

The decision by investors to invest and construct a multi-billion dollar project does not happen lightly or quickly. The majority land owners of the Coal City Industrial Park have been marketing this property for over a decade. Due to its location, separated from residential development, relatively adjacent to the I-55 interstate exit at Reed Road, fed by Union Pacific manifest freight rail service, and directly adjacent to the 345kV regional electrical transmission lines operated by ComEd, land at the southwest corner of Reed Rd. & S. Broadway has been marketed to the world for its competitive advantages of being located next to the Chicagoland industrial market with low land acquisition costs, excellent workforce for the construction of necessary facilities, and possessing significant transportation advantages with its access to freight rail delivery and the interstate. It became one of the State of Illinois' DCEO (Dept. of Commerce & Economic Opportunities) megasites due to being able to accommodate over 1,000 acres of development for large industrial users.

Hoffman Transportation located its newest facility at this location due to the assets that were being marketed by this industrial park. The first PUD parcel approved for development was to host Hoffman Transportation alongside the east side of the electrical transmission lines until its owner developed Hoffman Transportation's own property outside of the industrial park on the north side Reed Road at its current location at which UP could still provide its manifest freight service.

While marketing this industrial property, the current land owners, the Reed Group found the adjacency of the transmission lines was possibly more advantageous than the rail access to the UP. There has been a growing demand for the construction of data centers and this park can provide a competitive advantage for the location of such a facility. In addition to the advantages the land possessed, greater interest from brokers was beginning to contact the Reed Group. Such brokers would request the land be entitled and prepared for data center construction, but the end user would not be known until that entitled property was developed and/or purchased.

At that point, the Reed Group began looking to see if any end users within the data center space were interested in its acreage adjacent to the transmission lines. According to the land ownership group, they were hesitant to accept any deal from just any end user and were looking for one that had a proven track record prior to signing onto any Letters of Intent (LOI) and were concerned about the total water utilization of the facility due to the development locating within a small town. In this process, Reed Group signed onto an LOI with the end user Aligned, formally known as Aligned data Centers/Propco, LLC.

Aligned began working to configure its construction plan and determine all of the land entitlement required to get from greenfield to a finished project in 2024. By the end of 2024, the Village of Coal City entered into an inducement resolution with both the Reed Group and Aligned within a public meeting in order to allow future consideration of a predevelopment agreement to be completed that would reimburse or provide the two entities with incentives for locating the development within Coal City. It was clear that

there would be significant exterior improvement cost for the construction of this development within the village that did not exist elsewhere regionally or nationally with whom the village is competing for economic development of this significant scale of project.

Securing the necessary power for Aligned's data center became the end user's paramount focus. Meanwhile, ComEd, the electrical utility carrier of power, which operated within the federally regulated PJM (Pennsylvania-New Jersey-Maryland Interconnection) market was changing its consideration process for such large users due to the Consumers Utility Board (CUB) oversight regulatory authority.

Due to the requirements of ComEd, Aligned signed onto a Transmission Service Agreement (TSA) to be considered within its "Cluster 1" power needs assessment. Cluster 1 users would be wholly responsible for the cost of getting power transmitted to their large electrical consumption developments from the current infrastructure that had been previously developed to the new power using concepts. The larger the need for power, the larger the TSA would be. This agreement captures a payment for the cost of extending power transmission as well as monetizing and guaranteeing the total power consumption for the first 10 years of operation. Should the user fail to use the power to which they were entitled under the Cluster 1 study, those financial assurances have already been posted and could be reimbursed to the rate payers in case Aligned does not meet its power utilization requirement. Aligned's TSA was agreed upon near the end of 2025. This agreement includes the cost of construction for a substation on a portion of the property on a separate lot that will be developed and handed over to ComEd at no additional cost; this substation steps the power from the adjacent regional transmission lines down from 345kV power to power that can be consumed within the data center park.

The signed TSA was approved by FERC (Federal Electrical Regulator Commission) recently with an order that was issued February 17, 2026. This was a result of the TSA meeting federal regulations and Illinois maintaining its electrical dominance being a net exporter to the PJM grid. Aligned would like local consideration of the land development to take place so it can begin construction upon securing its approval to gain the power that is necessary to run the data center. Aligned and the Reed Group must complete required steps to inform the public of its intent to develop a data center within the industrial park. The February 17<sup>th</sup> Public Meeting at the Coal City High School was informative, but there a required public process that will take place to allow the land to be utilized for this purpose.