

Ultimately, this is a determination for the Board of Trustees when weighing the proposed use and any limitations/conditions as well as any predevelopment agreement incentives that may be required to gain a data center versus the many other places nationwide and globally this development could be located. However, despite the land use petition having not yet been submitted, Aligned has begun discussing the total square footage to be built out consistent with the TSA that was approved by ComEd and FERC.

Based upon the current square footage projections of 4.7 million square feet of data center development that shall be provided 864mW to allow Aligned to contract its facilities for other technology companies desirous of remote hosting of data and computing functions. The scope of this project can provide 1:1 EAV replacement for Dresden's current EAV, which generates a majority of taxes for geographically contiguous CCUSD, CCFD, and CC Library districts. Prior to the State of Illinois' CEJA (Climate and Equitable Jobs Act [2021]) legislation that allowed Dresden to renew its application for operation to the NRC resulting in licensing extensions until 2049 and 2051 for Dresden Station's two nuclear reactors, these districts realized they could not even raise their taxes enough by state statute to bring in as much tax revenue as the districts could levy with the nuclear reactors' value being included. Keeping the EAV for this project within a separate tax increment financing (TIF) district, could bring long-term taxation sustainability for the community.

Perhaps equally as important is Aligned's technology it utilizes within its data centers. Aligned's desire to compete within the available marketplace and its commitment to sustainability has resulted in Aligned data centers having minimal impact upon the local community for its water usage. A conservative estimate for the full buildout of all Aligned square footage with at least 300 full-time employees on campus calls for approximately 40,000 gallons of water per day. This is approximately the same water utilized by Carbon Hill each day and represents 2.5% of the village's total utility capacity. This minimal utilization of local utility resources is possible because Aligned utilizes a patented closed loop cooling system that is filled once to create radiated cooling within its facility and does not require regular recharge.

Due to its large power needs, it shall directly access the regional transmission system rather than local distribution. While the previously mentioned CEJA legislation within Illinois has increased the overall cost of electricity for consumers due to renewable energy initiatives to be carried out by ComEd and Ameren, Aligned's power will not come from local distribution. Due to ComEd's TSA, Aligned has already contributed its cost for power over its initial 10 years of operation within this facility.

To date, Aligned has shown a plan to utilize diesel backup generators. Each of the units are to be encased within their own structure to limit the sound and emission of each unit. Additionally, the cooling fans atop the roof are to be contained behind safety parapet walls and shall not emit more than 65 decibels at the roof's edge; this level of sound is much less as the sound dissipates across any required setback of this industrial facility

and is much less than other nearby exposures to include grain storage dryers and continual BNSF freight train traffic.

Lastly, the accumulation of increment within the TIF district shall allow Coal City to attain public project improvements to meet the needs of the community. To date, previous increment generated within the TIF district was responsible for providing local match for major capital improvements such as the South Broadway Reconstruction Project, Carbon Hill Road Resurfacing Project, major park improvements to include the new pickle ball courts, and subsidizing the annual cost of the debt payment for the sanitary modernization project (\$5.00 monthly sanitary surcharge should be closer to \$10/month) and the water treatment plant expansion project. It is currently budgeted to make substantial contributions for the North Park Playground Renewal, matching \$600,000 contribution for the Hunters Run OSLAD project, and the upcoming North Broadway Reconstruction project.

The construction of this development could allow TIF contributions to continue as well as meet community projects previously out of reach with the current means of capital accumulation by the Village of Coal City. Recently, the community aided the Village Board in selecting high priority projects for the community which focus primarily upon maintaining and increasing the quality of life for Coal City residents (within the Coaler DRIVE MAPPING strategic planning process). These projects range from Quiet Zone implementation to establishing downtown retail locations to bringing high quality park improvements to Coal City. Upon receiving the increment produced by a large EAV-producing industrial facility, Coal City can contribute at a higher rate to improvements and amenities within the community.