

Keystone Power Holdings, LLC

New Berlin Public Schools

Solar Proposal

About Keystone Power Holdings, LLC

- Keystone Power Holdings, LLC (Keystone) is a US-based solar development company with a focus on commercial and utility scale projects throughout the Americas.
- Keystone's mission is to help clients realize savings through the production of clean energy while also creating environmental benefit. We are committed to providing cost-competitive, cleaner energy to our customers with exceptional service.
- Keystone has done more solar projects for public entities than any other company in Illinois. Keystone has completed school and university solar projects in Illinois and across the USA.
- Some of our recent projects include:

3.9 MW Private College, MA

1.8 MW Municipal Sewer, IL

1.1 MW Municipal Sewer, IL

0.6 MW Municipal Sewer, IL

0.3 MW Municipal Sewer, IL

2.4 MW Elementary Schools, NM

1.6 MW Private College, IL

0.8 MW High School, IL

0.6 MW Municipal Sewer, IL

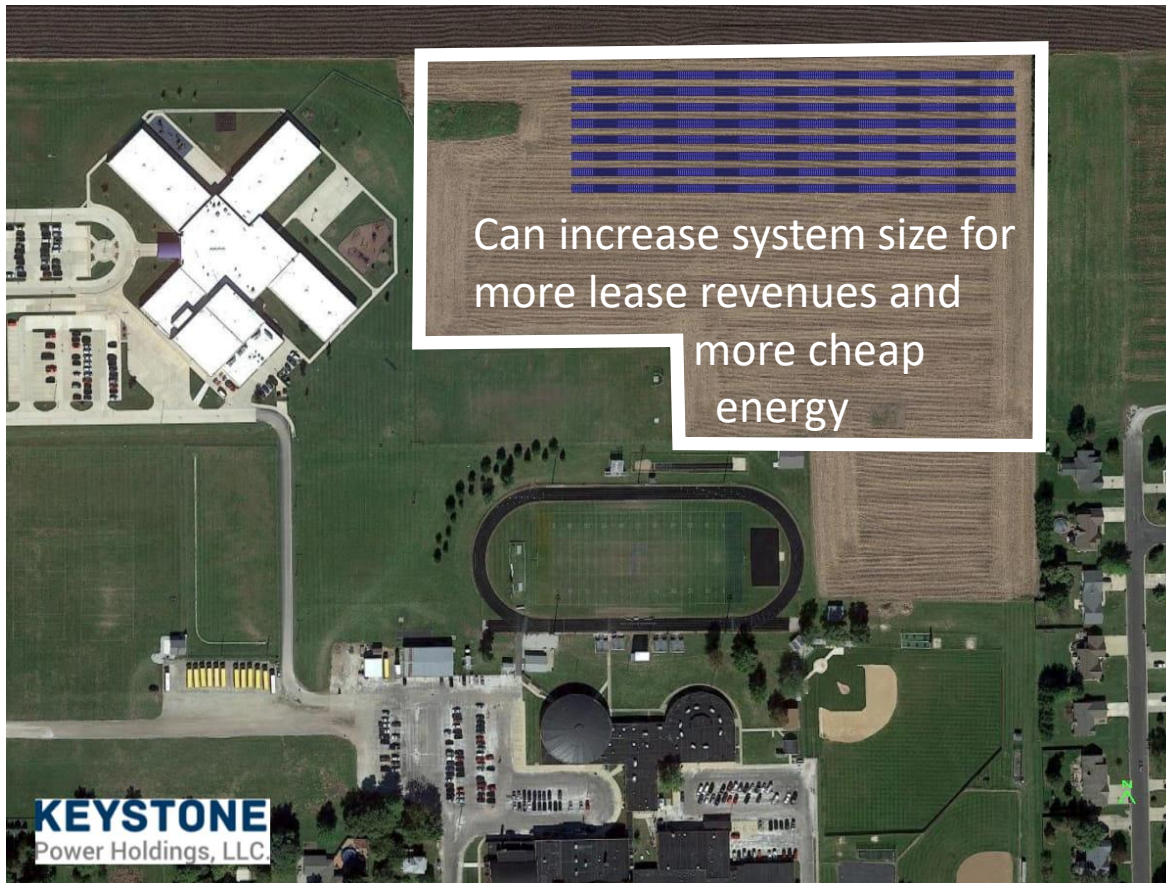
0.3 MW Municipal Sewer, IL

A new community solar opportunity for Illinois public schools now exists

Clean Energy Jobs Act of 2021 (CEJA) was recently passed in September 2021

- ❑ CEJA requires Ameren and ComEd to **procure 100% renewable power by 2050**. There is also **new CEJA special funding for certain classifications** – one of which is **Illinois public schools**. CEJA allocates this funding by law.
- ❑ With CEJA, **Illinois public schools can still apply for distributed generation** (behind the meter) using this funding but can also **host community solar on land** (community solar **must be on land owned by the school district at the time of application**).
- ❑ CEJA creates a **new income & bill savings opportunity for Illinois public schools**, with **<155 MW of funding allocated only to Illinois public schools**. This **first block opened November 1st, 2022** (equivalent of **approximately 150 high school distributed generation projects in Illinois**, but **possibly as few as 20 community solar projects** if those schools do the **maximum allowable 5 MW AC for a public school community solar project**).
- ❑ **Public schools must commit to take 10-40%** of the community solar power **for at least the length of the incentive period per law**, so **Keystone is incentivized to give inexpensive power for the minimum 10%** taken by schools. The **savings are guaranteed** for the entire length of the agreement. **Public schools may opt out of taking the power after committing but may opt out only in limited circumstances** when the school district cannot take 10-40% of the community solar power. **A signed letter of intent committing the school to take to 10-40% of the community solar power is required to apply**.
- ❑ **Public schools will also receive thousands of dollars of yearly lease revenue** for a community solar project. **Ideally 5-20 acres of land is preferred** for community solar.

Conceptual Community Solar Design



Conceptual Community Solar Design

- Keystone is offering to **install solar at our cost** on the **farmed portion of school land**
- Keystone will **pay lease revenues of \$1300/acre per year for every acre** (or partial acre) of fenced land used. The **panels in blue to left is 5 acres fenced (\$6,500/yr)**.
- We would **prefer to fill the farmed land (~15 acres)** for more lease revenues and more cheap power. **We would increase our lease rental rate to \$1500/acre/yr if >10 acres is given (\$15,000/yr+)**
- Keystone would also be **charged and pay property tax on the system** (even on tax exempt land) that would also **benefit the school district and town**
- Keystone will **sell ~10% of system power to district at \$0.02/kWh flat for 25+ years**, offsetting a large portion of electricity bills
- This design **reflects the direction we have heard**, but it **can be changed** based on further input.

Letter of Intent and Site lease are District next steps

Letter of Intent - District

- **2 page, non-binding Letter of Intent (LOI) has been reviewed by district lawyer. Binding portion commits District to work with Keystone exclusively for solar and commits to terms presented (\$0.02/kWh power, \$1300+/acre/year lease). Signed LOI is required to submit project to Illinois Power Agency**
- **Only outstanding question is on lease term. Current term is 25 years with mutually agreed extensions, but we would be willing to extend lease and power supply for up to 40 years guaranteed if the district would consider this.**

Site Lease - District

- **Site lease has been submitted to district, but is waiting on Letter of Intent to move forward. Site lease (proof of site control) is required to submit to the Illinois Power Agency.**
- **Most likely timeline is that project will be built after current lease expires in early 2024. If sooner, we would get farmer's agreement to compensate them if we can build earlier.**

Development - Keystone

- **Keystone will work with the town to begin approvals for the site. Confirmation from building inspector that no special permit is required is necessary for Illinois Power Agency submission**
- **Keystone will apply for interconnection with Ameren (hosting capacity looks very good). Interconnection can take 3-6+ months to gain approval from Ameren. Not required for Illinois Power Agency submission initially**

We ask for your signature of our Letter of Intent now and review of our Site Lease to begin

After signing LOI, Keystone will begin work to bring solar to New Berlin school district

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