



Geneva School District 304



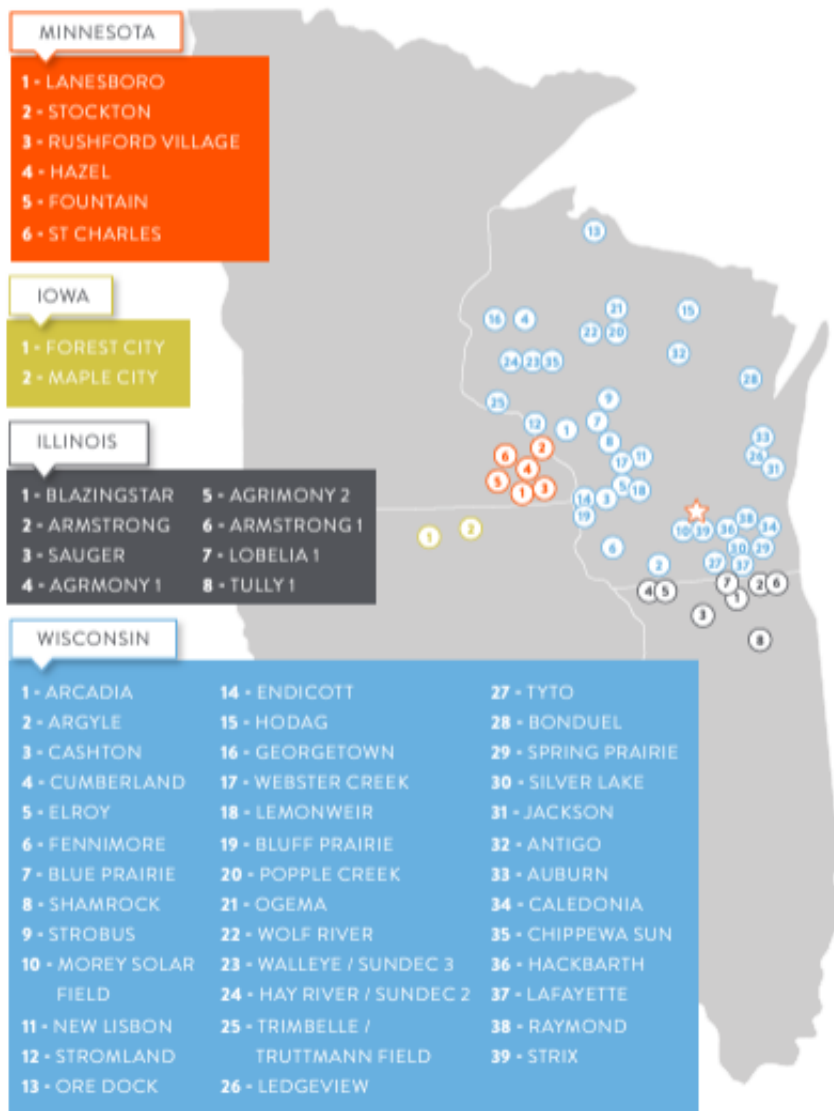
September 25, 2026

Purpose

1. OneEnergy + IL Shines Overview
2. Public School Community Solar Partnership Proposal
3. Next Steps



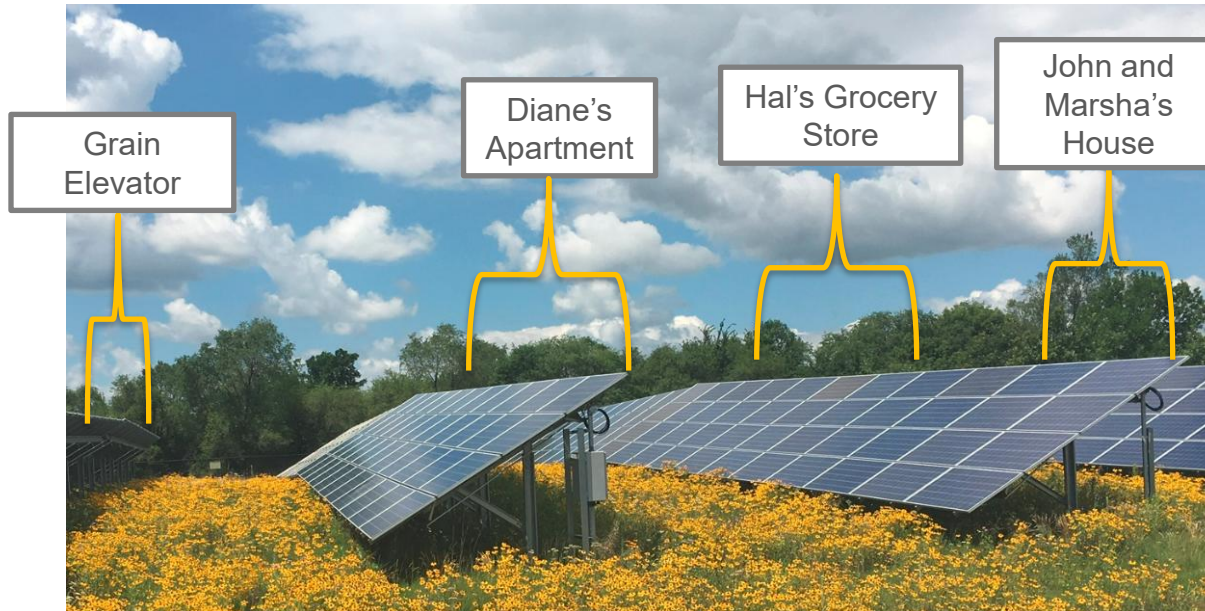
OneEnergy Experience



- Independent developer of community-scale energy projects
- 55 Midwest Projects constructed over last 7 years
- 220 Megawatts total
- 8 Community Solar projects operating in Illinois
- Advancing community solar project in City of Geneva to be constructed on Fabyan Parkway in 2027.
 - LOI with School District of Geneva 304 to donate excess panels from this Community Solar project to install at bus

How Community Solar works

- The solar project developed by OneEnergy generates energy that is put onto the ComEd grid
- ComEd customers can sign up for a portion of the project's energy
- These subscribers receive a ~20% discount over their previous rates
- Subscribers support locally generated energy
- Projects provide greater access to the economic benefits of solar



Illinois Shines: Public School Community Solar

- Requirements:
 - The Community Solar Project MUST be located on property owned by a public school
 - The public school or school district at which the project is sited must be a majority (10-40%) subscriber to the community solar project.
- Financial Benefits to the School District
 - Public School District receives Lease payment for hosting the project (\$/acre/year)
 - Public School District receives energy savings from solar subscription (\$/kWh)

Public Schools

Project Category with Illinois Shines

About the Illinois Shines Program

Illinois Shines is a state-administered incentive program to support the development of new solar projects. Through the Program, Illinois electric utilities provide payments to Approved Vendors in exchange for 15 or 20-years of Renewable Energy Credits (RECs) generated by new solar projects. Approved Vendors are solar companies that are vetted and approved to participate in Illinois Shines.

The **Public Schools** category of the Program aims to increase the educational and financial impacts of solar projects in communities traditionally excluded from the energy sector by setting aside a carveout for Illinois public schools to participate in the Program.



Links/Resources:

- [IL Shines Solar for Schools](#)



Location

- OneEnergy believes this parcel is a strong candidate for the IL Shines Public School Community Solar Category based on meeting two requirements:
 - Property is owned by Geneva School District 304 (yellow)
 - OneEnergy has secure pre-application results from ComEd for their feeder on Keslinger Road (blue)



Aerial Imagery: Site As-Is



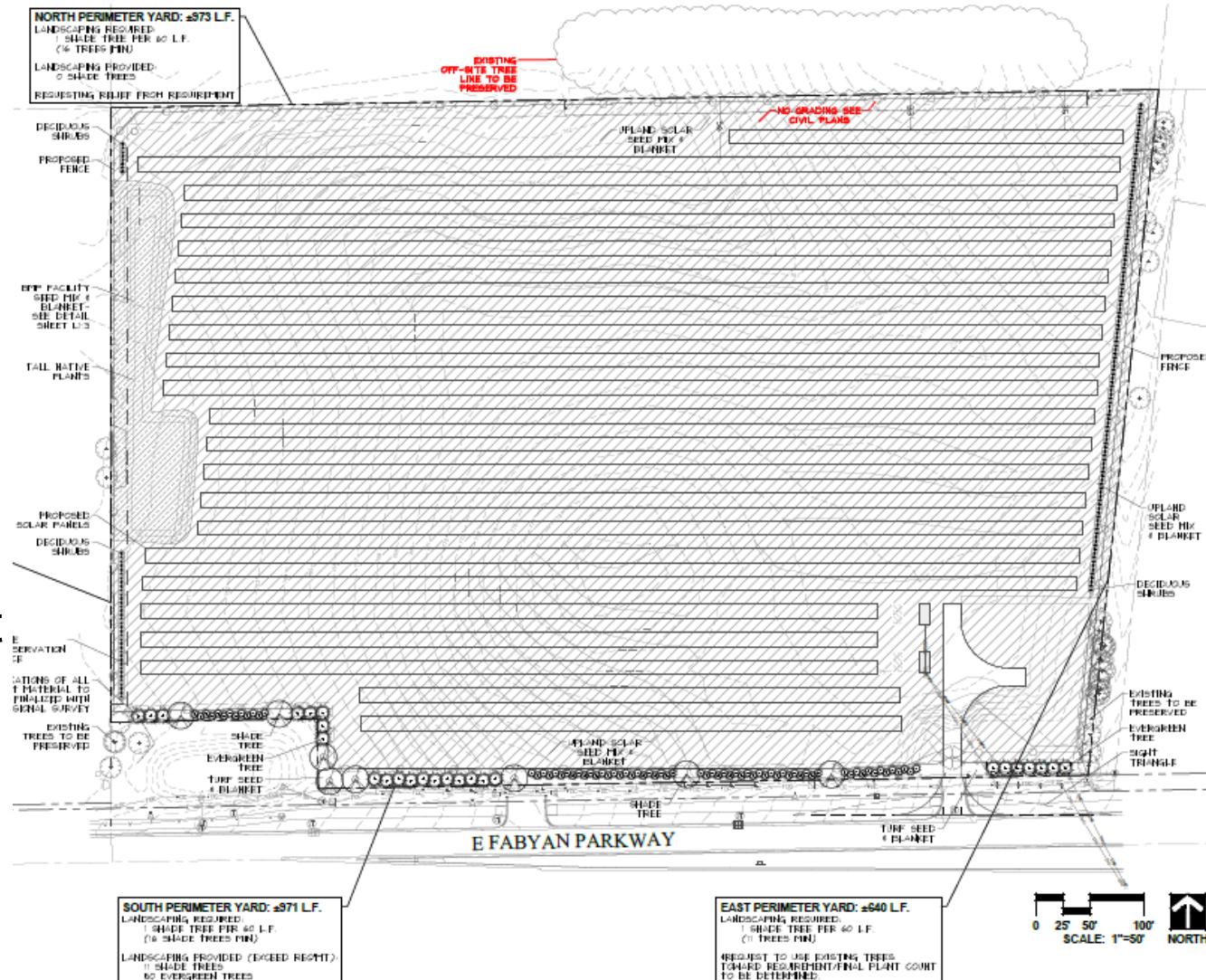
Rendering*

*Only AI image in PowerPoint



Vegetation Plan

- 60+ tree screen on Fabyan Parkway
- Rain Garden
- Deciduous shrubs to east and west
- Pollinator habitat





OneEnergy's Proposal

- Land Lease: OneEnergy has proposed a Land Lease that has two parts:
 - Option Period: 3 years to allow OneEnergy to develop (interconnect to ComEd and permit with Kane county) and construct the project. OneEnergy would pay the school \$10k/year.
 - Operation Period: once operational, OneEnergy would pay \$4k/acre for 30 years
 - After 30 years, the solar project is completely removed.
- Energy Savings: OneEnergy commits to reserving upto 40% of the project's energy for the school to remotely subscribe their school-owned, ComEd meters to.

Estimated Benefits to Geneva School District 304

- **30 Year Lease**

- **\$80,000*** Year 1 Lease Payment
- **\$3,275,000*** over 30 years
 - *assumes 20-acre lease area @ \$4,000/acre lease rate escalating 2%/year

- **Energy Savings**

- **\$90,000**** in year 1 energy savings
- **\$1,430,000**** over 15-year IL Shines REC contract
 - **assumes 5-megawatt solar project producing 8,700 MWh/year.
 - School District has energy profile to subscribe to 40% annual output (3,400 MWh/year) and saves 20% relative to current ComEd cost to compare electricity rates (\$0.128/kWh)

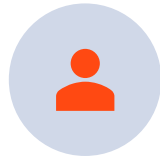
Project Benefits



INCREASED
REVENUE FOR
GENEVA
SCHOOLS



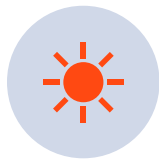
ENERGY
SAVINGS FOR
SUBSCRIBERS
(Including School
District 304)



JOB CREATION &
LOCAL
SPENDING
DURING
CONSTRUCTION



CLEAN,
RELIABLE
ENERGY



SOLAR PANEL
DONATIONS TO
LOCAL
NONPROFITS



Next Steps

1. OneEnergy and Geneva School District 304 enter Solar Lease Agreement
2. OneEnergy will submit an Interconnection Request to ComEd* (~4-6 months)
 1. *ComEd requires a form of Site Control agreement to initiate, hence the Lease Agreement.
3. If Interconnection positive, OneEnergy will permit the project with Kane County (4-6 months)
4. If permit issued, OneEnergy will start construction on the project Spring 2028

Thank you!



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Appendix



Customer Bill Example

With Solar- Utility Charges for energy

1- Basic Charge	= \$8.00
2- Solar Meter Charge	= \$3.40
3- Energy Charge: 0 kWh x \$0.130980	= \$0.00
4- Solar Credit: 358 kWh x \$.130980	= -\$46.89
5- Fuel Cost Charge: 0 kWh x \$0.3392	= \$0.00
6- True Up: 0 kWh x -0.005150	= \$0.00
7- Taxes, Fees, other charges	= \$2.65
8- Total:	-\$32.84

Subscriber Organization Bill:

9- Solar Panels produced 863 kWh x \$0.09	= \$77.67
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\$77.67- \$32.84=\$44.83

Without Solar

1- Basic Charge	= \$8.00
2- Energy Charge: 505 kWh x \$0.130980	= \$52.02
3- Fuel Cost Charge: 505 kWh x \$0.3392	= \$18.27
4- True Up: 505 kWh x - 0.005150	= \$2.20
5- Taxes, Fees, other charges	= \$18.10
6- Total:	\$93.80

Having Solar saved
you \$48.97 this
month





Lake Hallie Solar – Lake Hallie, WI



COMPONENTS OF THE PROJECT

BIFACIAL PANELS, SINGLE-AXIS TRACKERS, AND STEEL RACKING



CONFIDENTIAL

COMPONENTS OF THE SOLAR PROJECTS

INVERTERS AND TRANSFORMERS

