

Powering Energy Solutions in Illinois

Beacon Solar, a solar energy project located outside of Cordova, Illinois, is expected to generate approximately **260** megawatts (MW) of cost-effective and reliable energy for the northern Illinois grid.

Benefitting Rock Island County

- We will deliver long-term economic benefits to Rock Island County in new tax payments to the County and other tax districts, landowner payments over the life of the project, and by providing an economic boost for local businesses during construction.
- We work with landowners and local experts to protect the land, plant native and non-invasive vegetation, and preserve the topsoil where projects are sited. The site will incorporate pollinator-friendly vegetation in compliance with the Illinois Pollinator-Friendly Solar Site Act.
- We strive to work with local businesses, vendors, and organizations. The estimated 600 jobs supported during construction will be sourced locally as much as possible with the support of trade unions.

**260 MW**

Cost-effective and
reliable energy delivered
to the northern
Illinois grid

**\$480M**

Estimated investment in
Rock Island County and
the State of Illinois

**600**

Estimated jobs during
construction

Beacon Project Timeline

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[https://www.pinegaterenewables.com/
beacon-solar](https://www.pinegaterenewables.com/beacon-solar)

Project Area Map

- The Beacon Solar project is located 3 miles northeast of Cordova Village, IL off State Route 84.
- This project will be located on privately owned land.





FREQUENTLY ASKED QUESTIONS

How does this project help the community?

Project tax payments and direct rent payments to landowners are direct investments in the community. The local government decides how tax dollars are spent. When we develop our solar projects, we're not just focused on development and construction – we actively seek ways to contribute to local communities. In addition to creating jobs, property tax revenue, and locally sourced energy, we want to make a positive impact through the support of local community non-profits and community partnerships.

How do you choose a location for a solar project?

Pine Gate looks for dry, flat land close to the existing utility transmission grid – the high voltage power lines that transport bulk power. After selecting a potential site, subject matter experts must determine that the electricity grid in an area can collect and distribute the power generated from a proposed solar project and that the site is viable through engineering and environmental reviews.

What happens if there is a fire, a weather event, or there is damage to the site?

How quickly do you get it resolved?

Safety is our top priority. We monitor our projects remotely 24/7/365, and while the panels are designed to be weather-resistant, we identify and replace any that are damaged by severe weather. Through our operational control center, the company gets real-time alerts if a piece of equipment goes offline, and we respond immediately.

What will the project look like when constructed?

Beacon Solar equipment will be setback at least 50 feet from the edge of public right-of-way and neighboring property lines, and 150 feet from dwelling units or community buildings. We will rely on existing vegetation and may plant native vegetation such as native tallgrass prairie grasses between the property line and the site, to create a natural visual buffer. We intend to use native plants that benefit wildlife in compliance with the Illinois Pollinator-Friendly Solar Site Act. Where local regulations allow, the solar project will be surrounded by a wildlife-friendly fence that allows small animals to pass. Throughout the development process, we listen to local feedback and can tailor the look and feel of the project to best fit the site and community needs.

Do solar projects affect property values?

Studies across the country on the impact of solar projects on neighbors indicate very small or no impact on the value of adjacent properties. Pine Gate has commissioned extensive studies based on a “matched pair appraisal analysis” to understand any potential property value impacts from our projects. Each study has shown that solar projects have no statistically significant impact on neighboring property values. Solar projects generally do not impact property values because solar is quiet, visual impact is minimal, and once in operation, solar projects do not bring traffic.

How does Pine Gate minimize impact to land and wildlife?

With more than 100 operating sites across the U.S., Pine Gate respects the unique landscape, environmental permitting and compliance considerations of each community where projects are located. Our projects are developed and operated using best management practices for minimizing impacts to land, aquatic resources, species and habitat biodiversity, and vegetation management, while abiding by all local and state permitting requirements.

Is the solar project noisy?

Once operational, the solar project will emit virtually no noise outside of the project footprint. What little noise may be heard is from inverters, which produce a mild humming sound when operational and only run during the day while the site is actively producing energy. A Noise Study completed for the project determined the operational sound levels are anticipated to remain below the established Illinois Pollution Control Board noise limits. During construction, some construction noise is inevitable, like any other construction activity.

Are solar panels safe?

Yes, solar panels are safe. The panels themselves are sealed and made mostly of everyday materials such as glass, sand, aluminum, and copper. Other materials are very limited and sealed inside the panels.

What happens at the end of the lease period?

After the life span of a solar project, the project may be decommissioned, or retired and deconstructed. The panels and other non-utility owned infrastructure will be removed, and the site will be restored to its previous condition or otherwise compliant with landowner requests and state and local regulations. A Decommissioning Plan has been approved by the County during the zoning process. Additionally, a bond to cover the cost of decommissioning will be filed with the County prior to the issuance of a building permit.



Pine Gate Renewables is a developer and owner-operator of utility scale solar and energy storage projects across the United States. Founded in 2016, Pine Gate is dedicated to the innovative deployment of clean energy and has extensive experience in the development, financing, construction, and operation of solar and energy storage facilities. A trusted partner and leader in the industry, Pine Gate has closed more than \$7 billion in project financing and capital investment. Pine Gate's operational fleet includes over 100 solar facilities accounting for more than two gigawatts (GW) of installed capacity and it has over 30 GW of projects in development.

THE POWER OF OUR
ENERGY

2+ GW
OPERATING ASSETS

30+ GW
DEVELOPMENT PIPELINE

109
OPERATING SITES

31
ACTIVE STATES

\$7+ B
TRANSACTIONS COMPLETED

Values as of October 2024; include operations, construction, and contracted projects.

THE POWER OF OUR **EXPERTISE**

DEVELOPMENT

- Siting & Land Acquisition
- Development Agreements
- Permitting & Interconnection
- Community Engagement

CONSTRUCTION

- Engineering, Procurement, & Construction Oversight
- Field Operations
- Commissioning

FINANCE

- Capital Markets
- Project Financing
- Financial Planning & Analysis

COMMERCIAL

- Market Fundamentals & Analytics
- Structuring & Trading
- Origination & Market Strategy
- Mergers & Acquisitions

OPERATIONS

- Asset Operations & Management
- Performance Engineering
- Storage Optimization
- Compliance & Reliability

POLICY

- Regulatory Counsel
- Government Affairs
- External Affairs & Media Relations



THE POWER OF OUR PEOPLE

pinegaterenewables.com/careers

At Pine Gate Renewables, generating the power of tomorrow begins with our people, the talented visionaries who drive our energy transition.

Always deferring to action, we align around our core values of collaboration, creativity, ownership, and grit, which guide everything we do.

85% Proud to work at Pine Gate Renewables

81% Recommend PGR as a Great Place to Work

Q4 2024 Engagement Survey

THE POWER OF EXPERIENCE

pinegaterenewables.com/leadership



BEN CATT
Chief Executive Officer



RAY SHEM
President & Interim Chief Financial Officer



JUDITH HALL
Chief Legal Officer & General Counsel



DOUG STEIN
Chief Accounting & Administrative Officer



JON SAXON
Chief Development Officer

Pine Gate Renewables is founder-led and united in the shared vision to decarbonize the U.S. electricity sector. Working shoulder-to-shoulder with our team of over 350 dedicated professionals, our leadership guides the development and deployment of clean, affordable solar energy and storage.

THE POWER OF OUR IMPACT

pinegaterenewables.com/impact

Pine Gate Renewables has donated more than \$1 million to nonprofit and charitable organizations including more than \$300K to GivePower, an organization that provides 35,000 people in water-scarce regions access to clean drinking water through their sustainable Solar Water Farms technology.



PINEGATE
community impact fund

In October of 2024, the Pine Gate Community Impact Fund began as an employee led initiative in response to Hurricane Helene as we sought ways to support the impacted communities where we live and work. Pine Gate has committed \$250,000 to the Fund and will match every donation through 2024.

The Fund has future plans to benefit areas where we develop and operate renewable energy projects. Learn more at PineGateGiving.org.

