



VICTDA

**WELCOME
PULASKI COUNTY NEIGHBORS**

About Vistra Corp.



Vistra Corp. is a leading Fortune 500 integrated retail electricity and power generation company that provides essential power resources to customers, businesses, and communities across the United States.

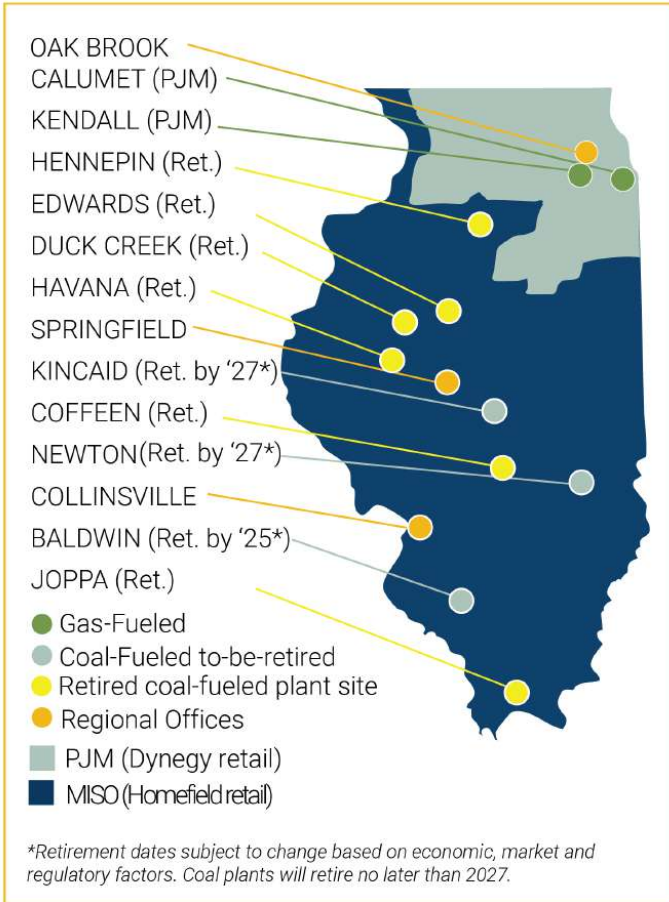
For **nearly 140 years**, our company has adapted to changes in technology to ensure our plants safely and reliably produce electricity for the benefit of society.

Vistra is the **largest competitive power generator in the country**, with 41,000 megawatts (MW) of installed generation capacity.

The company operates a variety of energy assets including:

- Four nuclear generation facilities totaling more than 6,400 MW of capacity
- A fleet of natural gas and coal power plants
- The second-largest network energy storage capacity in the country with ~1,020 MW
- A growing portfolio of solar power plants





Vistra is taking steps to **responsibly operate, retire, and transition** its Illinois legacy coal fleet. These sites and the pre-existing utility and transmission infrastructure around them must remain anchors of the state's energy grid.

Across Illinois, at 9 currently operating or retired coal-plant sites we have several energy projects in various stages of planning, development or construction. In the state, the company currently operates 5 legacy power plant sites.

The company expects to start construction this spring on our three larger solar and energy storage projects, as part of the *Coal to Solar and Energy Storage Initiative*. Vistra is evaluating additional opportunities to invest and deploy new energy technologies across its Illinois fleet.



The Pulaski Solar Project: By The Numbers



- » **\$650 Million private investment** in Pulaski County to build a 405 MW solar power plant
- » Construction phase **supports 1,300+ full time jobs & \$117 million in earnings** for in-state workers
- » Pulaski Solar will increase **the local tax base** and the total overall assessed value of property **in Pulaski County will increase by 75%**
- » The new power plant is projected to pay **\$57 million in local property taxes** over next 25 years
- » Proposal is **supported by local landowners** who are participating in the project

Pulaski Solar 25-Year Cumulative Property Tax Impact By Taxing Jurisdiction:

**Century
Unit School
District 100:**

\$26.7 Million

**Pulaski
County:**

\$23.5 Million

**Shawnee
Community
College
Community
District #531:**

\$4.8 Million

**County Unit
Road:**

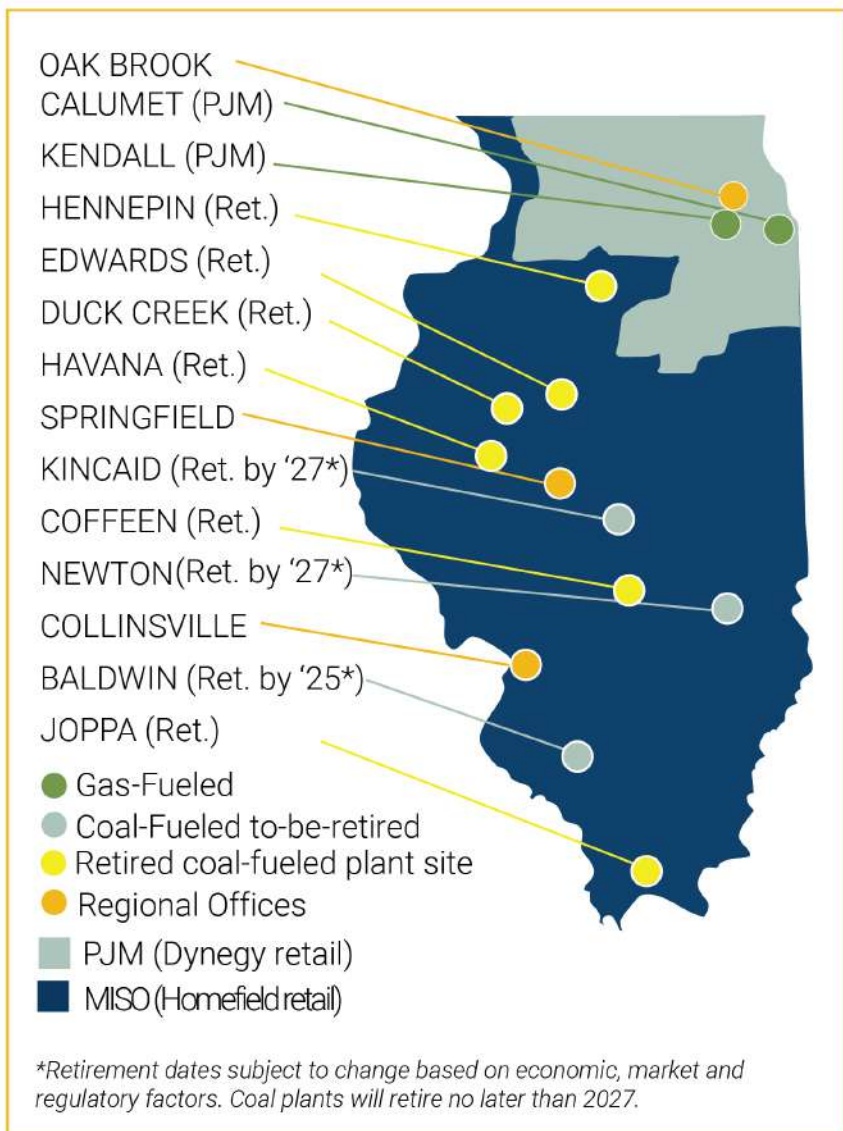
\$1.3 Million

*Total taxes to-be-paid based on 2022 tax rate and the rate being held constant for 25 years.
Analysis of Gruen Gruen + Associates, February 2024.*

- » Federal and state laws and regulations, actions by third-party interest groups, as well as market conditions, are affecting the economic viability of operating legacy power generation assets.
- » To settle a complaint brought by the Sierra Club in 2018 before the Illinois Pollution Control Board, the retirement of the EEI-Joppa Plant was accelerated to 2022.
- » **Vistra is pursuing projects like Pulaski Solar to drive investment, economic development, and fiscal benefits to regions affected by recent plant closures.**



Each Project Site is Unique



Vistra is working with leaders in communities across Illinois to develop actionable plans for our plant sites. We respect that local communities have priorities regarding the responsible development of energy assets in their communities.

Vistra believes in working together because each project is unique.

The Pulaski Solar project will comply with state and local standards including:

- Department of Agricultural – **Agricultural Impact Mitigation Agreement (AIMA)**
- The project will be built to standards established under:
 - **Illinois Counties Code** (55 ILCS 5/5-12020)
 - **Pulaski Solar Ordinance** (2023-05-18A)

State Policy Set Standards for Local Approval

- » In 2021, the State of Illinois enacted the **Energy Transition Act** ("ETA") to guide the closure of legacy generation assets and drive investment in new energy resources.
- » In January 2023, the State of Illinois amended the Counties Code to **establish standards** for solar development, **prohibiting moratoriums** and **mandating local approval** of projects that meet state standards.
- » In May 2023, Pulaski County adopted Ordinance No. 2023-05-18A, an **Ordinance Governing Commercial Solar Energy Facility Siting**.

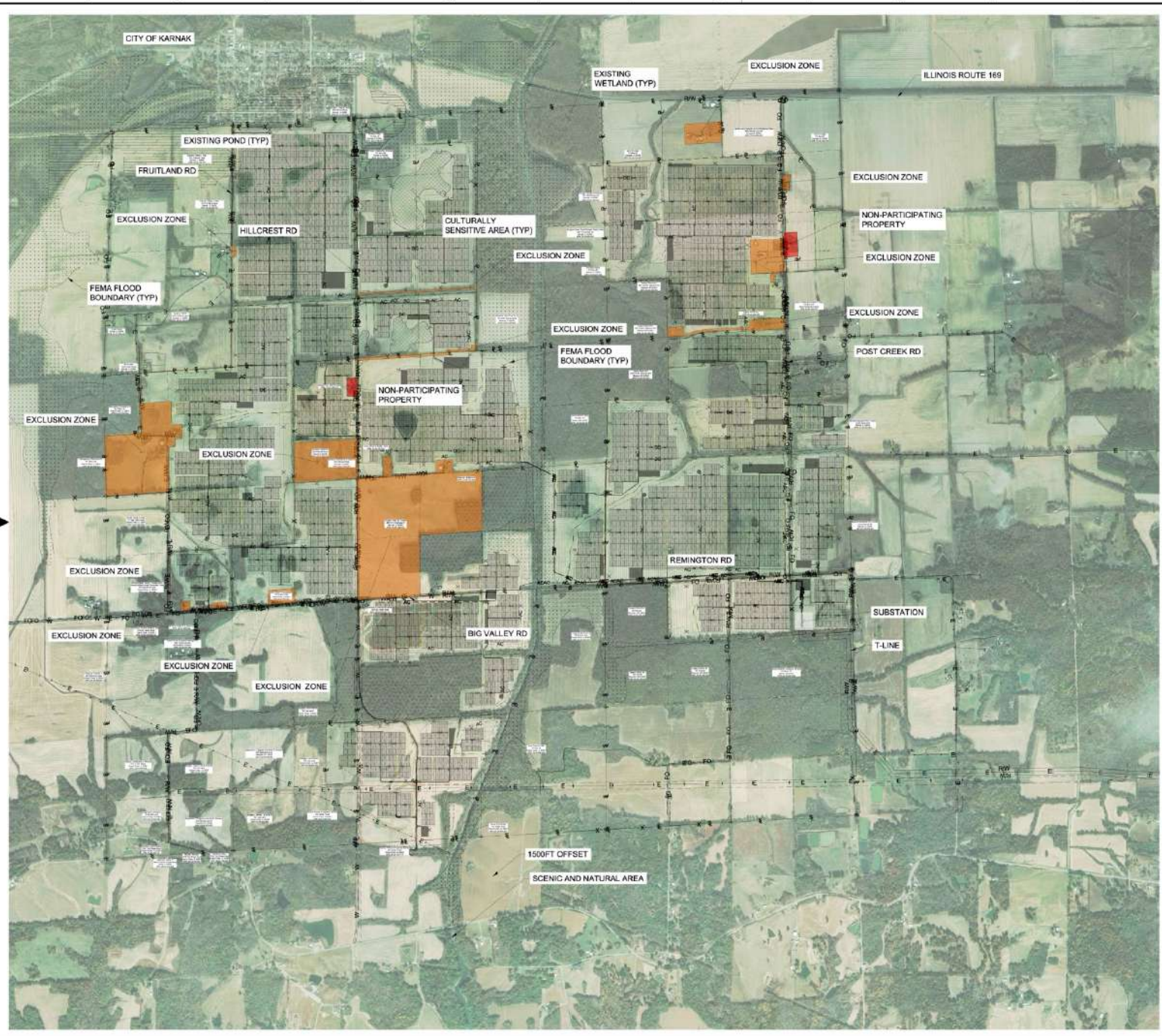


Detailed Application & Studies Completed

On Nov. 17, 2023, a detailed application was submitted that included the following subject matter reports:

- Environmental Documentation
 - IDNR EcoCAT Consultation for Endangered Species Protection and Natural Areas Preservation
 - United States Department of the Interior Fish and Wildlife Service
 - Wetlands and Waters of the U.S. Delineation Report
 - Historic Architectural Resources Survey of the Pulaski Solar Energy Project
- Pulaski Solar Civil Design Plans: Existing Conditions, Clearing & Demolition Plans, Site & Grading Plans, and Erosion Control Plans
- Electric Line Plans: Control Building Layout 161/34.5kV Substation and Collector Station Switching Single Line Diagram
- Standard Agricultural Impact Mitigation Agreement between Pulaski Solar, LLC and the Illinois Department of Agriculture Pertaining to the Construction of a Commercial Solar Energy Facility in Pulaski County, Illinois
- Agricultural Impact Mitigation Agreement between Massac Transmission, LLC and Illinois Department of Agriculture Pertaining to the Construction of the Massac Transmission Line, 161 kV Electric Line and Related Appurtenances in Pulaski County & Massac County, Illinois
- Environmental Noise Study
- Summary Traffic Evaluation
- Pulaski Solar Project Glare Analysis
- Conceptual Hydrology Study
- Preliminary Geotechnical Exploration Report Rev. 1
- Custom Soil Resource Report for Pulaski County, Illinois
- Vegetation Management Plan for the Pulaski Solar Project
- Decommissioning Cost Estimate Study



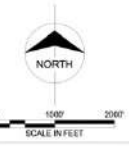


Scale For Manufacturing
Notes

PROJECT SETBACKS		
	Solar Ordinance Req.	Project Setbacks
Occupied Community Buildings and Dwellings on Nonparticipating Properties	150 ft. to the nearest point on the outside wall of the structure	> 150 ft.
Nonparticipating residences	150 ft. to the nearest point on the outside wall of the structure	> 150 ft.
Boundary Lines of Participating Property	None	N/A
Boundary Lines of Nonparticipating Property	50 ft. to the nearest point on the property line of the nonparticipating property	> 50 ft.
Public Road Rights-of-Way	50 ft. from the nearest edge of the public right-of-way	> 50 ft.

NOTES:
SETBACKS ARE TO BE MEASURED FROM THE NEAREST EDGE OF ANY COMPONENT OF THE FACILITY, WHICH THE SOLAR ORDINANCE DEFINES AS MEANING ANY DEVICE OR ASSEMBLY OF DEVICES THAT IS GROUND INSTALLED AND USES SOLAR ENERGY FROM THE SUN FOR GENERATING ELECTRICITY FOR THE PRIMARY PURPOSE OF WHOLESALE OR RETAIL SALE AND NOT PRIMARILY FOR CONSUMPTION ON THE PROPERTY.

- LEGEND:**
- PROPERTY LINE
 - CIVIL (PROPERTY) SETBACK
 - CIVIL (RESIDENTIAL) SETBACK
 - CIVIL (UTILITY) SETBACK
 - CIVIL (ENVIRONMENTAL) SETBACK
 - CIVIL (FEMA) SETBACK
 - CIVIL (CULTURAL) SETBACK
 - SOLAR SETBACK
 - STREAM
 - WETLAND
 - POND
 - FLOOD ZONE A
 - FLOOD ZONE X
 - CULTURAL EXCLUSION AREA



PRELIMINARY - NOT FOR CONSTRUCTION



PULASKI SOLAR
SITE PLAN
EXHIBIT

project	156753	contract	8110
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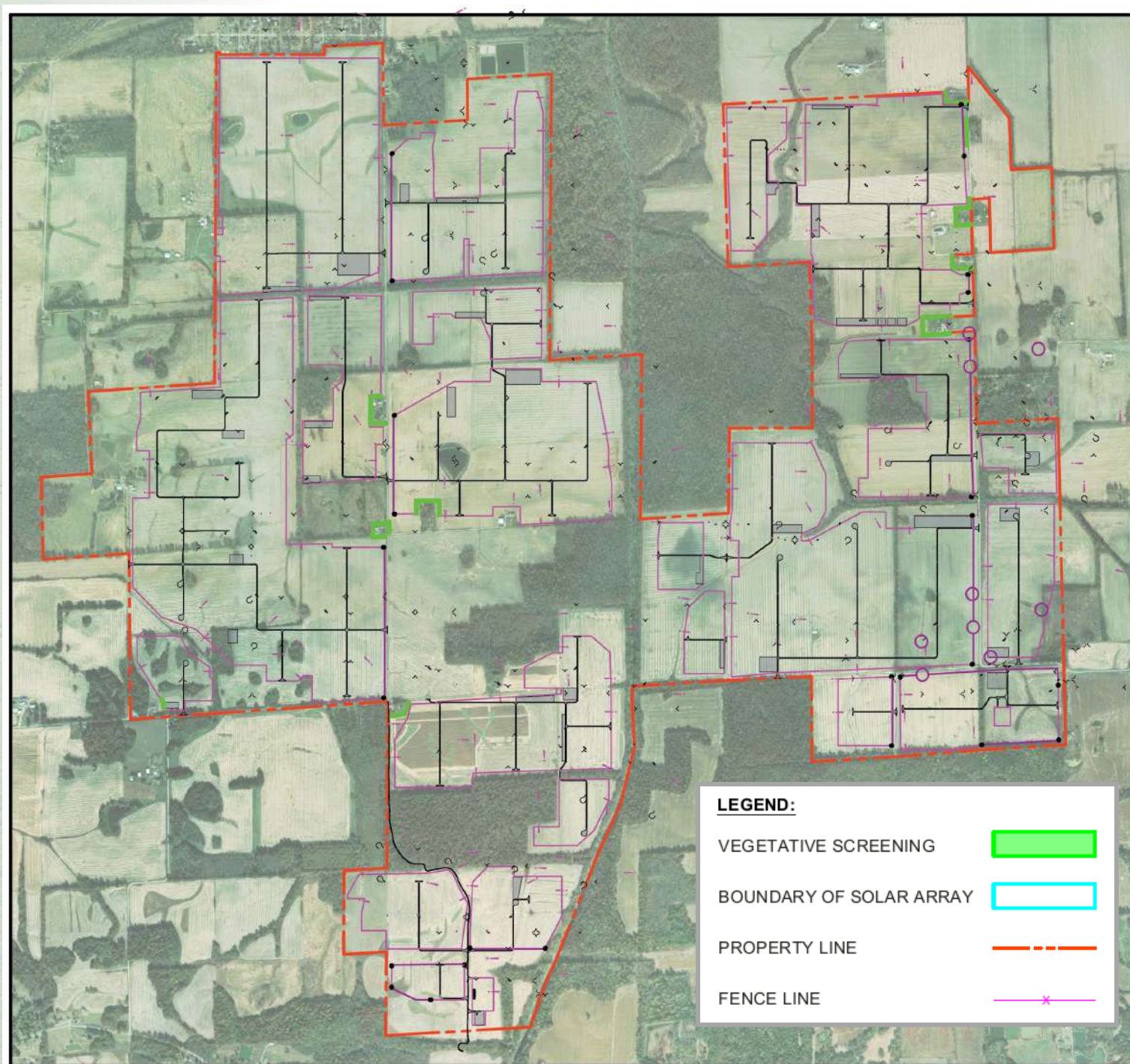
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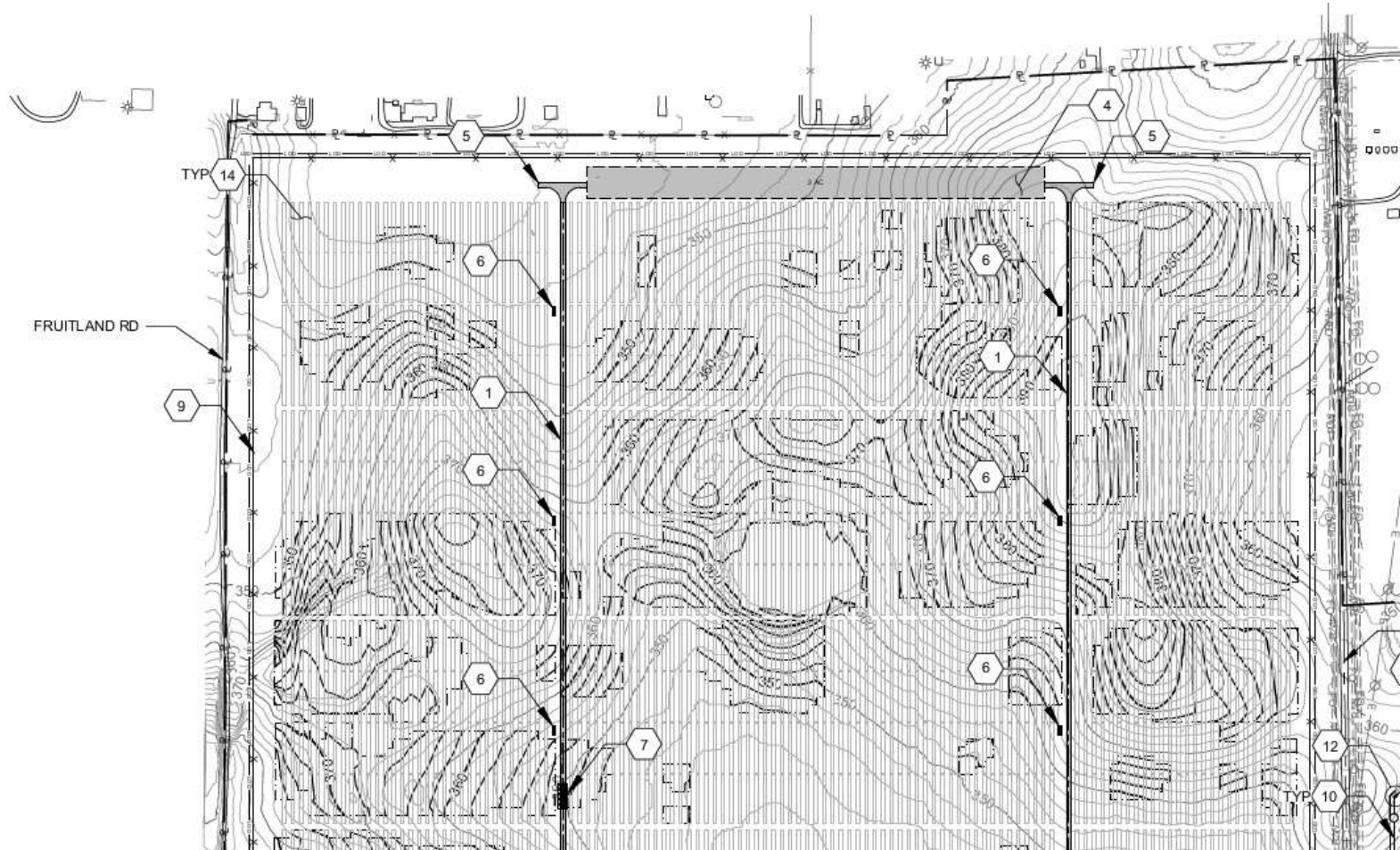
CS-EX-1000

**THE SOLAR POWER PLANT WILL BE
REMOTELY MONITORED,
ENCLOSED BY FENCING,
& WORKERS PERFORM
ROUTINE MAINTENANCE
LIKE ANY OTHER INDUSTRIAL
EQUIPMENT.**

**WHERE APPROPRIATE,
VEGETATIVE SCREENING
WILL BE ADDED.**

**THE PANELS CAN BE
REMOTELY STOWED
BASED ON ANTICIPATED WEATHER
CONDITIONS.**





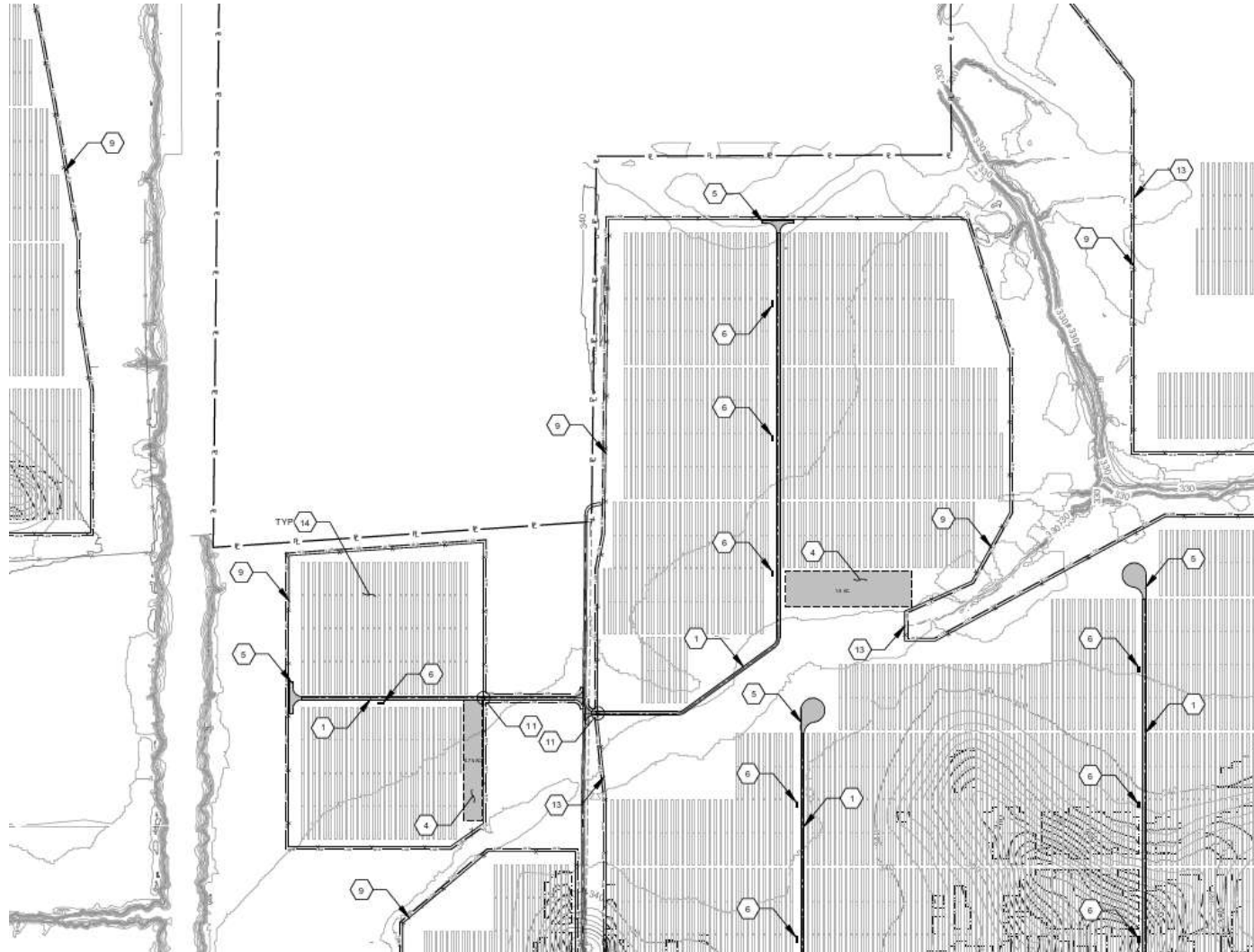
Planned Setbacks in Accordance With State & Local Regulations:

- **150' from Occupied Community Buildings**
- **150' from Dwellings on Nonparticipating Properties**
- **50' from Nonparticipating Properties Boundary Lines**
- **50' from Public Roads Right-of-way**



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Representative Power Plant Equipment

- » A substation at the project will convert the electricity to be conveyed by a **transmission line to EEI-Joppa** where it will interconnect to the grid.
- » The locally-generated electricity will be available to power the everyday technologies and equipment that help make our society function.
- » As critical utility infrastructure, the substation and transmission line are separately regulated.



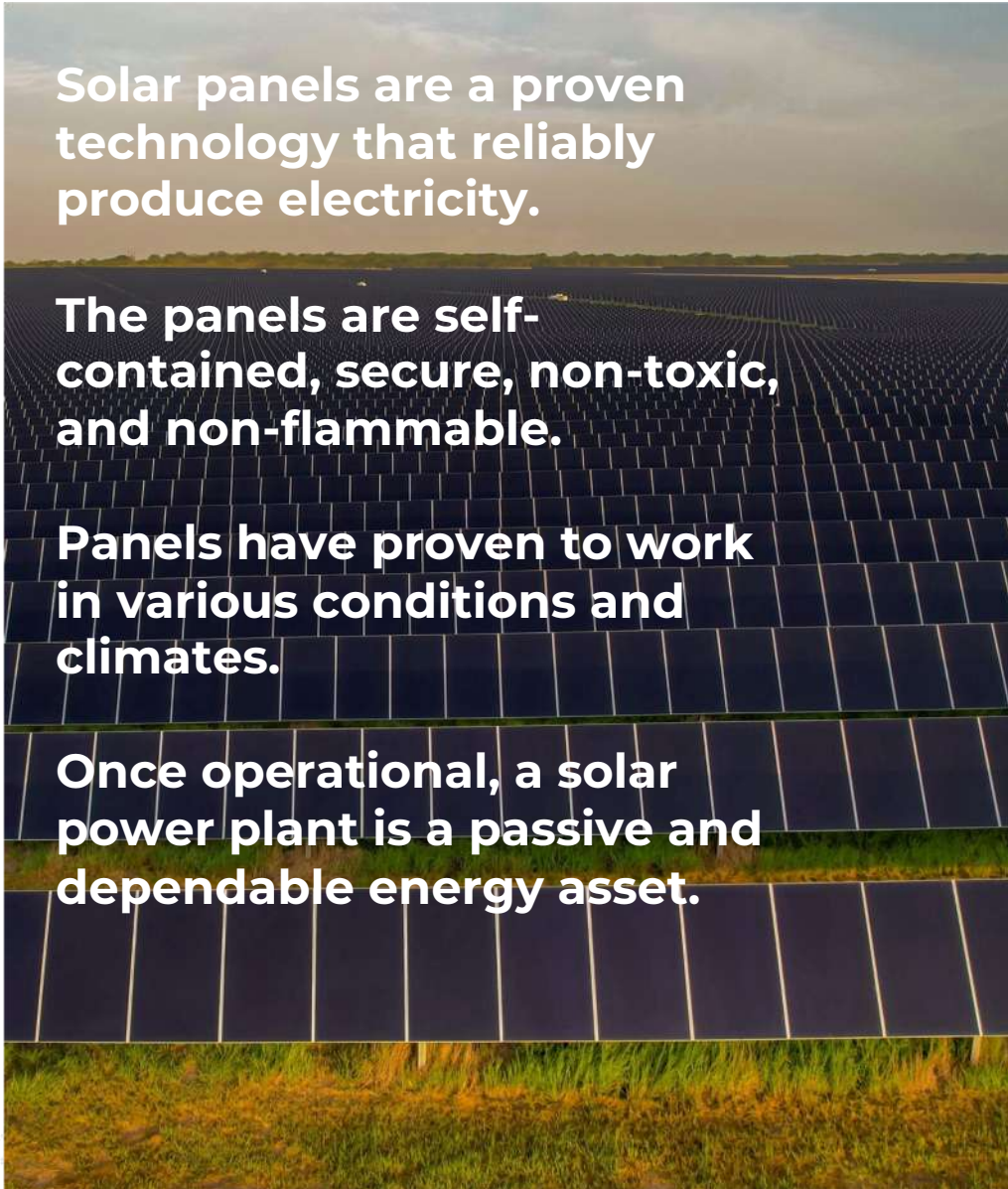
Representative Power Plant Equipment

Solar panels are a proven technology that reliably produce electricity.

The panels are self-contained, secure, non-toxic, and non-flammable.

Panels have proven to work in various conditions and climates.

Once operational, a solar power plant is a passive and dependable energy asset.



SOLAR PANELS BY CANADIANSOLAR

THE #1 MODULE SUPPLIER FOR QUALITY AND PERFORMANCE / PRICE RATIO IN THE HIS MODULE CUSTOMER INSIGHT SURVEY



INVERTERS BY SUNGROW

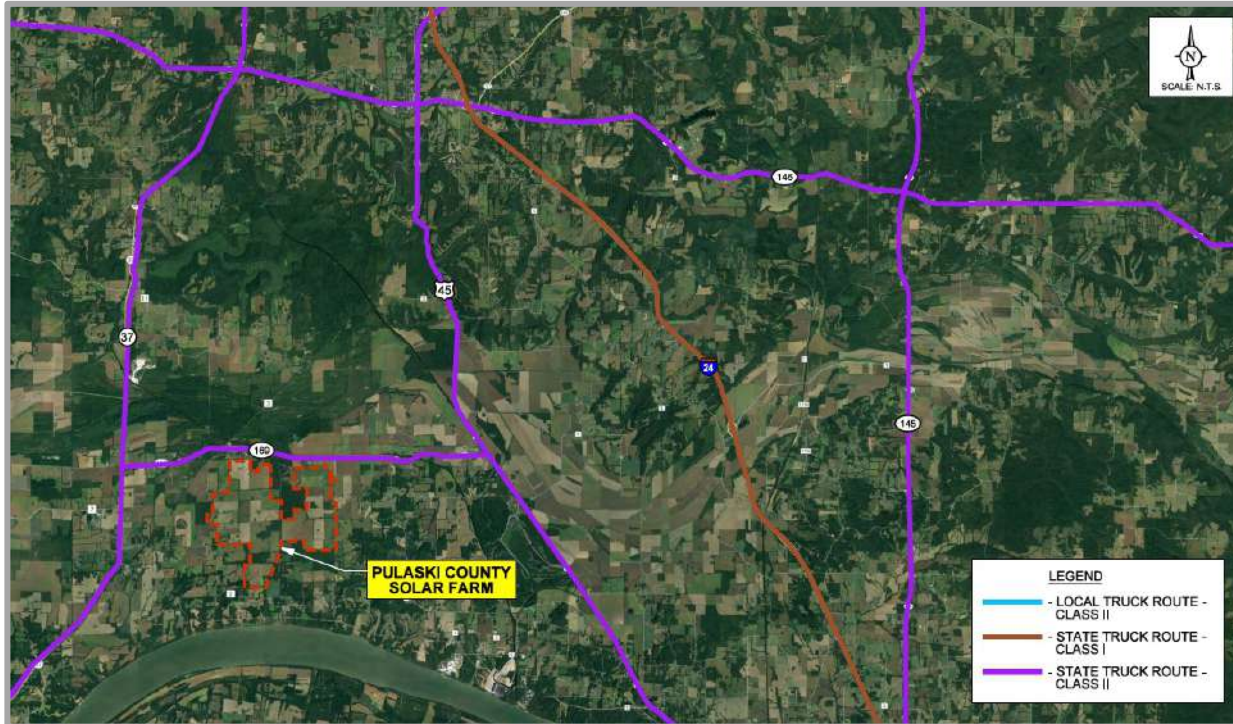
THE ONLY INVERTER SUPPLIER RANKED 100% BANKABLE

Operations: Panel Tracking

- » The solar power plant is **managed remotely**, and the panels track the position of the sun during the day.
- » The **panels can be stowed by remote command** if a weather event is expected.
- » **On-site workers perform routine maintenance** like on any other industrial equipment or at a traditional power plant.
- » **The solar panels will have a height of 10 feet at maximum tilt.** The Pulaski Solar ordinance permits a maximum panel height of 20 feet.



Constructing Pulaski Solar: An Accessible Site



» Vistra has studied the road network. Equipment deliveries will utilize existing State truck routes, limiting the impact on local roadways.

» Deliveries will utilize **designated Truck Routes** prior to accessing the site for “last mile deliveries.”

» Vistra will work with the County Engineer toward a **Road Use Agreement** as required by the Pulaski Solar Ordinance. The Road Use Agreement will govern the use of local roads and the repair of any damage caused by construction of Pulaski Solar.

Diligence: Application, County Review & Community Engagement

- Application submitted to Pulaski County Nov. '23
- County third-party review of Pulaski Solar application
- Open House March 18

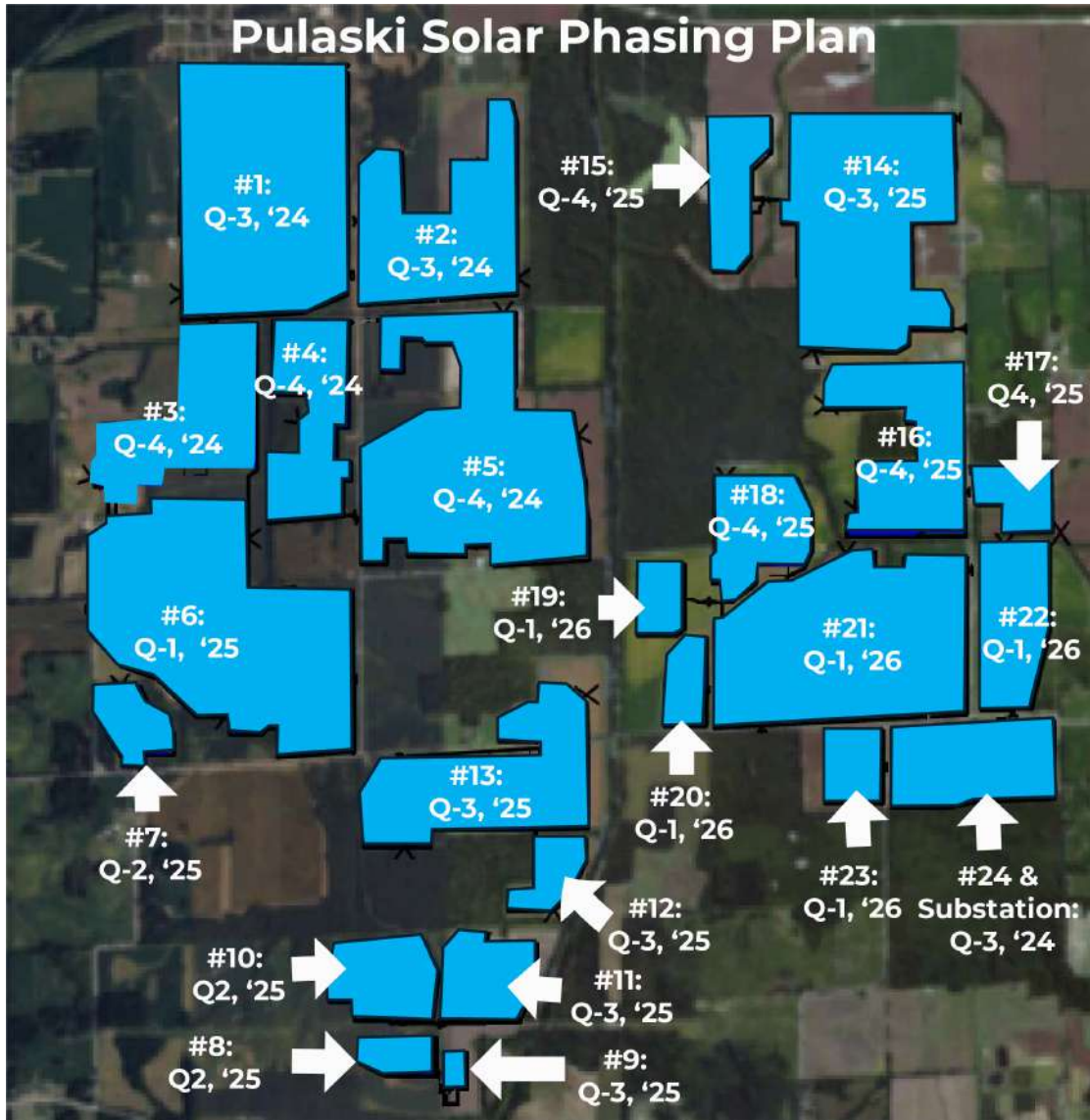
Government Approvals: County Board Decision, State & Federal Actions

- Public Hearing April 9
- Q2/Q3 '24: Pulaski County Board final decision, company to obtain all other state and federal approvals to proceed to construction

Mobilization: Final Corporate Project Approval & Site Work Begins

- After all necessary permits obtained, Vistra final decision to proceed and mobilization of work in Pulaski
- The Pulaski Solar team will maintain regular communication with County and landowners on phasing and mobilization of project

Constructing Pulaski Solar: A Phased Approach



» Vistra has engaged Gemma Power Systems, an engineering, procurement, and construction (EPC) company specializing in power plant construction.

» Like other power plants, Gemma will construct Pulaski Solar in phases. The timing of each phase is dependent on several factors, including when final building and construction permits are obtained from local, state and federal authorities.

» This representative map indicates the phased approach:

- Work will commence on the northwestern portion of the plant and generally proceed south.
- Work on the eastern portion of the plant will start in the northeastern corner and proceed generally south.

» Peak construction activity will occur in the fourth and fifth quarters of construction. The number of workers on-site naturally fluctuates throughout the project.

A project of this scale and scope is a unique and generational economic development opportunity. According to an economic impact assessment, construction of this facility would unlock tremendous benefits for the region and state:



Creates 1,331 Total Full-Time Job Equivalents Across Illinois –
752 regional direct, indirect and induced full-time job equivalents



Generates ~\$117 Million in Total Earnings for Workers –
Including ~\$53 million direct, indirect and induced earnings in local communities



Adds \$185 Million to the State's Economic Output –
Construction would boost regional economy by \$74 million

Analysis of Dr. David Loomis of Strategic Economic Research, LLC, March 2023

The Fiscal Potential of Pulaski Solar



Pulaski Solar will strengthen the grid, generating electricity, and provide economic independence for Pulaski. Today, the acreage that will accommodate the plant has a cumulative property bill of \$62,056.

The power plant will generate \$3.2 million in property taxes during its first year of operations.

Tax Year	Plant Assessed Value ¹	Annual Property Tax Paid by Pulaski Solar for all Taxing Districts ²
Year 1 2027/28	\$39,431,031	\$3,220,518
Year 2 2028/29	\$38,800,134	\$3,168,989
Year 3 2029/30	\$38,113,048	\$3,112,872
Year 4 2030/31	\$37,367,358	\$3,051,968
Year 5 2031/32	\$36,560,563	\$2,986,073

1. Assessed values based on 33.33% of trended real property cost (net of depreciation).
2. Annual taxes based on 2022 tax rate of \$3.82325 per \$100 of Assessed Value. Tax rate held constant for 25 years. *Analysis of Gruen Gruen + Associates, February 2024.*



» By law and pre-existing contracts with our valued landowners, **Vistra is committed to return the land back to its original agricultural condition upon retirement of the solar power plant.**

» For the next generation, the **acreage used by the plant will be in passive conservation.** The Vegetation Management Plan specifies stabilization of the land with a low maintenance, low growth, shade and drought tolerant vegetative cover. Clover included in the mix will attract pollinator species and fix nitrogen into the soil.

» Solar power plants rely on the temporary use of land. Equipment will be removed, and the acreage will be returned to landowners after the plant retires.

» The project has the support of participating landowners, who decided for the next generation that Pulaski Solar was **the right decision for their property** and business.

» **Rather than harnessing the power of the sun to grow and harvest an agricultural crop, participating landowners decided to lease their land so it could capture the sun's energy and produce reliable electricity for society's benefit.**

» Property owners and the greater Pulaski region will benefit from the **economic independence** and **fiscal benefits** the solar power plant unlocks.



VEGETATION MANAGEMENT



FULL HEIGHT



**FIRST
SEEDING**



MOWED

- Pulaski Solar has entered into numerous contracts and agreements that will assure landowners and Pulaski County that the solar power plant will be responsibly retired by the Vistra. These protective measures include:
 - **State Regulation: An Agricultural Impact Mitigation Agreement (AIMA) for Pulaski Solar was executed with the Department Of Agriculture on Dec. 4, 2023.**
 - **County Regulation: Financial assurances will be posted with the County to guaranty completion of Decommissioning Obligations.**
 - **Contracts with Landowners: Executed lease agreements with landowners contractually require Pulaski Solar to remove equipment and return to the land to its preexisting condition.**
- Decommissioning of Pulaski Solar must be completed within 12 months after the solar power plant retires.