

## Public Hearing – July 20, 2026

Presented by

Michael S. MaRous, MaRous & Company

Dr. David G. Loomis, Strategic Economic Research



# Topic Order & Resources

- Hearings are expected to last multiple nights
- **Tentative Topic Order:**
  - 1) Project Information & History
  - 2) Environmental & Wildlife
  - 3) Engineering Studies & Construction
  - 4) Site Plan Review
  - 5) Decommissioning
  - 6) Vegetation & Screening
  - 7) Sound Study
  - 8) Public Health & Safety
  - 9) Property Values
  - 10) Economic Impact
- At each hearing, the relevant presentation will be uploaded to the website for easy mobile viewing
- After each hearing, a progress tracker will be updated on the project website for reference
- [planoskiesenergycenter.com](https://planoskiesenergycenter.com) OR scan the QR code →



# Topic Schedule

PLANO SKIES  
SOLAR PROJECT



- 1) Project Information & History
- 2) Environmental & Wildlife
- 3) Engineering Studies & Construction
- 4) Site Plan Review
- 5) Decommissioning
- 6) Vegetation & Screening
- 7) Sound Study
- 8) Public Health & Safety
- 9) Property Values**
- 10) Economic Impact

# PLANO SKIES SOLAR PROJECT PLANO, ILLINOIS

Presentation Provided by:



## MAROUS & COMPANY INTRODUCTION

Michael S. MaRous is a certified general appraiser in the state of Illinois as well also holding the nationally recognized professional designations of MAI and CRE.

MaRous & Company specializes in valuation of unique and complex investment-grade real estate and has conducted similar market impact studies for a variety of clients and for several different proposed developments over the last 45 years. Clients have ranged from municipalities, counties, and school districts, to corporations, developers, and citizen's groups.

Along with the various projects described in the following slide, MaRous & Company has conducted numerous market studies of many other energy-related projects.

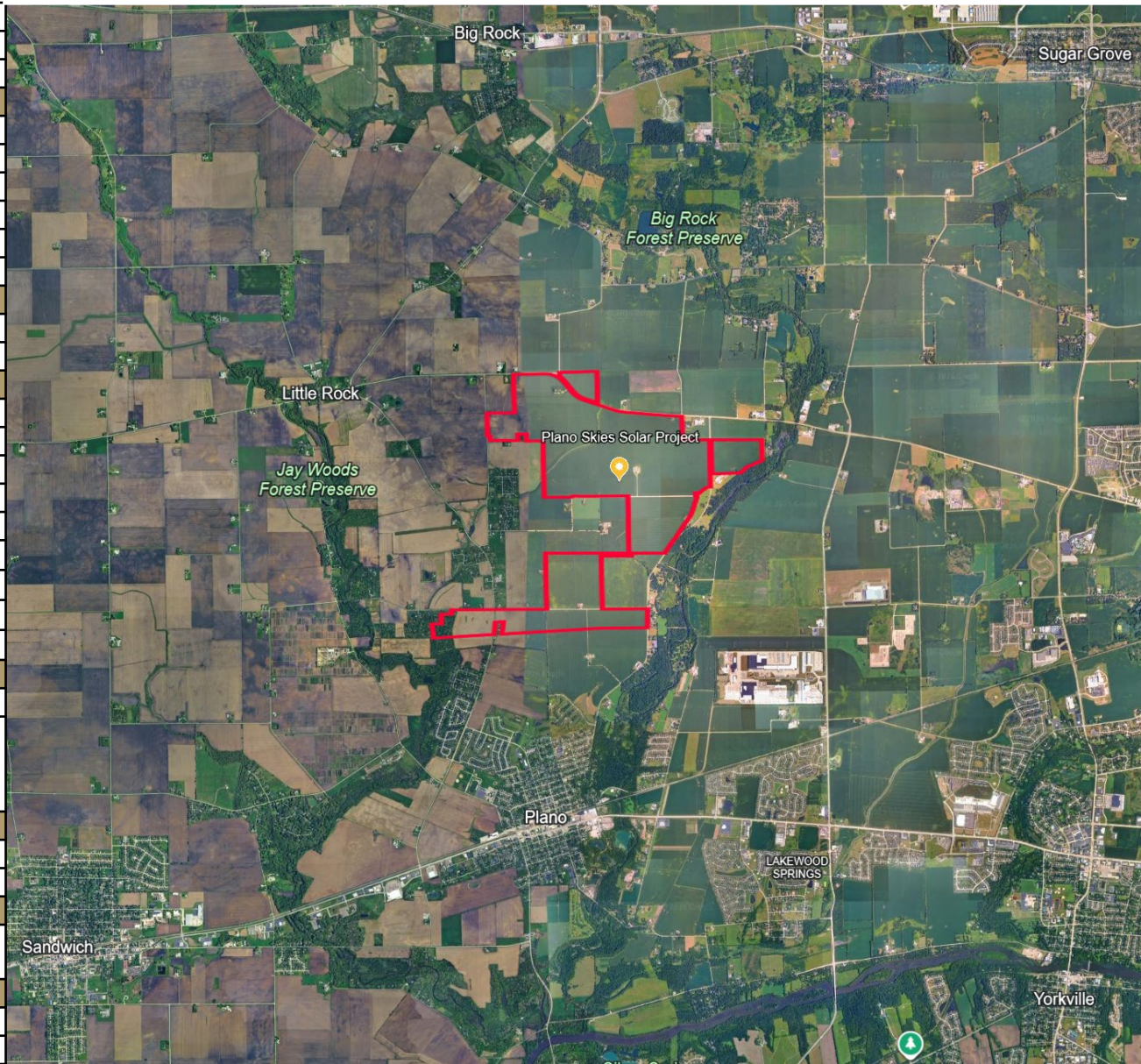
## MAROUS & COMPANY EXPERIENCE

## Renewable Energy Project Summary

|                                                                       |                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Illinois                                                              | <ul style="list-style-type: none"> <li>• Over 20 Solar Farms</li> <li>• Over 20 Wind Farms</li> <li>• Over 5 BESS Facilities</li> </ul>                                                                                                                                                                      |
| Indiana                                                               | <ul style="list-style-type: none"> <li>• Over 5 Solar Farms</li> <li>• Over 3 Wind Farms</li> </ul>                                                                                                                                                                                                          |
| Iowa                                                                  | <ul style="list-style-type: none"> <li>• Over 5 Solar Farms</li> <li>• Over 5 Wind Farms</li> </ul>                                                                                                                                                                                                          |
| Kansas                                                                | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> <li>• 2 Wind Farm</li> <li>• 2 BESS Facilities</li> </ul>                                                                                                                                                                                         |
| Maryland                                                              | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> </ul>                                                                                                                                                                                                                                             |
| Michigan                                                              | <ul style="list-style-type: none"> <li>• Over 3 Solar Farms</li> <li>• Over 3 Wind Farms</li> <li>• 1 BESS Facility</li> </ul>                                                                                                                                                                               |
| Minnesota                                                             | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> <li>• Over 3 Wind Farms</li> <li>• 1 BESS Facility</li> </ul>                                                                                                                                                                                     |
| Missouri                                                              | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> </ul>                                                                                                                                                                                                                                             |
| Ohio                                                                  | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> <li>• 3 Wind Farms</li> </ul>                                                                                                                                                                                                                     |
| Wisconsin                                                             | <ul style="list-style-type: none"> <li>• Over 5 Solar Farms</li> <li>• 1 Wind Farm</li> </ul>                                                                                                                                                                                                                |
| Colorado                                                              | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> <li>• 1 BESS Facility</li> </ul>                                                                                                                                                                                                                  |
| Oklahoma                                                              | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> </ul>                                                                                                                                                                                                                                             |
| New Mexico                                                            | <ul style="list-style-type: none"> <li>• 1 Solar Farm</li> </ul>                                                                                                                                                                                                                                             |
| Solar Projects of the Western Regions of the United States of America | <ul style="list-style-type: none"> <li>• <b>Southwest Region</b> - Arizona, Colorado, Nevada, New Mexico, and Utah</li> <li>• <b>Northwest Region</b> - Idaho and Oregon</li> <li>• <b>Southern Great Plains Region</b> – Texas</li> <li>• <b>Northern Great Plains Region</b> - General Research</li> </ul> |

| Project Description                         |                                                                                                                                                                                                                                           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name                                | Plano Skies Solar Project                                                                                                                                                                                                                 |
| Project Legal Name/Entity Name              | Plano Skies Energy Center, LLC                                                                                                                                                                                                            |
| Project Location                            |                                                                                                                                                                                                                                           |
| Address to Center of Footprint              | Little Rock Township, Kendall County, IL 60545                                                                                                                                                                                            |
| State                                       | Illinois                                                                                                                                                                                                                                  |
| County                                      | Kendall                                                                                                                                                                                                                                   |
| Townships                                   | Little Rock Township                                                                                                                                                                                                                      |
| Latitude                                    | 41.7061318                                                                                                                                                                                                                                |
| Longitude                                   | -88.5244078                                                                                                                                                                                                                               |
| Solar Farm Description                      |                                                                                                                                                                                                                                           |
| Footprint Land Acreage                      | 1,526.00 Acres                                                                                                                                                                                                                            |
| Actual Land Acreage Used by Panels          | 1,130.00 Acres                                                                                                                                                                                                                            |
| Panel Height (Min)                          | 6.0 Feet                                                                                                                                                                                                                                  |
| Panel Height (Max)                          | 10.8 Feet                                                                                                                                                                                                                                 |
| Total Capacity                              | 200.0 MW                                                                                                                                                                                                                                  |
| Total Project Cost                          | \$500,000,000                                                                                                                                                                                                                             |
| Setbacks                                    |                                                                                                                                                                                                                                           |
| Setback to road right-of-way                | 150 feet to security fencing                                                                                                                                                                                                              |
| Setback to non-participating property lines | 50 feet to security fencing                                                                                                                                                                                                               |
| All Ancillary Construction                  |                                                                                                                                                                                                                                           |
| Ancillary Construction Item                 | Access Roads                                                                                                                                                                                                                              |
| Ancillary Construction Item                 | Fencing & Landscape Screening                                                                                                                                                                                                             |
| Ancillary Construction Item                 | Collector Substation                                                                                                                                                                                                                      |
| Ancillary Construction Item                 | Power Conversion Stations                                                                                                                                                                                                                 |
| Ancillary Construction Item                 | O&M Building                                                                                                                                                                                                                              |
| Ancillary Construction Item                 | Above ground/underground electrical collection                                                                                                                                                                                            |
| Ancillary Construction Item                 | Native Plant Seed Mix                                                                                                                                                                                                                     |
| Ancillary Construction Item                 | Single-axis Solar Trackers                                                                                                                                                                                                                |
| Ancillary Construction Item                 | Generation Tie-in Transmission Line                                                                                                                                                                                                       |
| Tax Summary Overview                        |                                                                                                                                                                                                                                           |
| Property taxes to be paid by the project    | Approximately \$52,780,441 over the life of the project                                                                                                                                                                                   |
| Tax Beneficiaries                           | Kendall County, City of Plano, Little Rock Township, Junior College #516, Little Rock-Fox Fire Protection District, Plano Community Library District, Little Rock Road District, Forest Preserve, Plano Community Unit School District 88 |
| Participants                                |                                                                                                                                                                                                                                           |
| Number of Participants                      | 2 Landowners                                                                                                                                                                                                                              |
| Participant Acreage                         | 1,526.00 Acres                                                                                                                                                                                                                            |
| Land Agreements                             |                                                                                                                                                                                                                                           |
| Participating Landowner Lease Payments      | Yes — annual payments will be made to participating landowners                                                                                                                                                                            |
| Job Creation                                |                                                                                                                                                                                                                                           |
| Temporary/Construction Jobs                 | 250 - 350 Construction Jobs                                                                                                                                                                                                               |
| Permanent Jobs                              | 5 Permanent Jobs                                                                                                                                                                                                                          |

# PROPOSED PROJECT SUMMARY



## MARKET IMPACT ANALYSIS CONCLUSIONS

As a result of the market impact analysis undertaken, MaRous & Company has concluded that there is no market data indicating the project will have a negative impact on either rural residential or agricultural property values in the surrounding area.

Finally, for agricultural properties that host photovoltaic panels, the additional income from the solar lease may increase the value and marketability of those properties.

## MARKET IMPACT ANALYSIS CONCLUSIONS

- There are significant financial benefits to the local economy and to the local taxing bodies from the development of the solar farm.
- An analysis of recent residential sales proximate to existing solar farms did not support any finding that proximity to a photovoltaic panel had a negative impact on property values.
- An analysis of land values in Illinois did not support any finding that land values are negatively impacted by proximity to photovoltaic panels.
- Reports from Illinois, Iowa, Indiana, Wisconsin, Minnesota, Michigan, and North Carolina indicate that photovoltaic panel leases add value to agricultural land.
- A survey of County Assessors in **154 counties across 11 states — Illinois (6), Wisconsin (11), Iowa (7), Michigan (20), Minnesota (36), Indiana (9), New Mexico (24), Oklahoma (9), Colorado (14), North Carolina (5), and Maryland (13)** — where solar farms exceeding 1.0 megawatt of nameplate capacity are located, found no market evidence of a negative impact on residential property values and no reductions in assessed valuation.
- The proposed use will not be detrimental to the public health, safety, comfort, or general welfare of the residents, nor will the project substantially diminish or impair the value of other properties or improvements in the vicinity of the solar farm.
- Michael S. MaRous inspected the subject area and nearby counties with existing solar farms on December 30, 2025.

## FACTORS THAT AFFECT PROPERTY VALUES CONSIDERED

- Appearance
- Environment & Sustainability
- Noise and Odor
- Traffic
- Hazardous Materials
- Public Services
  - Infrastructure
  - Schools
  - Public Safety



## MATCHED PAIR ANALYSIS

\* An arm's-length sale (or arm's-length transaction) is a real estate transaction in which the buyer and seller act independently, without any relationship to each other, and are each acting in their own self-interest.

A matched pair analysis is a key methodology which analyzes the importance of a selected characteristic, in this instance proximity to a photovoltaic panel, to the value of a property.

This technique compares the sale of a property in proximity to the selected characteristic to the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic. MaRous & Company uses the following requirements to consider a property for a matched pair analysis:

- Distances to create an analysis should be **under 1,500 feet** from the house to the nearest solar panel, with the **ideal distance to a solar panel of under 750 feet**, and a **maximum distance to a solar panel of approximately 2,500 feet**.
- Each sale must be an arm's-length transaction.\*
- If the state where the proposed project will be located has existing utility-scale solar projects ( $\geq 5\text{MW}$ ), then any sales analyzed must be first found from those larger-scale projects.
- Each utility-scale solar facility known to MaRous & Company at the time of the analysis, within the subject state, must be observed in the attempt to provide an **exhaustive investigation**.

CLAY COUNTY  
MATCHED PAIR #I



| CLAY COUNTY MATCHED PAIR NO. I |                                        |                                            |                                            |
|--------------------------------|----------------------------------------|--------------------------------------------|--------------------------------------------|
|                                | IA - Proximate to a Photovoltaic Panel | IB - Not Proximate to a Photovoltaic Panel | 1C - Not Proximate to a Photovoltaic Panel |
| <i>(Contingent Sale)</i>       |                                        |                                            |                                            |
| Address                        | 4921 Kinmundy Rd.                      | 4921 Kinmundy Rd.                          | 274 Gravel Ln.                             |
|                                | Louisville, IL 62858                   | Louisville, IL 62858                       | Louisville, IL 62858                       |
| Distance from P.V. Panel (Ft.) | 572 Feet                               | 572 Feet                                   | N/A                                        |
| Sale Date                      | March 18, 2026                         | April 4, 2025                              | February 6, 2024                           |
| Sale Price                     | \$213,000                              | \$179,250                                  | \$260,000                                  |
| Sale Price/Sq. Ft. (A.G.)      | \$151.28/Sq. Ft.                       | \$127.31/Sq. Ft.                           | \$126.95/Sq. Ft.                           |
| Year Built                     | 1968                                   | 1968                                       | 2013                                       |
| Building Size (Sq. Ft.)        | 1,408 Sq. Ft.                          | 1,408 Sq. Ft.                              | 2,048 Sq. Ft.                              |
| Lot Size (Acres)               | 2.04 Acres                             | 2.04 Acres                                 | 2.00 Acres                                 |
| Style                          | One-story                              | One-story                                  | One-story                                  |
|                                | Frame (vinyl)                          | Frame (vinyl)                              | Frame (vinyl)                              |
| Bedrooms                       | 3 Beds                                 | 3 Beds                                     | 3 Beds                                     |
| Bathrooms                      | 2.0 Bath                               | 2.0 Bath                                   | 2.0 Bath                                   |
| Basement                       | Full, unfinished                       | Full, unfinished                           | N/A                                        |
| Utilities                      | Central air                            | Central air                                | Central air                                |
|                                | Forced-air heat                        | Forced-air heat                            | Forced-air heat                            |
|                                | Well and septic                        | Well and septic                            | Well and septic                            |
| Other                          | 2-car attached garage                  | 2-car attached garage                      | 2-car detached garage                      |
|                                | Deck                                   | Deck                                       | Machine shed, Garden shed                  |
|                                | Machine Shed                           | Machine Shed                               | Stocked pond                               |

# CLAY COUNTY

## MATCHED PAIR #1

#1A/B

4921 KINMUNDY ROAD

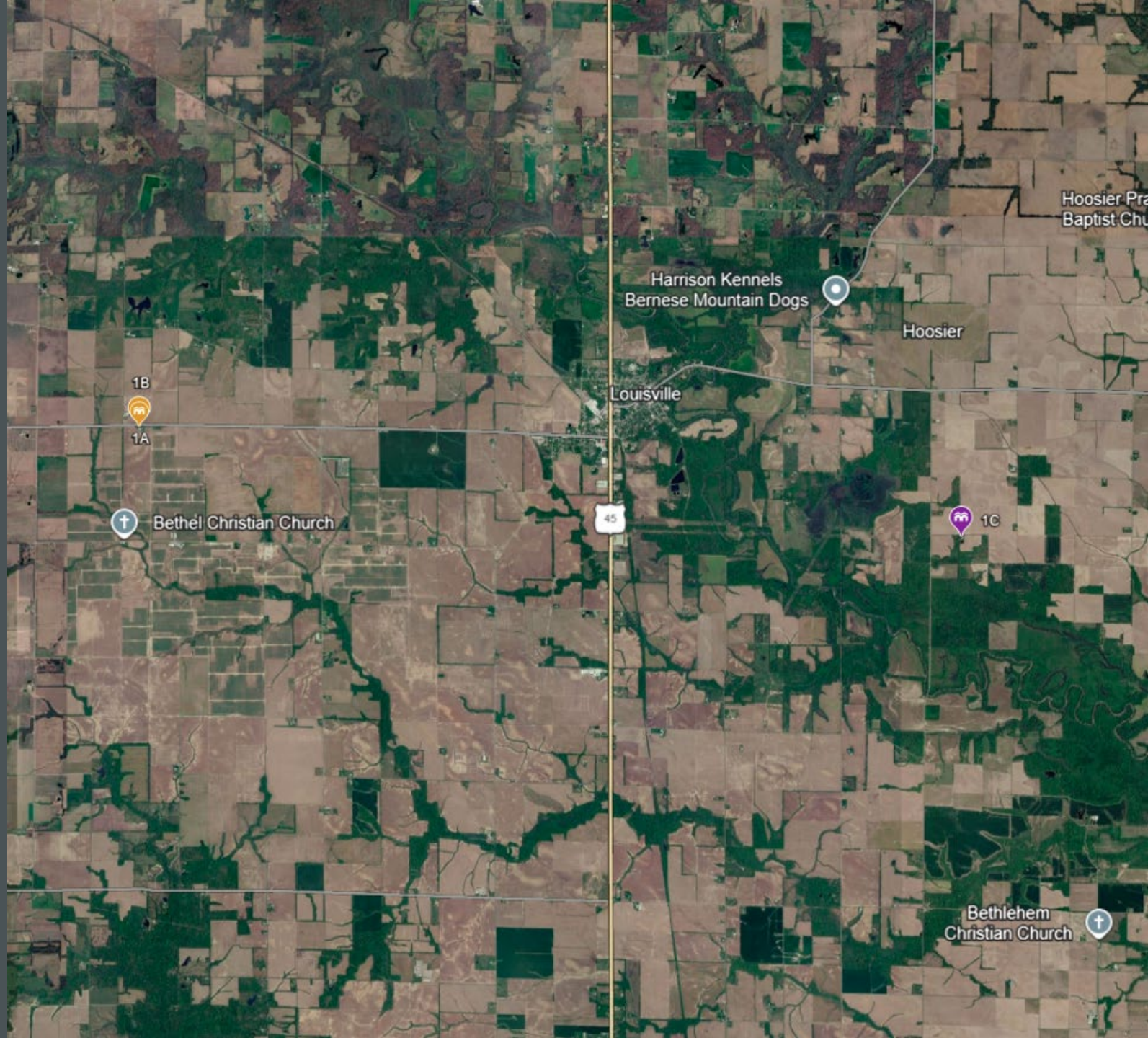


#1C

274 GRAVEL LANE



# CLAY COUNTY MATCHED PAIR LOCATION MAP



RECENT RESIDENTIAL SALES PROXIMATE TO THE  
PROPOSED PROJECT

| Sale #                                          | #1                           | #2                          | #3                                  | #4                                   | #5                          | #6                              | #7                             | #8                                |
|-------------------------------------------------|------------------------------|-----------------------------|-------------------------------------|--------------------------------------|-----------------------------|---------------------------------|--------------------------------|-----------------------------------|
| Address                                         | 69 Dawn Ave, Plano, IL 60545 | 21 Jack St, Plano, IL 60545 | 2050 Rock Creek Rd, Plano, IL 60545 | 1900 Little Rock Rd, Plano, IL 60545 | 35 Earl St, Plano, IL 60545 | 1334 Vilmin Rd, Plano, IL 60545 | 22 Schomer Ln, Plano, IL 60545 | 1286 Eldamain Rd, Plano, IL 60545 |
| County                                          | Kendall                      | Kendall                     | Kendall                             | Kendall                              | Kendall                     | Kendall                         | Kendall                        | Kendall                           |
| State                                           | Illinois                     | Illinois                    | Illinois                            | Illinois                             | Illinois                    | Illinois                        | Illinois                       | Illinois                          |
| Sale Price                                      | \$285,000                    | \$340,000                   | \$350,000                           | \$400,000                            | \$450,000                   | \$500,000                       | \$620,000                      | \$825,000                         |
| Sale Date                                       | April 12, 2024               | April 1, 2024               | December 4, 2023                    | March 3, 2023                        | June 20, 2025               | June 28, 2024                   | July 21, 2023                  | November 12, 2024                 |
| Year Built                                      | 1971                         | 1973                        | 1968                                | 1978                                 | 1973                        | 1974                            | N/A                            | 1990                              |
| Site Size                                       | 1.25 Acres                   | 0.80 Acres                  | 1.47 Acres                          | 3.01 Acres                           | 0.78 Acres                  | 5.00 Acres                      | 7.80 Acres                     | 3.41 Acres                        |
| Building Area                                   | 2,340 Sq. Ft.                | 1,940 Sq. Ft.               | 1,422 Sq. Ft.                       | 2,100 Sq. Ft.                        | 1,948 Sq. Ft.               | 1,248 Sq. Ft.                   | 3,400 Sq. Ft.                  | 2,798 Sq. Ft.                     |
| Bedrooms                                        | 4 Beds                       | 3 Beds                      | 4 Beds                              | 3 Beds                               | 3 Beds                      | 4 Beds                          | 5 Beds                         | 4 Beds                            |
| Bathrooms                                       | 2.1 Bath                     | 2.1 Bath                    | 1 Bath                              | 3.1 Bath                             | 2 Bath                      | 2 Bath                          | 3.0 Bath                       | 3.0 Bath                          |
| Sale Price Per Sq. Ft. of Bldg. Area Incl. Land | \$121.79/Sq. Ft.             | \$175.26/Sq. Ft.            | \$246.13/Sq. Ft.                    | \$190.48/Sq. Ft.                     | \$231.01/Sq. Ft.            | \$400.64/Sq. Ft.                | \$182.35                       | \$294.85                          |
| Latitude                                        | 41.7073619                   | 41.7058479                  | 41.6892910                          | 41.6909436                           | 41.7050278                  | 41.6993138                      | 41.6844154                     | 41.6996823                        |
| Longitude                                       | -88.5422738                  | -88.5443203                 | -88.5189319                         | -88.5454479                          | -88.5432110                 | -88.5465812                     | -88.5180407                    | -88.4882238                       |

## RECENT RESIDENTIAL SALES LOCATION MAP



## LITERATURE REVIEW

MaRous & Company is familiar with multiple academic and peer-reviewed studies on the impact of solar energy facilities on residential property values. There are no peer-reviewed studies specific to the state of Illinois. However, the following studies are consistent with our findings in Illinois.

### **The University of Texas at Austin, 2018**

*Nationwide*

This study states that real estate professionals with little to no experience with solar farms claim that projects will cause significant diminution in residential value. Whereas real estate professionals with significant experience with solar farms find no diminution in residential value due to projects.

### **University of Rhode Island, 2020**

*Rhode Island and Massachusetts*

This study focuses primarily on residential properties within suburban areas. Therefore, these results are skewed negatively due to the populated nature of the areas.

The attention was on populated areas with a density of over 850 persons per square mile, and states that no impact was studied for rural impacts similar to the subject. The subject density is far less than 100 persons per square mile, as a result it is the opinion of MaRous & Company that this study does not effectively show the benefits that solar energy provides the properties and municipalities in rural area and is not relevant to the proposed subject solar farm.

### **Lawrence Berkeley National Laboratory (LBNL) Study - 2023**

*Nationwide*

MaRous & Company has reviewed the study, has watched the Webinar presented by the authors, and performed a one-on-one interview with Ben Hoen, a highly esteemed leader in studying energy markets and property value. While great respect is given to Ben Hoen, and Lawrence Berkeley National Lab, several significant issues were apparent after investigation of the article. There are many factors that impact value of residential properties, but without specific study of individual residential properties, the 1.5% difference in value that was isolated by the authors of the report, is a percentage that is impossible to support based on extensive experience.

The main author appears to be Salma Elmallah, not an appraiser but rather a Grad Student. None of the authors appear to be licensed appraisers. As reflected by the authors in the Webinar; there needs to be more research, more analysis, more valuation input in order to support any negative impact on value for solar farms. The large amount of data was suitable, and it was focused on small community type solar farms in typically suburban locations. Furthermore, a 1.5% reduction is too small of a percentage to be accurately supported with market data evidence.

## LITERATURE REVIEW

Continued...

### **Loyola University Chicago - 2024**

#### **Assessing property value impacts near utility-scale solar in the Midwestern United States**

*Midwestern Region of the United States*

This study examined whether utility-scale solar installations in the U.S. Midwest affect nearby home values. Analyzing 70 solar facilities built between 2009 and 2022, the researchers found that utility-scale solar facilities do not hurt nearby property values — they can potentially provide a modest boost to nearby property values.

### **Virginia Tech - Virginia Polytechnic Institute and State University, 2025**

#### **Impact of large-scale solar on property values in the United States: Diverse effects and causal mechanisms**

*Nationwide*

This nationwide study analyzed 8.8 million property sales near 3,699 solar sites across the U.S. using a difference-in-differences approach. The report found solar to provide an increase to land values proximate to solar, larger lots benefit the most. Factors, such as, high solar lease potential, Democratic-leaning counties, and brownfield redevelopment all reduce any potential negative residential impact. Evidence suggests the negative residential impact stems mainly from negative perceptions rather than actual physical disruptions. Based on the figures presented, it can be assumed that there is evidence of a positive impact on residential home and property values across the United States.

### **Appraisal Institute, 2025**

#### **Do Utility-Scale Solar Projects Affect Nearby Residential Real Estate Markets?**

*Nationwide*

This nationwide study examined whether residential properties near large-scale solar projects experience declines in value. The researchers conducted market trend analyses of homes near three large-scale solar projects, looking at sale prices, days on market, and sale price-to-list price ratios. None of the three market areas studied showed a drop in sale prices, increased days on market, or reduced sale-to-list price ratios due to solar proximity. Competitive prices and active demand exist for residential properties near large-scale solar facilities. The findings align with published research showing no general negative effect on nearby property values. The authors note that potential impacts depend on many factors, so any claims of diminished property value require an individual analysis to be substantiated.



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SOLAR PROJECT



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- 10) Economic Impact**

# Economic Impact and Local Tax Revenue from the Plano Skies Solar Project

Dr. David G. Loomis  
President, Strategic Economic Research, LLC  
July 20, 2026



Strategic Economic Research, LLC

Dr. David G. Loomis



**Professor Emeritus of Economics, Illinois State University**  
**Co-Founder of the Center for Renewable Energy**  
**President of Strategic Economic Research, LLC**

- Over 15 years of experience in the renewable energy field & has performed economic analyses at the county, region, state and national levels for utility-scale solar and wind generation
- Has testified as an Expert Witness on economic impacts of energy projects in over 100 hearings.



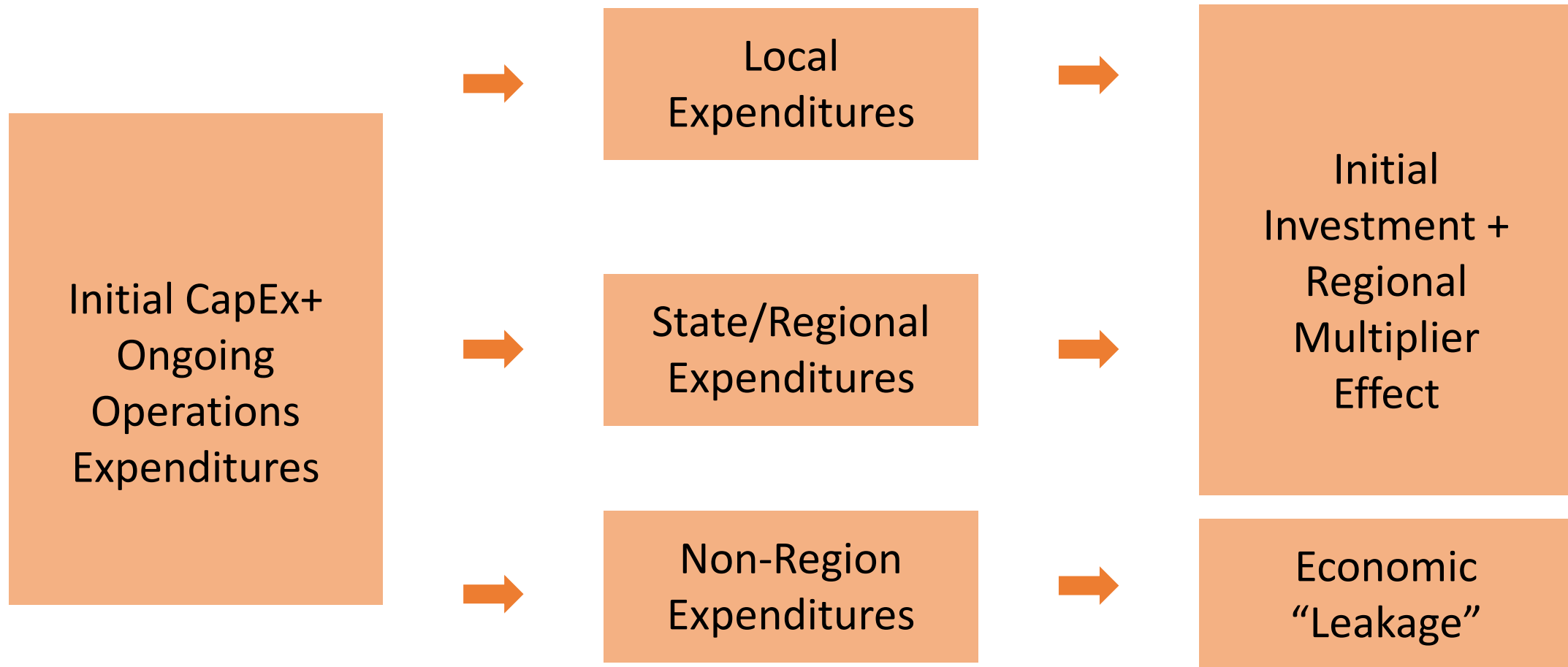
# Economic Impacts

## IMPLAN Economic Impact model

- IMPLAN (IMpact analysis for PLANning) used by thousands of economic development professionals
- Input-Output model that measures the spending patterns and location-specific economic structures
- Used data specific to the county and the state

The IMPLAN logo is displayed within a teal rectangular box. The word "IMPLAN" is written in a bold, white, sans-serif font, centered within the box.

# Economic Development Results from Local Capture of New Investment



# Economic Development Impacts Accrue at Multiple Levels



1. On-site Labor and Professional Services



2. Equipment Production and Supply Chain



3. Induced Economic Activity  
(household purchases due to injection of income)





# Economic Impacts of the Plano Skies Solar Project

# Estimated Benefits of Plano Skies Solar Project



**Table 2. – Total Employment Impacts from the Plano Skies Solar Project**

| <b>Construction</b>                   | <b>Kendall County Jobs</b> | <b>State of Illinois Jobs</b> |
|---------------------------------------|----------------------------|-------------------------------|
| Direct Impacts                        | 105                        | 177                           |
| Indirect Impacts                      | 132                        | 256                           |
| Induced Impacts                       | 46                         | 168                           |
| <i>Local Jobs during Construction</i> | 283                        | 601                           |
|                                       |                            |                               |
| <b>Operations (Annual/Ongoing)</b>    |                            |                               |
| Onsite Direct Impacts                 | 7.0                        | 7.0                           |
| Indirect Impacts                      | 14.2                       | 16.4                          |
| Induced Impacts                       | 3.7                        | 6.0                           |
| <i>Local Long-Term Jobs</i>           | 24.9                       | 29.4                          |

# Estimated Benefits of Plano Skies Solar Project



**Table 3. – Total Earnings Impacts from the Plano Skies Solar Project**

| <b>Construction</b>                       | <b>Kendall County Earnings</b> | <b>State of Illinois Earnings</b> |
|-------------------------------------------|--------------------------------|-----------------------------------|
| Direct Impacts                            | \$18,782,210                   | \$31,657,580                      |
| Indirect Impacts                          | \$8,236,599                    | \$21,389,700                      |
| Induced Impacts                           | \$1,629,775                    | \$9,853,685                       |
| <i>Local Earnings during Construction</i> | \$28,648,584                   | \$62,900,965                      |
|                                           |                                |                                   |
| <b>Operations (Annual/Ongoing)</b>        |                                |                                   |
| Onsite Direct Impacts                     | \$839,642                      | \$839,642                         |
| Indirect Impacts                          | \$999,238                      | \$1,223,824                       |
| Induced Impacts                           | \$140,996                      | \$319,121                         |
| <i>Local Long-Term Earnings</i>           | \$1,979,876                    | \$2,382,587                       |

# Estimated Benefits of Plano Skies Solar Project



**Table 4. – Total Output Impacts from the Plano Skies Solar Project**

| <b>Construction</b>                     | <b>Kendall County Output</b> | <b>State of Illinois Output</b> |
|-----------------------------------------|------------------------------|---------------------------------|
| Direct Impacts                          | \$39,346,337                 | \$73,183,822                    |
| Indirect Impacts                        | \$22,101,506                 | \$49,678,488                    |
| Induced Impacts                         | \$6,792,509                  | \$30,773,672                    |
| <i>Local Output during Construction</i> | \$68,240,352                 | \$153,635,982                   |
| <b>Operations (Annual/Ongoing)</b>      |                              |                                 |
| Onsite Direct Impacts                   | \$1,586,676                  | \$1,645,996                     |
| Indirect Impacts                        | \$1,736,550                  | \$2,329,095                     |
| Induced Impacts                         | \$586,360                    | \$1,105,822                     |
| <i>Local Long-Term Output</i>           | \$3,909,586                  | \$5,080,913                     |



# Local Tax Methodology

# Local Tax Methodology



- The analysis assumes that the fair cash value of the solar farm is \$218,000/MW on January 1, 2018, and adjusted annually for inflation.
- The tables assume future inflation is constant at 2.23% and the depreciation is 4% annually until it reaches the maximum of 70%.
- All tax rates are assumed to stay constant at their 2024 (2023 tax year) rates.
- The analysis assumes that the Project is placed in service on January 1st, 2029 at a fair cash value of \$68.9 million and that the taxable value is 1/3 of the fair cash value.
- It assumes that the Project is decommissioned in 35 years and pays no more taxes after that date.
- No comprehensive tax payment was calculated, and these calculations are only to be used to illustrate the economic impact of the Project.
- The names of the taxing bodies used in this section come from county and state tax websites.
- The comprehensiveness and accuracy of the analysis below is dependent upon the assumptions listed above and used to calculate the property tax results. The analysis is to serve as a projection of property tax benefits to the local community and is not a guarantee of property tax revenue.
- If the inputs received from Savion Energy, the laws surrounding renewable energy taxation in Illinois, or the tax rates in Kendall County change in a material way after the completion of this report, this analysis may no longer accurately reflect the property taxes to be paid by the Plano Skies Solar Project.
- No comprehensive tax payment was calculated, and these calculations are only to be used to illustrate the economic impact of the Project.

# Estimated Benefits of Plano Skies Solar Project

Table 5. – Total Local Taxes Paid by the Plano Skies Solar Project

| <b>Tax Year</b>   | <b>Total Local Taxes</b> |
|-------------------|--------------------------|
| 2029              | \$2,294,002              |
| 2030              | \$2,251,352              |
| 2031              | \$2,205,659              |
| ...               |                          |
| 2046              | \$1,068,011              |
| 2047              | \$1,023,589              |
| 2048              | \$1,046,415              |
| ...               |                          |
| 2063              | \$1,456,731              |
| <b>TOTAL</b>      | \$52,780,441             |
| <b>AVG ANNUAL</b> | \$1,508,013              |

# Estimated Benefits of Plano Skies Solar Project

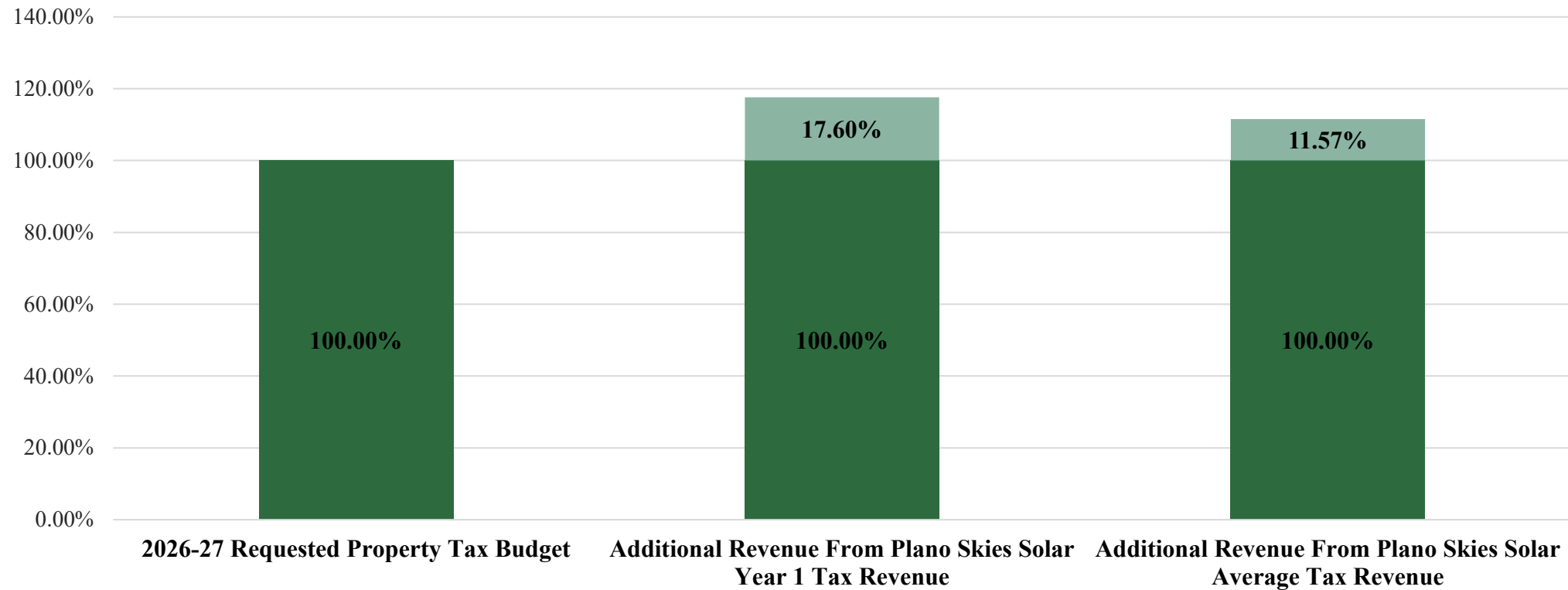


Table 6. – Tax Revenue from the Plano Skies Solar Project for the County, Townships, and Other Taxing Bodies

| <b>Tax Year</b>       | <b>Kendall County</b> | <b>City of Plano</b> | <b>Little Rock Township</b> | <b>Junior College #516</b> |
|-----------------------|-----------------------|----------------------|-----------------------------|----------------------------|
| 2029                  | \$144,658             | \$198,815            | \$22,462                    | \$115,183                  |
| 2030                  | \$141,969             | \$195,118            | \$22,045                    | \$113,042                  |
| 2031                  | \$139,087             | \$191,158            | \$21,597                    | \$110,747                  |
| ...                   |                       |                      |                             |                            |
| 2046                  | \$67,348              | \$92,562             | \$10,458                    | \$53,625                   |
| 2047                  | \$64,547              | \$88,712             | \$10,023                    | \$51,395                   |
| 2048                  | \$65,986              | \$90,690             | \$10,246                    | \$52,541                   |
| ...                   |                       |                      |                             |                            |
| 2063                  | \$91,860              | \$126,251            | \$14,264                    | \$73,143                   |
| <b>TOTAL</b>          | \$3,328,297           | \$4,574,333          | \$516,809                   | \$2,650,136                |
| <b>AVG<br/>ANNUAL</b> | \$95,094              | \$130,695            | \$14,766                    | \$75,718                   |

# Estimated Benefits of Plano Skies Solar Project

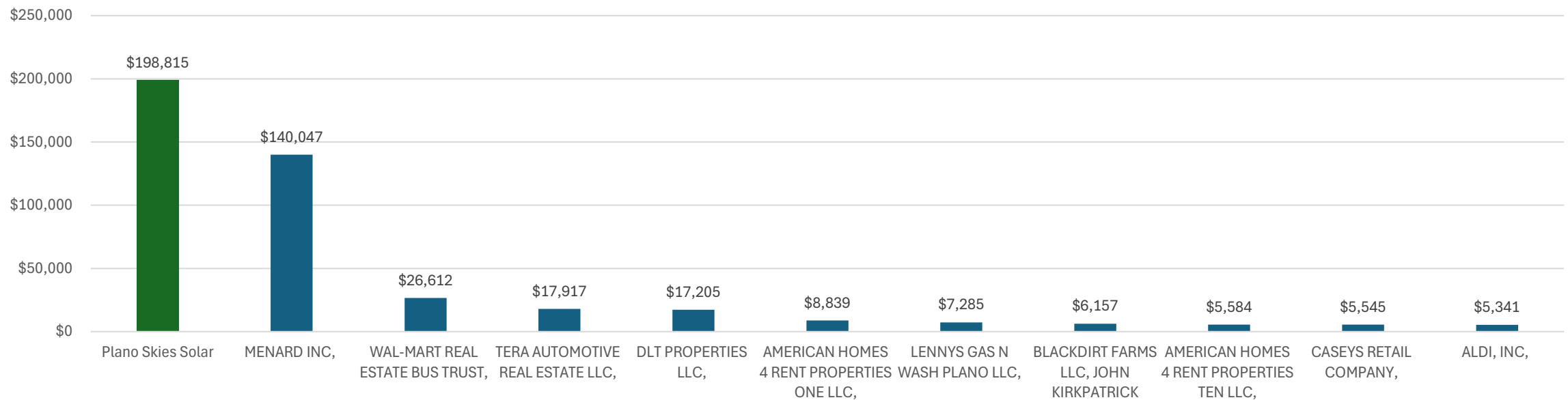
Percentage Increase in Property Tax Revenue from Plano Skies Solar for City of Plano



# Estimated Benefits of Plano Skies Solar Project



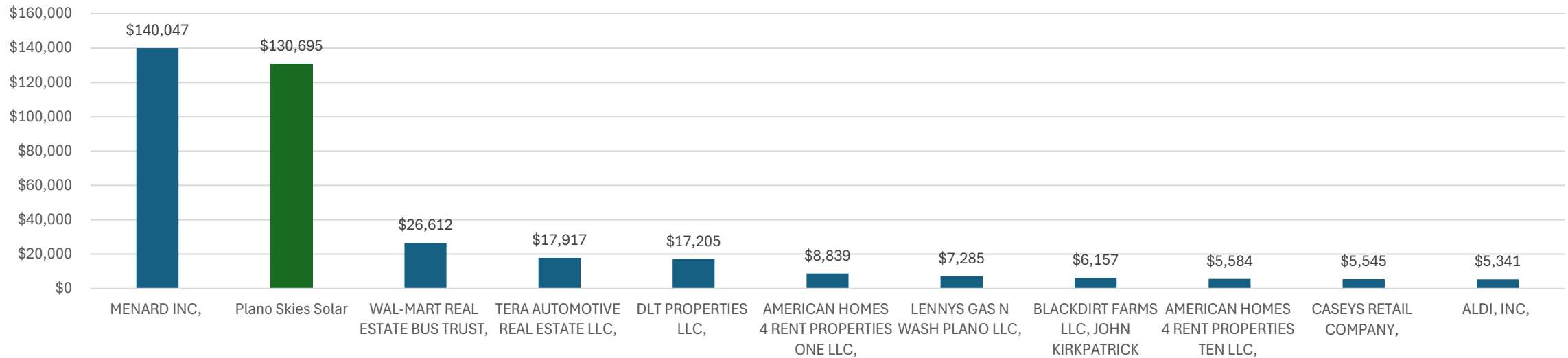
2025 Tax Ranking with Year 1 Plano Skies Solar Revenue for City of Plano



# Estimated Benefits of Plano Skies Solar Project



2025 Tax Ranking with Average Plano Skies Solar Revenue for City of Plano



# Estimated Benefits of Plano Skies Solar Project



Table 7. – Tax Revenue from the Plano Skies Solar Project for Other Taxing Bodies (Cont.)

| <b>Tax Year</b>       | <b>Little Rock-Fox<br/>Fire Protection District</b> | <b>Plano Community<br/>Library District</b> | <b>Little Rock<br/>Road District</b> | <b>Forest<br/>Preserve</b> |
|-----------------------|-----------------------------------------------------|---------------------------------------------|--------------------------------------|----------------------------|
| 2029                  | \$134,028                                           | \$58,016                                    | \$50,060                             | \$36,371                   |
| 2030                  | \$131,536                                           | \$56,938                                    | \$49,129                             | \$35,694                   |
| 2031                  | \$128,866                                           | \$55,782                                    | \$48,132                             | \$34,970                   |
| ...                   |                                                     |                                             |                                      |                            |
| 2046                  | \$62,399                                            | \$27,010                                    | \$23,306                             | \$16,933                   |
| 2047                  | \$59,804                                            | \$25,887                                    | \$22,337                             | \$16,229                   |
| 2048                  | \$61,137                                            | \$26,464                                    | \$22,835                             | \$16,591                   |
| ...                   |                                                     |                                             |                                      |                            |
| 2063                  | \$85,110                                            | \$36,841                                    | \$31,789                             | \$23,096                   |
| <b>TOTAL</b>          | \$3,083,716                                         | \$1,334,841                                 | \$1,151,771                          | \$836,814                  |
| <b>AVG<br/>ANNUAL</b> | \$88,106                                            | \$38,138                                    | \$32,908                             | \$23,909                   |

# Estimated Benefits of Plano Skies Solar Project



Table 8. – Tax Revenue from the Plano Skies Solar Project for the School District

| <b>Tax Year</b>   | <b>Plano Community<br/>Unit School District 88</b> |
|-------------------|----------------------------------------------------|
| 2029              | \$1,534,409                                        |
| 2030              | \$1,505,882                                        |
| 2031              | \$1,475,319                                        |
| ...               |                                                    |
| 2046              | \$714,370                                          |
| 2047              | \$684,657                                          |
| 2048              | \$699,925                                          |
| ...               |                                                    |
| 2063              | \$974,376                                          |
| <b>TOTAL</b>      | \$35,303,725                                       |
| <b>AVG ANNUAL</b> | \$1,008,678                                        |

# Conclusions

In summary, the Plano Skies Solar Project will support:



283 local jobs in Kendall County during construction  
24.9 local long-term jobs in Kendall County during the life of the Project



Over \$35.3 million in total school district tax revenue over the life of the Project



Over \$3.3 million in total county tax revenue for Kendall County over the life of the Project  
Over \$52.7 million in local taxes in total for all taxing districts over the life of the Project

**Thank you! This concludes Plano Skies' expert testimony, and we look forward to answering your questions.**

- 1) Project Information & History
- 2) Environmental & Wildlife
- 3) Engineering Studies & Construction
- 4) Site Plan Review
- 5) Decommissioning
- 6) Vegetation & Screening
- 7) Sound Study
- 8) Public Health & Safety
- 9) Property Values
- 10) Economic Impact