

ALIGNED DATA CENTER DEVELOPMENT

Pre-submission Background Information

LOCATION & STRATEGIC SITE

Coal City Industrial Park (Reed Rd & S. Broadway) adjacent to 345 kV transmission lines, near I-55 & UP rail access.

PROJECT SCOPE

Multi-billion dollar campus (~4.7M sq ft) hosting cloud/AI tenants with up to 864 MW power capacity.

DECISION OBJECTIVE

Evaluate comprehensive plan alignment, economic benefits, infrastructure needs, and community impact.

KEY APPROVALS

PUD Consideration, Conditional Uses, Annexations, Predevelopment Agreement.

The Coal City Industrial Park Opportunity



Coal City's industrial park has been strategically positioned since 2009 through TIF#1 to attract major development. Located at Reed Road and South Broadway, the site offers exceptional competitive advantages: direct adjacency to ComEd's 345kV regional transmission lines, Union Pacific freight rail access, and proximity to the I-55 interstate corridor.

After a decade of marketing to global industrial prospects, the Reed Group identified data center development as uniquely suited to leverage the park's proximity to transmission infrastructure—potentially more valuable than rail access for certain technology users.

Two Possible Advantages of such Development

Dresden Station Alternative

Accumulate equalized assessed valuation (EAV) outside Dresden Power Station's \$550 million portfolio, which represents 56% of value for overlapping taxing districts including CCUSD, Grundy County, Fire District, Library District, and Joliet Junior College.

Industrial Tax Base Expansion

Increase non-residential EAV within Coal City's tax base, thereby reducing the proportional burden on residential properties. Higher industrial valuation multiplied by the property tax rate decreases homeowners' share of the annual levy.

Beyond tax implications, this development's construction and operational impact **MUST** align with village land use code criteria and the comprehensive plan vision for community growth.

Why Aligned Data Centers?

Selection Process

The Reed Group carefully vetted potential data center partners, prioritizing proven track records and minimal water consumption concerns for a small-town setting.

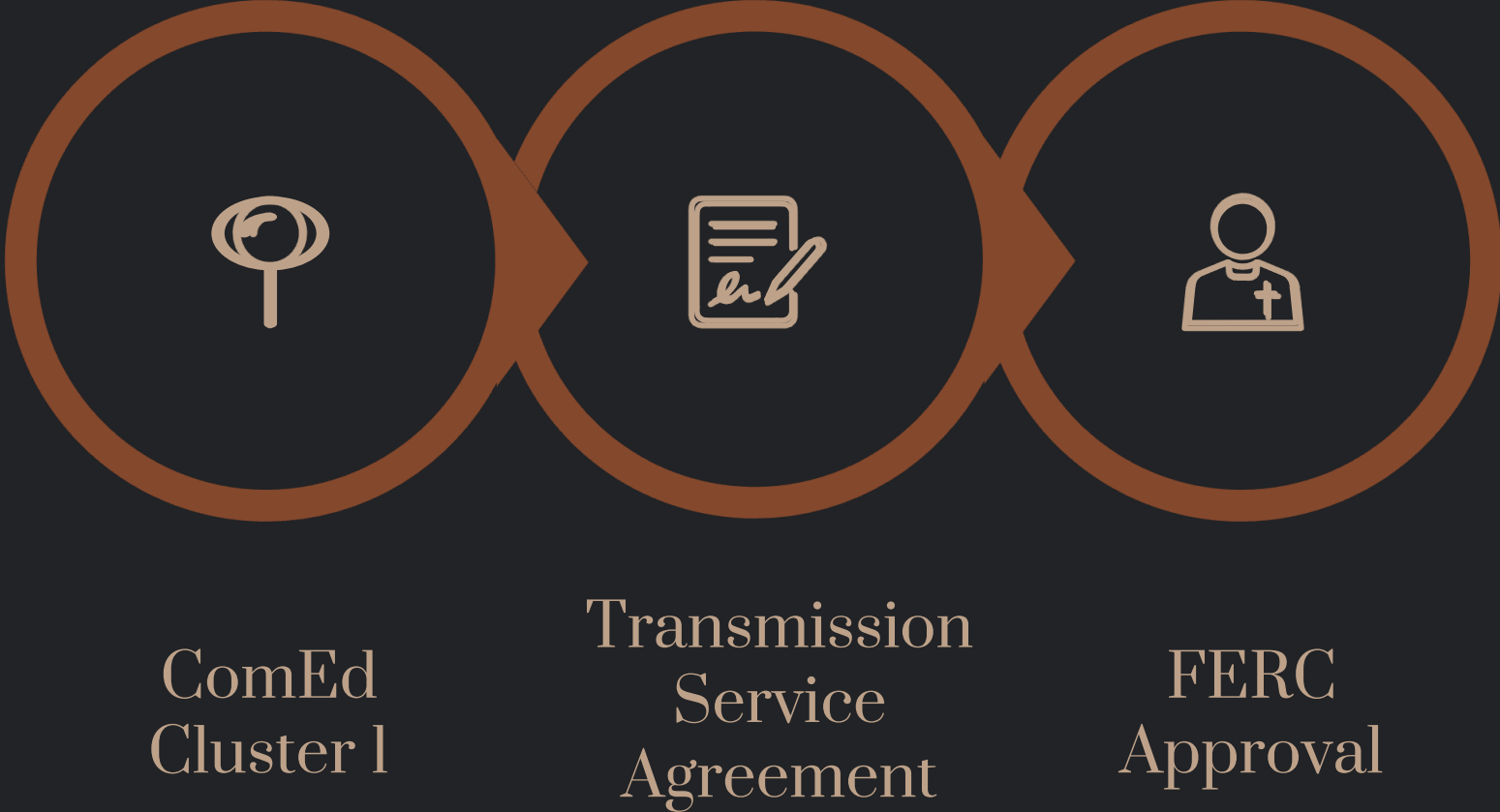
The Aligned Advantage

- Established reputation in sustainable data center operations
- Proprietary closed-loop cooling technology minimizing water usage
- 100% renewable energy credit (REC) purchasing commitment
- Multi-billion dollar investment capacity

Aligned signed a Letter of Intent in 2024, working to configure construction plans and secure comprehensive land entitlements. By late 2024, the village entered an inducement resolution enabling predevelopment agreement consideration.

The Power Infrastructure Challenge

Securing adequate electrical capacity became Aligned's paramount focus, navigating complex federal and state regulatory requirements within the PJM market system.



Aligned's TSA secures transmission costs and guarantees 10 years of power consumption at 864 megawatts. This payment includes constructing a substation to step down power from 345kV transmission lines—delivered to ComEd at no additional cost. The agreement approved by FERC was due to its compliance with federal regulations and Illinois' position as a net power exporter within the PJM grid.

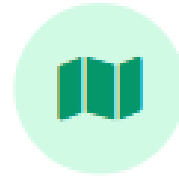


Federal Support

NATIONAL POLICY

- ✓ **Permitting Acceleration**
Executive Order (July 2025) streamlines reviews for data centers & AI infrastructure to compete globally.
- ✓ **Fiscal Incentives**
100% Bonus Depreciation & Accelerated Depreciation for capital equipment.
- ✓ **Grid Modernization**
"Big WIRES Act" consideration to boost interregional power transfer capacity.

Supports Domestic AI Infrastructure



Illinois Incentives

STATE ECONOMICS

- ✓ **Data Center Program**
Sales tax exemptions for qualified centers investing \$250M+ and creating 20+ jobs.
- ✓ **Labor Support**
Tax credit of 20% of wages paid for construction workers to support local labor.
- ✓ **Clean Energy Leader**
100% renewable goal by 2050 aligns with tenant sustainability requirements.

Competitive Midwest Location



Regional Power

PJM / COMED GRID

- ✓ **Robust Capacity**
Illinois exports ~20% of electricity; superior capacity vs. saturated markets (VA/TX).
- ✓ **Nuclear Adjacency**
Proximity to 3 nuclear plants (~6GW) provides stable, baseload carbon-free power.
- ✓ **Infrastructure Ready**
Direct access to existing 345 kV regional transmission lines minimizes new build-out.

High Reliability Power Supply

Illinois' Competitive Regional Advantage

Power Production Leadership

Illinois exports one-fifth of its electricity production—trailing only Alabama and Pennsylvania. Three nuclear plants surrounding Coal City generate over 55% of the state's nuclear portfolio and 25% of total Illinois electricity production, delivering 6,000 megawatts of reliable baseload power through adjacent transmission lines.

State Incentive Framework

Illinois' 2019 data center program offers state and local sales tax exemptions for \$250+ million investments creating 20+ jobs over five years. The state targets 100% renewable power by 2050, with ComEd's modern grid infrastructure supporting carbon-neutral operations required for qualification.

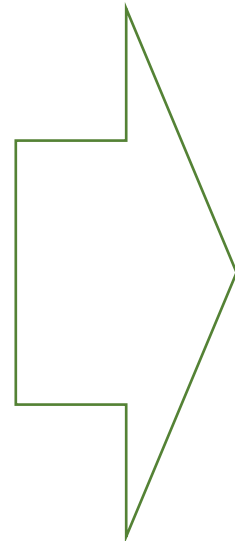


NEXT STEPS...

Public Consideration Process of Proposed Development

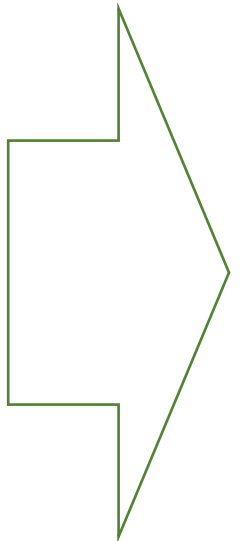
Submit PUD Land Use Application to the Village of Coal City

The Request for Planned Unit Development (PUD) is submitted to Coal City by the land owner, represented by the end user, Aligned with necessary information regarding data center utilization of the land



Received by Plan Commission and sent to a PUD Review Committee

The PUD Petition is received at a public meeting; the Planning Zoning Chair will request a PUD Committee convene and review the submission prior to setting the final consideration to include a public hearing

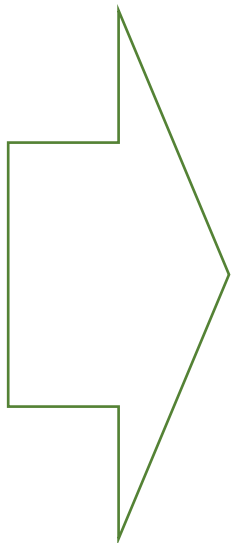


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PUD Committee Undertakes Iterative Process to Review the Development Submittal

- Technical submittal review to take place ensuring necessary information has been included to meet the Village's PUD Submittal Requirements
- Analysis of the submittal delivered to the Plan Commission & PUD Review Committee to ensure issues such as the items listed below have been addressed –
 - Traffic Impact, Water & Sanitary Sewer Treatment Capacities, Stormwater watershed analysis, Site Plan along with planned Construction Phasing, Utility Servicing Availability Confirmation, & Public Infrastructure Report

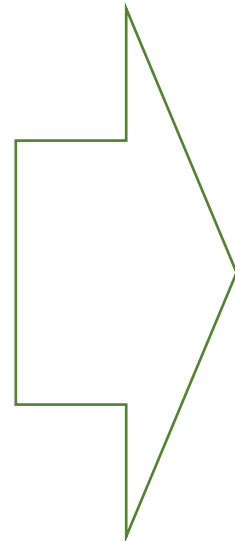


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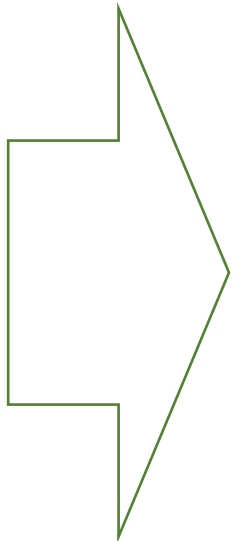
Public Hearing set before the Plan Commission

The PUD Review Committee finishes its review and prepares proposed findings regarding the submittal from which the Plan Commission may utilize to deliberate its consideration



Plan Commission Determines its Recommendation for the Village Board

Either at the close of the public hearing or a future meeting, the Plan Commission shall determine its recommendation regarding the requested utilization to the Board of Trustees



NEXT STEPS...

Public Consideration Process of Proposed Development

Findings of Fact Delivered to Board of Trustees for Final Approval Consideration

An ordinance is prepared following the Plan Commission Recommendation that either supports or rejects the requested land use of the property owner. Following consideration of the information presented within the ordinance to include any exhibits and/or agreements, the Board of Trustees votes upon the data center being permitted to develop and operate.