah Moser | Director Farm Operations & Agrivoltaics
M: 419.910.1566 | Savion, LLC

SAVION
A RENEWABLE ENERGY COMPANY

BETWEEN THE ROWS

STRICTLY CONFIDENTIAL

Farming and Agrivoltaics

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Farming and Agrivoltaics

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Vision for Clear Mountain Energy Center

- Set aside portion of project for Agrivoltaic education, research, and training
- Prioritize mix of row crops, specialty crops, animal grazing, and beekeeping
- Focus on themes cutting across agriculture, ecology, soils, hydrology, and conservation
- Involve multiple entities (e.g. elementary, HS, FFA, vocational, SWCD, OSU ext.)
- Set table to train future Agrivoltaic farmers and enable new small businesses / products

QEP Pilot and OADQA Financing

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Qualified Energy Project Tax Abatement:

- Real and person property tax abatement with PILOT Payments
- Distributed in the same manner as tangible personal property tax
- PILOT payment of $7,000/MW annually not to exceed $9,000/MW with County service payment
- County must approve exemption by resolution or otherwise have declared itself an “alternative energy zone”
- Requires road repair and bonding, training for first responders, Ohio-domiciled employee requirement

Ohio Department of Development

Ohio Air Quality Development Authority Abatement Program:

- Project qualifies as “air quality project”
- Costs financed through issuance of OAQDA revenue bonds
- 100% exempt from real property, tangible personal property, sales, use, franchise taxes
- Compensation agreements with Project, County, Township(s), & School District(s)
- Allows flexibility in PILOT framework
- Madison Fields - $275M OAQDA bond financing closed May 2023

OHIO AIR QUALITY DEVELOPMENT AUTHORITY

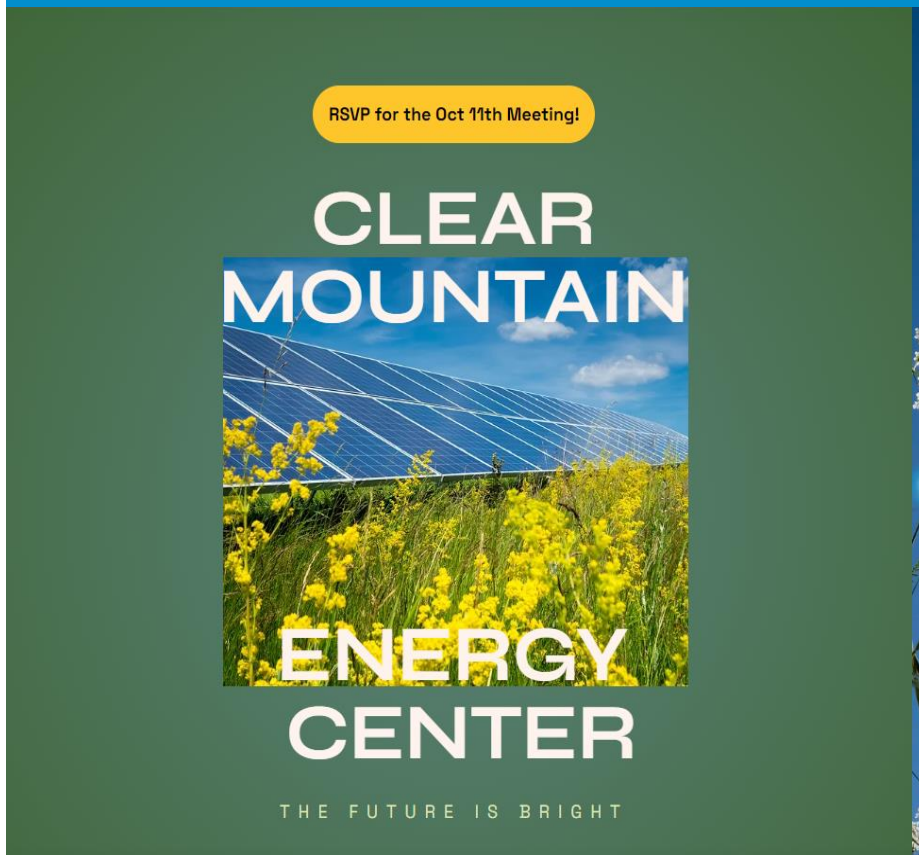
How We Can Work Together

CLEAR MOUNTAIN ENERGY CENTER

ACTIONS YOU CAN TAKE

- Visit our website and sign up for newsletter
- Sign letter of support
- Share with your friends and network
- Speak in support of project at public hearing early next year (tbd)
- Recommend others we can connect with
- Schedule meeting with us if you have an idea

www.clearmountainenergycenter.com



Champion Solar in Clermont County

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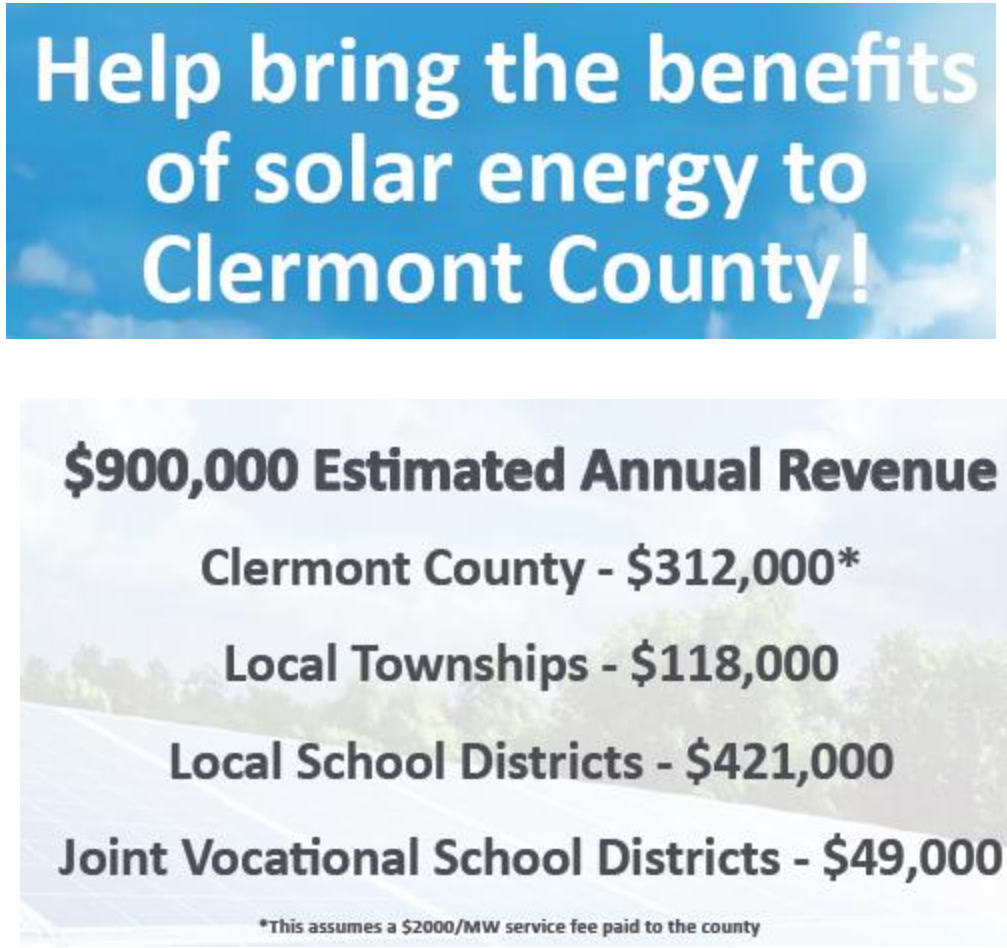

Ohio | Power Siting Board

Ohio Public Utilities Commission

OhioEPA Ohio Environmental Protection Agency

Ohio Department of Agriculture

Ohio Development Services Agency

Ohio Department of Health

23-0045-EL-BGN: Solar Project

https://dis.puc.state.oh.us/CaseRecord.aspx?CaseNo=23-0045-EL-BGN

Matt Butler – OPSB Administrative Officer:
Phone: (614) 644-7670
Email: matthew.butler@puco.ohio.gov

Public Participation in the OPSB Process

OPSB Details

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- Before any company can build a “major utility facility,” the OPSB assures that it benefits Ohio’s citizens, promotes the state’s economic interests, and protects the environment and land use.

- **Public and local government participation are strongly encouraged**, but decision-making authority rests with the OPSB. The OPSB will include a member each from the County Commission and Township Trustees.

- If approved, the OPSB issues a certificate for the construction, operation, and maintenance of the facility. The certificate includes details compliance obligations that are enforceable throughout the life of the project.

Electric Generation

Wind farms
5 MW and greater

Solar farms
50 MW and greater

Fossil fuel plants
50 MW and greater

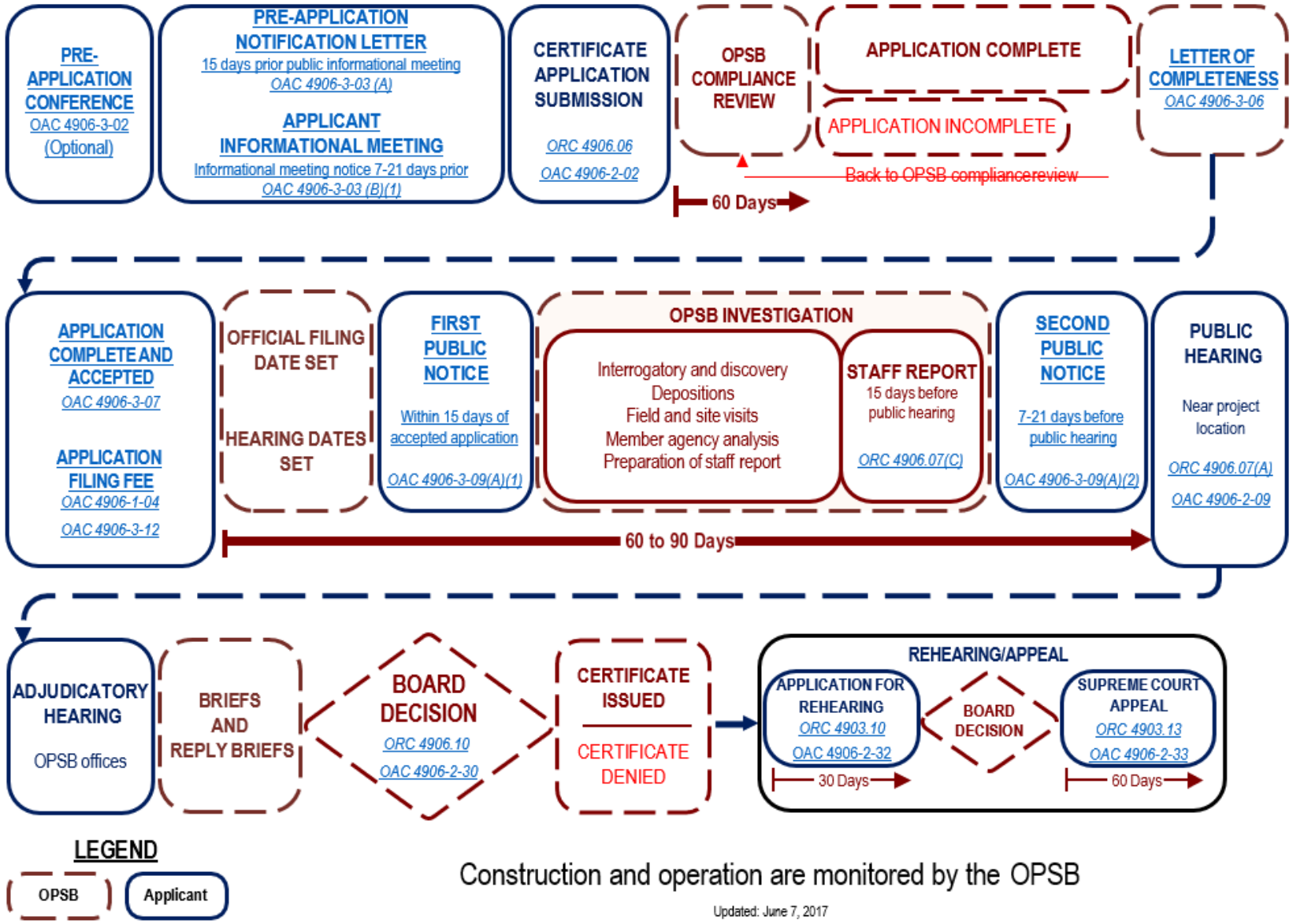
Electric Transmission

Lines and associated facilities 100 kV and greater

Natural Gas Transmission

Pipelines greater than 500 feet in length and 9 inches in diameter

Maximum operating pressure greater than 125 psi



Construction and operation are monitored by the OPSB

Updated: June 7, 2017

Public informational meeting

Developer educates community about project and gathers input to consider in developing its application. OPSB representatives provide info about siting process and public participation.

Public comments

Written comments are filed in the case where they inform the Board members and staff. Comments are accepted at any time after a case number is established.

Website: OPSB.ohio.gov

Email: contactOPSB@puco.ohio.gov

Mail:

Ohio Power Siting Board

180 E. Broad Street

Columbus, Ohio 43215

Local public hearing

Board obtains sworn statements from the public which are transcribed and become part of the official record that the Board considers before making its decision.

Held at least 15 days after staff publishes its report of investigation. Notification letters sent to property owners and local officials. Newspaper notice 7-21 before the hearing.

Adjudicatory hearing

The developer, OPSB staff, and parties to the case present testimony and evidence regarding the facility and cross examine each other. **Intervention** grants individuals and local governments the right to participate as a party in the adjudicatory hearing, file for rehearing, or appeal to the Supreme Court of Ohio.

Held approximately 2 weeks after the local public hearing. Property owners and local officials receive letters advising them of right to intervene.

OPSB Website
OPSB.ohio.gov

- Case summaries
- Process information
- Calendar of events

Docketing information system
dis.puc.state.oh.us

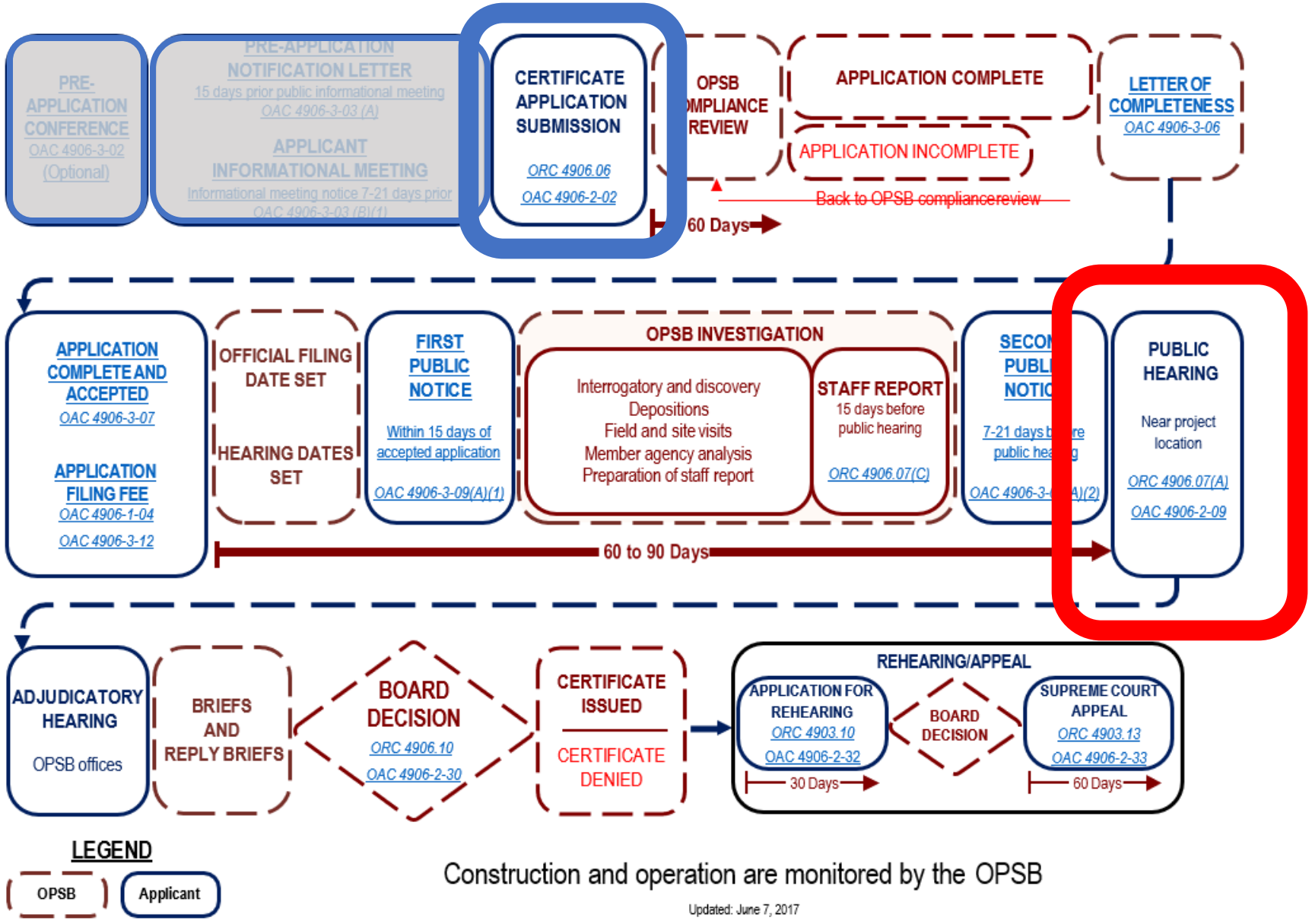
- View case documents and public comments
- Subscribe for case notifications

Contact information

Phone: Matt Butler, (614) 644-7670

Email: matthew.butler@puco.ohio.gov

Mail:
The Ohio Power Siting Board
180 East Broad Street
Columbus, Ohio 43215



Construction and operation are monitored by the OPSB

Updated: June 7, 2017

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All inquiries with respect to the presentation should be directed to: Savion Marketing

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Poll Question #3

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After what you've heard so far this evening, would you say you support solar energy development in Clermont County?

1. YES
2. NO

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QUESTIONS?