

CORNERSTONE ENERGY CENTER, LLC

RIVES TOWNSHIP INFORMATION

MARCH 1, 2018

Cornerstone Energy Center proposes to own and operate a clean natural gas fired power plant in Rives Township. The use of abundant natural gas and a high efficiency power plant design will provide affordable, safe, and clean power options for Michigan communities. The power plant site is approximately 200 acres and can accommodate up to three units in the area within the site, highlighted on the map below. The natural gas pipeline and electric transmission system go through the site and are currently in operation. Michigan's electric system needs new power plants to replace electric supply from coal fired and nuclear power plants that are scheduled for retirement in the near future.



Each unit of the Cornerstone Energy Center plant will produce approximately 600 MW of power and could supply power to about 600,000 homes. The estimated investment for each unit is about \$500 million. The power plant is expected to operate for 30 to 40 years and will provide significant economic and other benefits to Rives Township and the surrounding area during that time. Based on the current tax rates, the estimated first-year tax payment for one unit and three units and the expected distribution is as follows:

	2017 Millage Rate	One Unit Estimated First Year Taxes (\$)	Three Units Estimated First Year Taxes (\$)
Rives Township	0.7596	110,000	330,000
County	6.1038	910,000	2,730,000
Library	1.7593	260,000	780,000
Jackson College	1.1446	170,000	510,000
County ISD	5.9881	900,000	2,700,000
School Debt	8.8122	1,300,000	3,900,000
State Ed Tax	6.0000	900,000	2,700,000
School Operating	17.9782	2,700,000	8,100,000
Total	48.5458	7,250,000	21,750,000

Also, for the first unit during operations, there will be about 25 full time employees. Additional employees will be required for more units.

There is an established process of applying for and obtaining the needed State and Federal permits before we begin construction; all of the necessary permits and approvals will be obtained before construction is started.

Cornerstone Energy Center intends to be an exceptional neighbor and a valued community member. We are making the following commitments to the community that demonstrate this:

1. The plant will be an air-cooled facility, which will minimize water use requirements. The average water requirements for one unit is estimated to be approximately 65 gpm.
2. Cornerstone Energy Center will minimize noise impacts from operations and will commit to a noise limit of 55 dBA at the closest property boundary to the plant.
3. Lighting at our plant will be designed using International Dark Sky Association standards, while complying with OSHA and worker safety programs.
4. To minimize visual impacts of the plant, Cornerstone Energy Center will build land berms and plant trees on Baseline Road, as shown on the map above. We will also work with our direct neighbors near the property boundary to minimize their potential view of the power plant from their homes and other impacts.
5. Rives Township will have no requirement or obligation to pave Baseline Road.
6. Along with the significant amount of property taxes that will be paid, Cornerstone Energy Center will provide the following additional benefits to Rives Township and its citizens during plant operations:

- a. Cornerstone Energy Center will pay Rives Township an additional \$50,000 per year to benefit the Fire and Emergency Service Departments. The plant will be equipped with necessary firefighting equipment and our power plant operators will be trained to use such equipment.
- b. Cornerstone Energy Center will provide two \$5,000 scholarships for Rives Township residents graduating high school seniors each year to use for college education or vocational training.
- c. Cornerstone Energy Center will provide two summer internships each year for qualified Rives Township resident high school seniors, college students or vocational school students to gain valuable experience and learn about working at electric power plants.

Any unused benefit offered to residents of Rives Township will be made available to qualified residents of neighboring communities.

7. Cornerstone Energy Center will seek to hire fulltime employees from qualified Rives Township residents to increase employment opportunities in the community.