River's Edge Generating Station

Area Plan Commission Meeting

TENASKA®

Overview

- Project purpose and proposed use
- Site, zoning and project development
- Community and economic considerations
- Environmental and operational safeguards
- Commitments

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Look for the River's Edge commitments in the bottom right corner of the slides

Project Purpose and Proposed Use

- What is proposed
  - 1,540 MW combined-cycle power plant fueled by natural gas
  - Electricity sold through the power market or other commercial arrangements
  - Project intended to support regional grid reliability and projected demand growth
  - While this facility is intended to serve broader regional demand, it will add reliability to the electric grid that serves Vermillion County

- What is not proposed
  - No data center on the River's Edge project parcels
  - No carbon capture and storage component
  - No current plan for expansion beyond the proposal presented through zoning

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No data centers on the River's Edge parcels

No other High Impact District Uses

Site Selection and Land Use

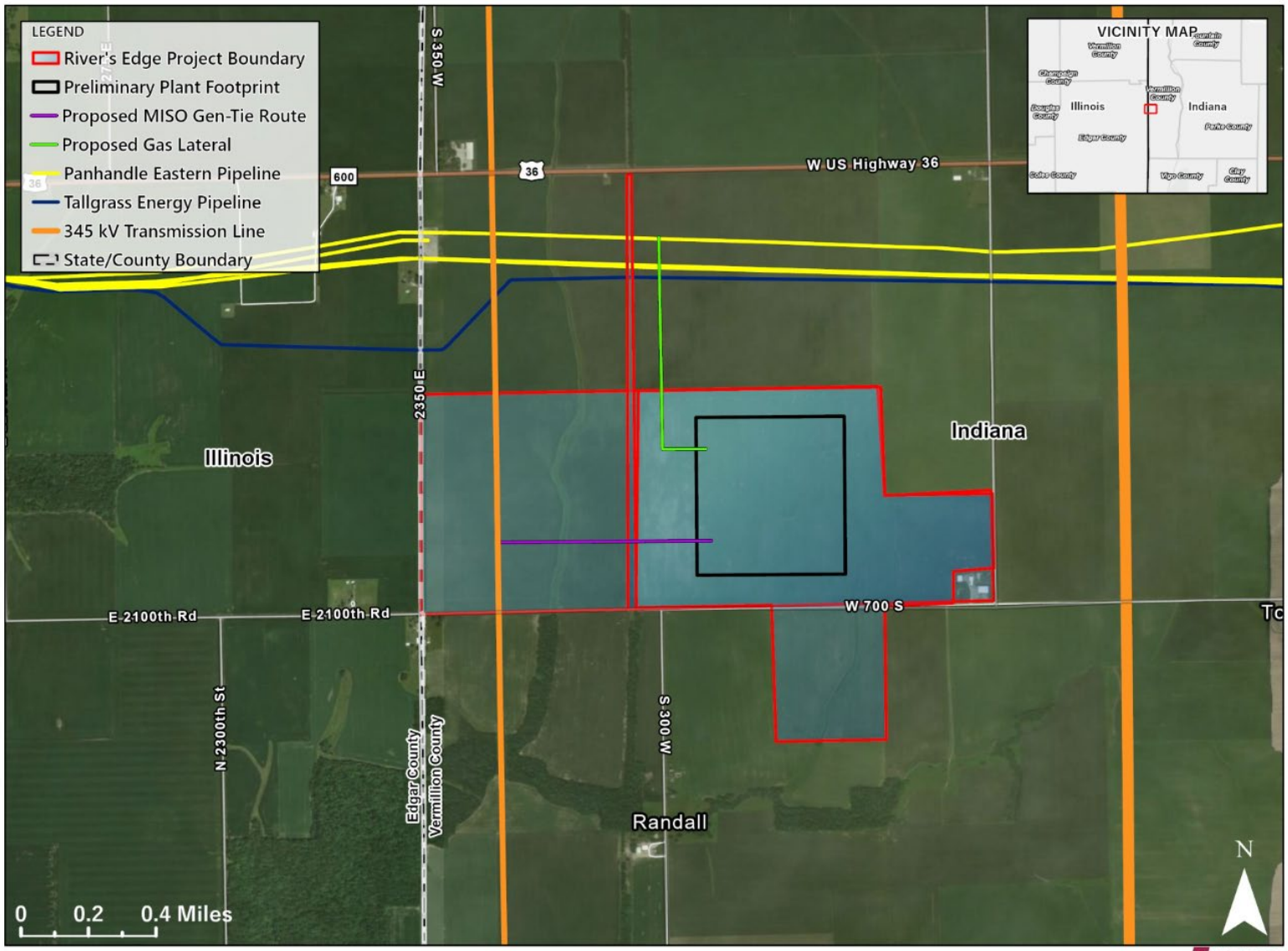
- Why this location
  - Located in Helt Township southwest of Dana
  - Facility footprint will occupy less than 20% of the approximate 420 acres
  - Proximity to existing natural gas and electric transmission infrastructure
  - Locating at Vermillion Rise would require more infrastructure across the county
  - Facility footprint remains subject to High Impact zoning requirements
- Property and land use
  - Rights-of-way for natural gas and water pipelines will be obtained through voluntary agreements or county procedures
  - Nearby cemetery will not be disturbed
  - Project footprint will be located on land that Tenaska currently has under purchase options

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20% maximum lot coverage and a 200-foot setback from non-participating property lines

There will be no site expansion unless reviewed and approved by the county

River's Edge Generating Station



*Gen-tie and gas lateral routes are preliminary and subject to change. Slight revisions are anticipated, pending detailed routing

Project Costs and Third-Party Studies

- Project costs
  - River's Edge will pay for all infrastructure required for the project
  - Cost of water used for operations will be sole responsibility of the project
- Ongoing technical work:
  - Transmission interconnection
  - Water supply and discharge studies and permitting
  - Geotechnical investigation
  - Other detailed evaluations needed to advance detailed design and permitting

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Tenaska will pay for project infrastructure and water used by the project

Sound

- Sound commitment
  - Operational level of 60 dBA or less at the project boundary lines
  - Project will fund verification testing by an INCE Board Certified acoustical practitioner, but will allow the APC to select the practitioner
  - Required corrective action if non-compliant at start of commercial operations
  - Limits on construction noise exceeding one-hour of 60 dBA during daytime only
- Third-party sound study
  - Project retained Sargent & Lundy to perform detailed modeling of expected sound levels
  - Summary of third-party sound study has been submitted to APC as supporting materials

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Meet an operational sound limit of 60 dBA or less at project boundary lines, supported by independent testing. Required corrective action if non-compliant at completion.

Independent sound testing will be conducted by a qualified acoustical professional selected by the county to ensure compliance with the sound limits.

Third-Party Sound Study – Sargent & Lundy

- Methodology
  - Utilized Computer Aided Noise Abatement (CadnaA) model
  - Program implements ISO 9613 for Attenuation of Sound during Propagation Outdoors
  - Inputs included local topography, sound sources, site layout, reflections and ground absorption
  - Methods are appropriately conservative to inform expected sound levels
- Conclusions
  - Prepared contour plot showing radius of expected sound levels
  - Confirms ability of project to meet commitment of less than 60 dBA at the property boundary
  - Anticipated sound level of less than 40 dBA at the nearest non-participating residences

Visual Screening and Lighting

- Visual screening
  - Vegetative screen around the perimeter including at least two rows of evergreen trees and one row of canopy trees
  - Plantings as soon as possible after initial site grading
  - Buildings and visible equipment will be painted earth-tone colors

- Lighting
  - All exterior lighting will be full cut-off fixtures directed downward where practical
  - Switched lighting provided where practical and permissible for safety and security
  - Shielding to limit light trespass
  - Structures below 200 feet, avoiding the need for FAA warning lights
  - Lighting compliance report

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Install substantial vegetative screening and use earth-tone colors for buildings and visible equipment

Use downward-directed, shielded LED lighting to minimize light trespass

Prepare and submit a lighting compliance report to the APC

Water Supply

- Initial studies by qualified, third-party consultants have identified three potentially suitable sources of process water for the project:
  - Wabash River Outwash Aquifer by agreement with Vermillion Rise
  - Wabash River Outwash Aquifer by project construction of new wellfield
  - Wabash River by new surface water intake structure
- Final water supply source evaluation is ongoing and will be substantially influenced by additional technical & geotechnical study, regulatory and permitting requirements, and commercial negotiations
- The project will continue it's work with highly qualified, third-party experts to complete and evaluate detailed hydrogeologic study to confidently inform the selection of source
- If new groundwater wells are constructed, we note and recognize the project is subject to Indiana Code 14-25-4, which protect existing groundwater users, requires prompt State investigation of suspected impacts and allows for State imposition of remediation, including imposition of pumping restrictions

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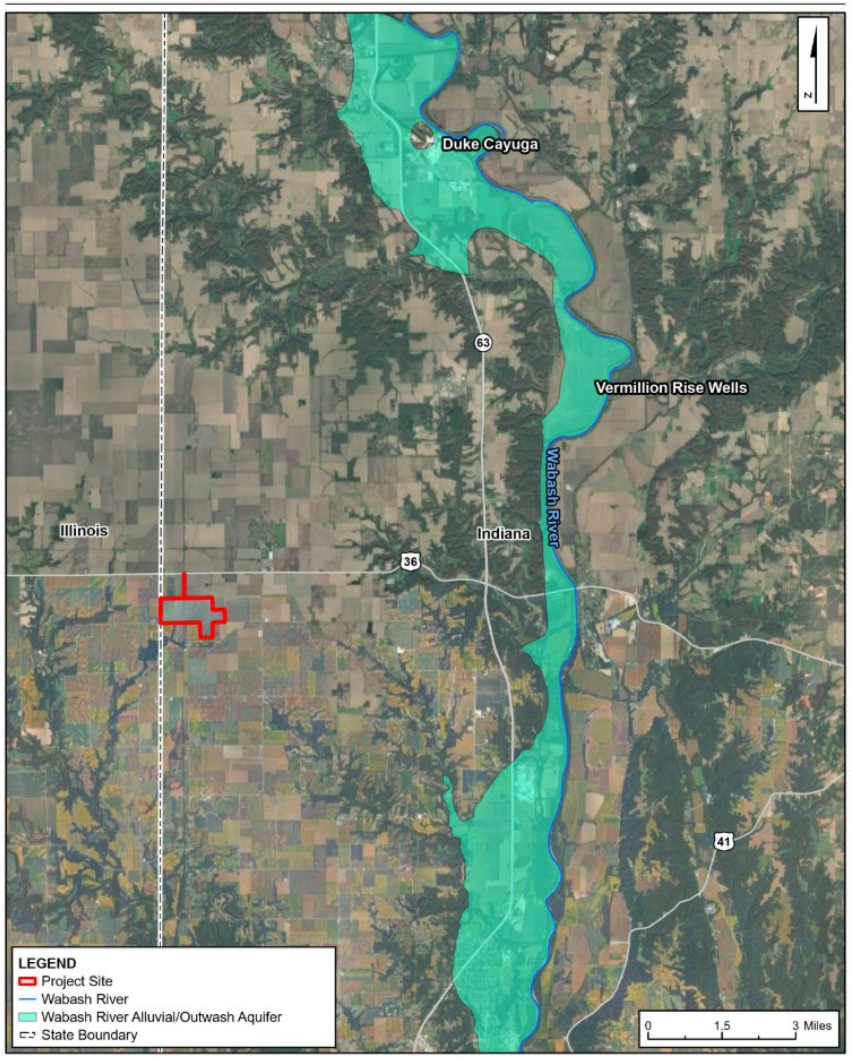
Design the facility to optimize water efficiency
Limit process-water sources to the Wabash River or Wabash River and Tributaries Alluvial Outwash Aquifer System

Complete a hydrogeologic study before submitting any applications for building permits to demonstrate the selected source can support project water needs without materially adversely affecting the water source

Comply with Indiana's Significant Water Withdrawal Facility registration and reporting requirements

Third-Party Water Study – Sargent & Lundy

- Project intends to secure up to 14 MGD of raw water supply
- Actual usage will vary, but is expected to average 10 MGD
- Technical studies completed to date indicate all three sources are potentially suitable
- Vermillion Rise wells:
  - 90 MGD historic withdrawal; currently registered for 43 MGD
- New groundwater wells in the Wabash River Outwash Aquifer:
  - Highly productive & resilient formation
  - Detailed hydrogeologic modeling effort is in progress
- New surface intake on Wabash River:
  - Project demand is less than 0.7% of 7Q10 streamflow (annual minimum 7-day average flow with 10-year recurrence interval)



Regional Study – Indiana Finance Authority

- Indiana Finance Authority completed regional water studies under IC 5-1.2-11.5, including for the Wabash River and Wabash River Outwash Aquifer
- Since 2007, annual Wabash River surface water withdrawals have decreased 50%, from ~1,250 MGD to <650 MGD, while Wabash River Outwash Aquifer withdrawals have increased 6%, from ~110 MGD to ~120 MGD

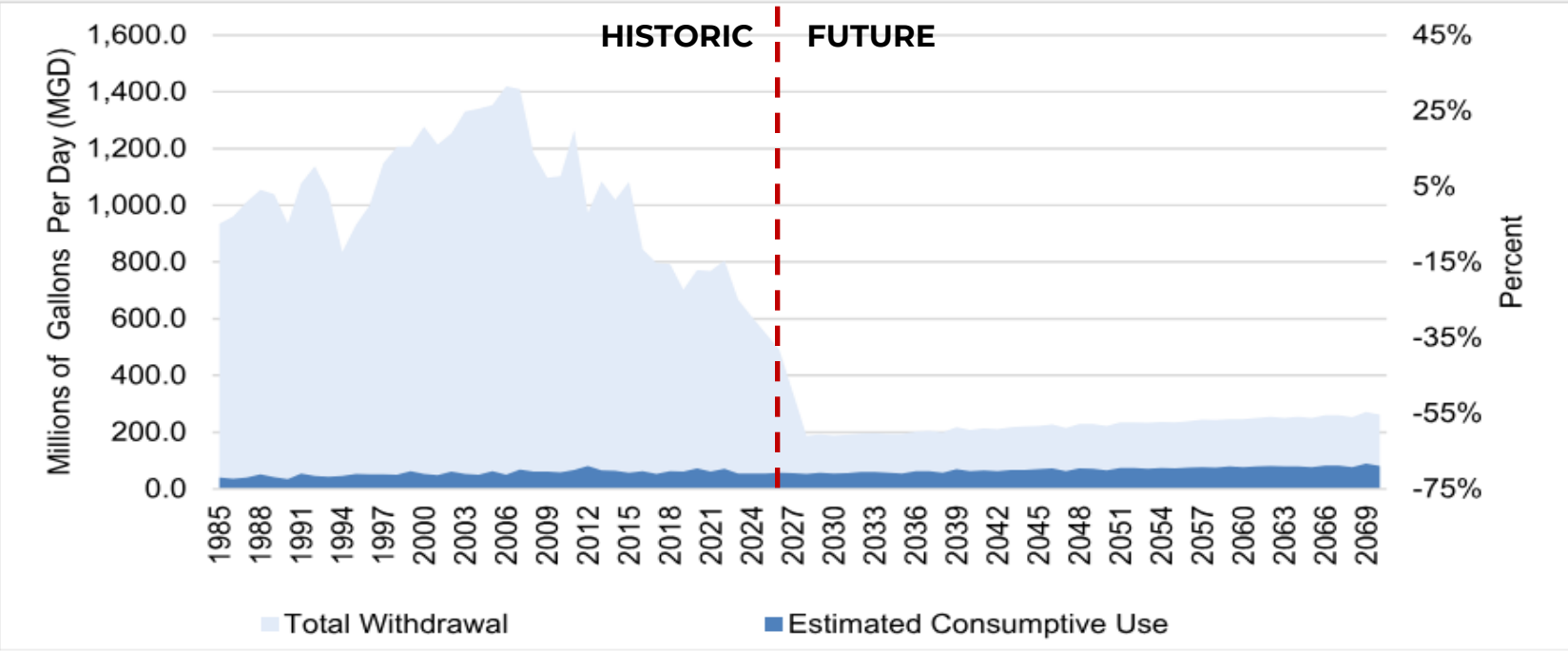


Figure 4-10. Historical Annual (1985-2022) and Projected Future (2023-2070) Water Withdrawals and Consumptive Use in North Central Indiana Study Area, All Subbasins, Millions of Gallons Per Day

Wastewater, Drainage and Agricultural Land

- Wastewater and drainage
  - Wastewater discharge alternatives are still being evaluated
  - Any new discharge point would require NPDES approval
  - Construction plans would maintain drainage affecting neighboring properties
  - Drain tile would be repaired or rerouted as needed, with work coordinated around farming seasons
  - Drainage Plan submitted to County Drainage Board will address re-routing drainages prior to construction
- Soil and site restoration
  - Stormwater and erosion-control measures would be implemented
  - Nutrient-rich topsoil would be segregated and stockpiled
  - Topsoil would be returned where appropriate
  - Reseeding or landscaping would support final stabilization

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No process wastewater discharge into streams or ditches on the project property

Obtain required industrial wastewater discharge permits

Maintain required site stabilization and erosion-control measures, including restoration and native revegetation as part of decommissioning

Air Quality

- IDEM will issue applicable air permits under state and federal standards intended to protect human health
- IDEM will dictate monitoring, recordkeeping, reporting and inspections to determine compliance
- The Project shall be designed to comply with EPA National Ambient Air Quality Standards (NAAQS) in effect as of January 1, 2026

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Use Best Available Control Technology (BACT)

Demonstrate compliance with applicable National Ambient Air Quality Standards

Safety

- 80% of Tenaska's operating fleet currently maintains Voluntary Protection Program (VPP) Star status
  - Considered the nation’s highest safety designation – a recognition obtained by only 0.03% of work sites (3 in every 10,000), demonstrating our strong safety culture
- Facility design and operation would follow applicable safety standards
- First-responder coordination and emergency planning are part of project development and will continue through construction

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Maintain spill-prevention, emergency management and facility security plans

Provide trained on-site emergency response personnel and coordinate with local first responders

Offer annual emergency-response training at no cost to local agencies

Provide $200,000 annually to Helt Township to support Fire Department staffing, operations and equipment

Traffic

- Construction creates the greatest traffic activity
- County-reviewed traffic plan will address shift timing and delivery routes
- Routes will minimize impacts to school zones and residential areas
- Operating traffic would mainly involve employees, deliveries and maintenance

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Implement a County-approved Construction Traffic Management Plan addressing school schedules, peak travel periods and delivery routes

Execute a Road Use Agreement identifying construction routes and baseline road conditions

Maintain affected roads during construction and repair project-related damage, backed by financial assurance

Major Permits & Approvals

- River's Edge must obtain all applicable permits and approvals and comply with their rigorous and enforceable design, construction, operating, monitoring, recordkeeping and reporting requirements
  - Local permits and approvals *(Vermillion County)*
  - Prevention of Significant Deterioration (PSD) Air Quality Permit *(IDEM)*
  - Title V Air Operating Permit *(IDEM)*
  - National Pollutant Discharge Elimination System (NPDES) Wastewater Discharge Permit *(IDEM)*
  - Indiana Utility Regulatory Commission Approval *(IURC)*
  - Easements and ROW for offsite interconnects *(Landowners)*

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Obtain required local, state and federal permits and approvals before applicable construction and operation

Provide the County copies of key air, water and environmental permit applications

Provide regular updates on site plan and building design compliance

Community Benefits

- Economic effects
  - Over $3 billion in estimated project capital investment
  - Approximately $450 million in projected property tax revenue over 35 years
  - Approximately $800 million in additional assessed value
  - Construction activity may support local lodging, restaurants, suppliers and contractors
- Community support
  - Volunteer and monetary support for local organizations
  - Scholarship programs and local giving
  - Good Neighbor Fund
  - Proposed annual contribution to the local fire department over the operating life of the facility

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Provide $200,000 annually to Helt Township to support fire department staffing, operations and equipment

Provide $30,000 annually in scholarships

Local Workforce Opportunities

- More than 900 jobs are anticipated during construction
- The contractor will use commercially reasonable efforts to maximize qualified local craft labor and include local firms on bid lists
- One or more local job fairs would be held before and during construction
- Approximately 25 full-time skilled positions are anticipated during operations
- Upon county request, the project would report on local hiring and subcontracting activity

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Tenaska will seek to maximize the use of qualified local craft labor and include local firms on bid lists

The project contractor shall host job fairs before and during construction

Community Engagement

- Tenaska is committed to being a good neighbor and partner to the community
- Two-way communication is important for a successful project
- Project website: www.riversedgegenerating.com
- Project email: community@riversedgegenerating.com
- There will be opportunities for public comment as part of major permit approvals

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Maintain a project website and community feedback process through development and construction

Hold a public open house and offer quarterly community office hours during active development and construction

County Zoning

- Requested HI zoning aligns with the 2022 Vermillion County Comprehensive Plan
- Supports key goals including economic development, tax base growth and job creation
- County zoning recognizes HI as an appropriate adjacent district to A1 agricultural zoning
- A1 zoning already allows certain utility-scale energy uses by special exception, reinforcing compatibility with agricultural areas

