



In-Place Executive Committee

James Carius Community Room

Wednesday, August 27, 2025

During County Board Meeting

I. Roll Call

II. New Business

- E-25-80 A. Recommend to Approve Appointment of Interim County Administrator
- E-25-81 B. Recommend to Approve an Extension of the Enterprise Zone to Include the Village of Creve Coeur and Metamora
- E-25-82 C. Recommend to Approve the Decommissioning Agreement for Cincinnati CSG 1, LLC Solar Project
- E-25-83 D. Recommend to Approve the Decommissioning Agreement for Cincinnati CSG 2, LLC Solar Project

III. Recess

Members: Chairman Brett Grimm, Vice Chairman Michael Harris,
Russ Crawford, Jay Hall, Kim Joesting, Greg Menold,
Dave Mingus, Nancy Proehl, Greg Sinn, Max Schneider,
Eric Stahl

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Executive Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the Executive Committee recommends to the County Board to approve the appointment of Mindy Darcy as an Interim County Administrator; and

WHEREAS, the County Board authorizes the County Board Chairman to execute an agreement with the terms for this interim position with the guidance of the State's Attorney's office.

THEREFORE BE IT RESOLVED that the County Board approve this recommendation.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office of this action.

PASSED THIS 27th DAY OF AUGUST, 2025.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Executive Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Executive Committee recommends to the County Board that an extension of the Northern Tazewell Enterprise Zone to include both the Village of Creve Coeur and Metamora be approved; and

WHEREAS, the Illinois Enterprise Zone Program has benefited communities by providing an economic development tool that has produced significant investment and job creation and therefore strengthens our local economy, supports our local business enterprises, and retains and creates jobs for our citizens; and

WHEREAS, Tazewell County strives to support a strong local economy and support local business investment and job growth; and

WHEREAS, the Northern Tazewell Enterprise Zone was certified by the Illinois Department of Commerce and Economic Opportunity on December 17, 2015, due to expire December 31st, 2030; and

WHEREAS, the NTEZ currently includes Tazewell County, East Peoria, Washington, Woodford County and Germantown Hills; and

WHEREAS, both the Village of Creve Coeur and Metamora have both expressed interest in also partnering in the Northern Tazewell Enterprise Zone; and

WHEREAS, the partnership with other counties and municipalities allows for an increase in area available to the zone and shared effort and cost to create and maintain the zone; and

WHEREAS, in 2023 DCEO increased the number of square miles from fifteen to twenty for EZs consisting of four or more counties and/or municipalities; and

WHEREAS, the staff of the current NTEZ counties and municipalities have proposed to allocate a total of two square miles (1,280 acres) to be split between Creve Coeur and Metamora; and

WHEREAS, Creve Coeur and Metamora will be responsible for preparation of all required documents and final application to the State of Illinois.

THEREFORE BE IT RESOLVED Tazewell County does hereby support the extension of the Enterprise Zone to include both the Village of Creve Coeur and Metamora.

BET IT FURTHER RESOLVED that the County Clerk notify the County Board Office and Community Development of this action.

PASSED THIS 27th DAY of August 2025.

ATTEST:

Tazewell County Clerk

Tazewell County Board Chairman

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Executive Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Executive Committee recommends the County Board approve the attached Decommissioning Agreement for Cincinnati CSG 1, LLC Solar Project; and

WHEREAS, the County Board approved the Special Use request for the 5 MW solar project April 30th, 2025; and

WHEREAS, the solar site is approximate 30 acres utilized of a combined 157 acre parcel located on the South side of Veterans Dr. approximately ¼ of a mile West of the intersection of Veterans Dr. and Fourteenth St., Pekin, IL Township; and

WHEREAS, the agreement is in accordance with the Illinois Department of Agriculture's - Agricultural Impact Mitigation Agreement, in accordance with 20 ILCS 5/5-222 and Chapters 156 and 157 of the Tazewell County Code.

THEREFORE, BE IT RESOLVED that the County Board approves this recommendation

BET IT FURTHER RESOLVED that the County Clerk Notified the County Board Office, Community Development, and the Auditor of this action.

PASSED THIS 27th DAY of August 2025.

ATTEST:

TAZEWELL COUNTY CLERK

TAZEWELL COUNTY BOARD CHAIRMAN



Cincinnati CSG 1 LLC Solar Project Decommissioning Plan

Cincinnati Township, Tazewell County, Illinois

Submitted to:

Dimension Renewable Energy
3050 Peachtree Road
Suite 350
Atlanta, GA 30305

Submitted by:

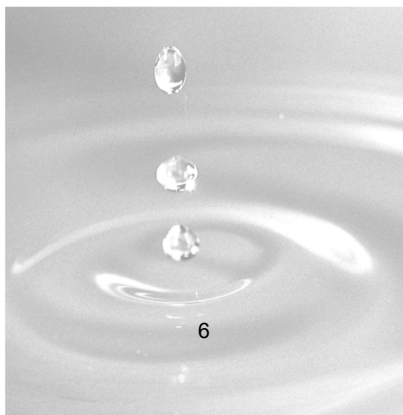
GEI Consultants
8615 W. Bryn Mawr Ave. Suite 406
Chicago, IL 60631

July 2025

GEI Project #2403528



Dominique Tate
7/16/25



Dominique Tate

Dominique Tate, P.E.
Senior Consultant

Vincent DiCastelnuovo

Vincent DiCastelnuovo
Project Engineer

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1. Introduction

Cincinnati CSG 1 LLC proposes to construct and operate a ground-mounted fixed tilt photovoltaic (“PV”) solar system, approximately 5.0 MWac in capacity. The Cincinnati CSG 1 LLC Solar Project (“Project”) is proposed to be located on a privately owned parcel in Cincinnati Township, Tazewell County, Illinois (tax parcel IDs: 10-10-14-300-006, 10-10-14-300-004).

Ground-mounted solar facilities are designed, engineered, and constructed to operate for at least 20 years and can operate up to 30 years or more. During construction, portions of the site may be compacted, excavated, and graded for optimal installation and operation. This decommissioning plan outlines the steps that will be taken to remove the solar system and its associated appurtenances from the Project site and return the parcel to conditions similar to pre-installation.

This Decommissioning Plan will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

2. System Decommissioning

Cincinnati CSG 1 LLC is responsible for decommissioning activities, as outlined in the conditions of permit approval by the local regulatory agencies and pursuant to the guidelines provided in the Illinois Department of Agriculture's ("IDOA") Standard Agricultural Impact Mitigation Agreement ("AIMA"). Decommissioning and restoration activities will align with current regulations at the time of decommissioning and will be conducted in accordance with state and local regulations. At the end of its useful life, or if the system is abandoned or upon cessation of activity, the entire system will be disconnected from the grid, disassembled, and removed, and all materials will either be recycled or disposed of appropriately within a period of 12 months and at the expense of the Facility Owner. Any necessary permits will be obtained from the local AHJ and/or relevant State authorities prior to decommissioning activity.

This report shall serve as the Deconstruction Plan filed with Tazewell County prior to construction. Cincinnati CSG 1 LLC shall additionally file an updated Deconstruction Plan with Tazewell County on or before the end of the tenth year of commercial operation.

Decommissioning the facility at the end of its useful life will be funded through a combination of project owner capital and costs recouped through the salvage value of project equipment. If the project owner is unable, or unavailable, to decommission the facility at the end of its useful life per the definition outlined in Chapter 156 of the Tazewell County Code, the decommissioning surety bond may be called upon to facilitate removal of the system.

3. Abandonment Definitions

Pursuant to the IDOA's form AIMA, a project is considered abandoned when deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility ("Facility") reaches the end of its useful life. As defined in the Tazewell County Code, "a 'facility' will be presumed to have no remaining 'useful life' if: no electricity is generated for a period of twelve (12) months and the facility owner is not undertaking reasonable efforts to repair or decommission the facility or the 'facility owner' fails, for a period of six (6) consecutive months, to pay the landowner amounts owed in accordance with the underlying agreement." Written notice will be provided to the AHJ's Code Enforcement Officer within 30 days in the event the operation of the system is discontinued. The Applicant acknowledges that the system must be decommissioned if the Project has been verified to not be active or in continuous service for the prior year (with no effort towards resuming service), and that decommissioning notification will be provided by the Code Enforcement Officer.

4. Timing Requirements

Decommissioning and removal of the Project will be completed within a period of 12 months from the time at which the Facility is determined to be abandoned or has reached the end of its useful life. If the Code Enforcement Officer has deemed the Project to be inoperative or abandoned for the prior year, the equipment both above and below ground, structures, and foundations will be removed. The facility may be considered abandoned if it has not been operational for a period of 12 months.

5. Equipment and Material Removal

The facility owner will remove all above-ground equipment and improvements including but not limited to:

- Solar panels, cells and modules;
- Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
- Transformers, inverters, energy storage facilities, or substations, including all components and foundations
- Overhead collection system components;
- Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings if present, unless otherwise agreed to by the landowner;
- Access roads, unless landowner requests in writing that the access road is to remain;
- Operation/maintenance yard/staging area unless otherwise agreed to by the landowner; and
- Any debris and litter generated by deconstruction and deconstruction crews.

The facility owner shall also remove all below-ground equipment and improvements to a depth of 5-ft, including but limited to:

- Solar panel foundations, if used
- Underground cables

All equipment and materials will be evaluated to determine the appropriate facility for salvage, recycling, or disposal.

5.1. PV Modules

The PV modules will be disconnected from the inverters and removed from the steel racking system. The PV modules are made of silicon, glass, and aluminum and are not considered hazardous waste. PV modules will be recycled or resold on the market if determined to still be usable.

5.2. Associated Electrical Appurtenances

All associated electrical appurtenances (i.e. switchboards, transformers, meters) will be removed from their respective concrete pads or steel frames and disposed of at an approved facility.

5.3. Electric Wiring

All electric conductors made of copper and aluminum can be recycled. Above ground DC wires will be removed between the modules and inverters. Underground AC conductors will be pulled and removed unless buried to a depth greater than 5-ft, in which case they may remain in place after

decommissioning. Aboveground AC conductors back to the utility point of interconnection will be removed from the poles by the utility.

5.4. Racking Equipment and Fencing

Metal fencing and racking equipment will be removed and recycled at an appropriate facility. All driven posts will be removed.

5.5. Concrete Pad

Concrete pads will be excavated to a depth of two feet below grade, or the depth to retrieve all rebar and foundation bolts. Clean concrete will be crushed and removed from the site. The remaining excavation will be filled with clean material of similar character to surrounding soils. The soil and surface grade will be restored and revegetated with native seed mixes and/or plant species, excluding invasive species.

5.6. Access Road

The access road may be left intact following deconstruction through mutual agreement of the landowner. If required to be removed, gravel roads will be stripped of stone and any geotextile or underlying materials and ripped to a depth of at least 18 inches. Clean stone will be reused if possible, or otherwise disposed of at a proper facility, along with geotextile materials. Any asphalt roads will be broken up and similarly disposed of. If the underlying soils are compacted, these will be loosened and stabilized. The soil and surface grade will be restored and revegetated with native seed mixes and/or plant species, excluding invasive species.

6. Disposal and Recycling of Materials

All hazardous wastes will be disposed of in accordance with laws in effect at the time decommissioning is performed. Any solid waste generated during system dismantling or demolition will be disposed of as necessary to comply with the solid waste regulations then in place. All waste will be removed from the site.

7. Site Restoration

The site will be restored to a state consistent with its preconstruction condition. Any necessary construction stormwater permits will be obtained prior to decommissioning, and erosion and sediment control best management practices will be installed on site, as needed. After equipment is removed from site, soils will be de-compacted, and excavations will be filled with materials similar to soils on site. Any weed control equipment used for the facility will be removed, if applicable. Any disturbed areas will be reseeded and erosion and sediment control BMPs will remain in place until the site is stabilized and then removed upon confirmed stabilization. The soil and surface grade will be restored and revegetated with native seed mixes and/or plant species, excluding invasive species. Any soil conservation practices present pre-construction shall be restored to their original condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards.

Following decommissioning, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original construction, facility operation, and/or facility decommissioning, the facility owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the facility prior to construction. Such installation shall be completed within 12 months after the end of the useful life of the facility.

Decommissioning will follow current guidelines as may be established by the IDOA relating to Construction Mitigation for Agricultural Lands and shall be updated as guidelines are amended over time. Current guideline language is attached as Exhibit B.

8. Stakeholder Notification and Construction

Decommissioning activities will require the use of equipment and vehicles similar to those used in support of construction activity. As necessary, interested stakeholders, such as adjacent landowners, will be notified prior to the start of work on site. As noise may be temporarily elevated by construction equipment and vehicles during decommissioning, activities will only be conducted during accepted County work hours. The site will be kept orderly and clean of refuse.

List of Stakeholders to be notified:

Tazewell County – Code Enforcement Officer

Neighbors owning the following adjacent parcels at the time of decommissioning: 10-10-23-100-006, 10-10-22-200-001, 10-10-15-400-002, 10-10-15-400-001, 10-10-15-200-007, 10-10-14-100-002, 10-10-14-100-004, 10-10-14-300-003.

9. Decommissioning Bond Estimate and Abandonment

Prior to the first anniversary of the Commercial Operation Date, Cincinnati CSG 1 LLC will provide the AHJ with financial assurance equal to 10% of the estimated cost of decommissioning, in the form of a surety or like bond, to provide for the decommissioning of the project and restoration of the site in accordance with the decommissioning plan and any applicable state and local regulations. The financial assurance bond shall be increased to 50% before the 6th anniversary, and 100% before the 11th anniversary.

The total estimated decommissioning bond amount is \$812,559.38 (Exhibit A). The decommissioning cost estimate is phased over the life of the project and increases at the inflation rate of the higher of either 2.5% or the average inflation rate of CPI-U of the three prior calendar years. The amount due prior to the first anniversary of the Commercial Operation Date is \$81,255.94. The Facility Owner shall bear the cost of reevaluation of the decommissioning cost.

In the event the system is abandoned and/or upon cessation of activity for a period of one year, Tazewell County may issue notice to the Project. If no restorative action occurs within 12 months of such notice the Town may use this decommissioning bond for removal of the system.

10. Change of Ownership

Cincinnati CSG 1 LLC understands that the obligation to maintain a decommissioning bond is a continuing obligation of the owner/operator (Cincinnati CSG 1 LLC) that may not be transferred without written permission from Tazewell County.

11. Acknowledgement and Approval

Tazewell County hereby acknowledges receipt of this Decommissioning Plan and affirms that the Decommissioning Plan (assuming establishment of the form of surety agreed upon by Tazewell County and Cincinnati CSG1 LLC) satisfies the conditions of the applicable permit approvals relevant thereto.

Tazewell County

Accepted this ____ day of _____, 2025

By: _____

Appendix A Decommissioning Cost Estimate



Project: Cincinatti CSG 1 LLC Solar Array Engineer: Dominique Tate
 Client: Dimension Renewable Energy Issue Date: 7/14/2025
 Location: Tazewell County, Illinois Revision: 1

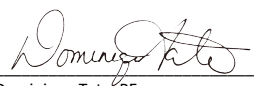
GEI Project # 2403528

OPINION OF PROBABLE COST-PV PLANT DECOMMISSIONING-ANNUAL INFLATION=4.27%-END OF LIFE: YEAR 30					
DISASSEMBLY AND DISPOSAL					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	PV Modules	12798	EA	\$ 6.12	\$ 78,323.76
2	PV Inverters	33	EA	\$ 245.00	\$ 8,085.00
3	PV Transformers	3	EA	\$ 2,200.00	\$ 6,600.00
4	Racking Frame (Single Axis)	474	EA	\$ 204.60	\$ 96,980.25
5	Racking Posts	2560	EA	\$ 23.42	\$ 59,950.17
6	Tracker Motors	474	EA	\$ 27.12	\$ 12,852.80
7	DC Wiring	127980	LF	\$ 0.25	\$ 31,995.00
8	AC Wiring	7108	LF	\$ 0.96	\$ 6,823.68
9	7' High Chain Link Fence	4492	LF	\$ 5.55	\$ 24,930.60
10	Security Gate	1	EA	\$ 2,465.06	\$ 2,465.06
11	Interconnection Facilities	1	EA	\$ 8,500.00	\$ 8,500.00
12	Concrete	535	CY	\$ 120.00	\$ 64,200.00
13	Gravel	3408	CY	\$ 48.07	\$ 163,817.79
14	Offsite Disposal by Volume	3408	CY	\$ 55.46	\$ 189,020.53
15	General Conditions and Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00
				SUBTOTAL	\$ 774,544.64

SITE RESTORATION					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
16	Re-Seeding	27.79	ACRES	\$ 171.32	\$ 4,761.02
17	Erosion and Sediment Control	1	LS	\$ 12,600.00	\$ 12,600.00
				SUBTOTAL	\$ 17,361.02

SALVAGE					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
18	PV Modules	12798	EA	\$ 4.50	\$ 57,591.00
19	PV Inverters	33	EA	\$ 800.00	\$ 26,400.00
20	PV Transformers	3	EA	\$ 800.00	\$ 2,400.00
21	Racking Frame (Single Axis)	259752	LBS	\$ 0.04	\$ 10,390.08
22	Racking Posts	2560	EA	\$ 11.80	\$ 30,208.00
23	Tracker Motors	474	EA	\$ 0.73	\$ 344.69
24	Interconnection Facilities	1	EA	\$ 2,250.00	\$ 2,250.00
25	DC Cable	127980	LF	\$ 0.04	\$ 5,119.20
26	AC Cable	7108	LF	\$ 0.04	\$ 284.32
27	7' High Chain Link Fence	4492	LF	\$ 0.61	\$ 2,740.12
				SUBTOTAL	\$ 137,727.41

TOTAL DISASSEMBLY, DISPOSAL, & SITE RESTORATION COST	\$ 791,905.66
20% CONTINGENCY	\$ 158,381.13
TOTAL SALVAGE VALUE	\$ 137,727.41
NET DECOMMISSIONING COST	\$ 812,559.38


 Dominique Tate, PE
 Senior Consultant

7/16/25
 Date

Appendix B Decommissioning Bond

Decommissioning Bond

Bond No. _____

KNOW ALL BY THESE PRESENTS: That we, _____ as Principal, and , _____ an _____ corporation duly authorized under the laws of the State of _____, as Surety, are held and firmly bound unto _____, as Obligee in the maximum aggregate penal sum of _____ Dollars (\$ _____), lawful money of the United States of America, to be paid to the said Obligee, successors or assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, successors, administrators and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

Whereas, the Principal and Obligee have entered into an agreement whereby principal agrees to complete decommissioning in accordance with the _____, which said agreement, dated _____, is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of the decommissioning referred to in said agreement.

Now, Therefore, the condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all thing stand to and abide by, and well and truly keep and perform the decommissioning provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Obligee, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

Provided further, that if the Principal fails to respond to the Obligee's notice of default or fails to perform its Decommissioning responsibilities as outlined in said agreement the Surety shall promptly and at the Surety's election and expense take one of the following actions:

1. Arrange for the Principal, with consent of the Obligee, to perform and complete the Decommissioning; or
2. Undertake to perform and complete the Decommissioning itself, through its agents or through independent contractors; or
3. Waive its right to perform the Decommissioning and forfeit the full bond penalty to the Obligee.

The surety may cancel this bond at any time by giving the Obligee sixty (60) days written notice of its desire to be relieved of Liability. Should the Principal fail to provide a replacement bond or alternate financial assurance acceptable to the Obligee within thirty (30) days of the receipt by the Obligee of the Notice of Cancellation, the surety may choose to reinstate this bond, otherwise the Surety will be in default and shall forfeit the full Penal Sum of this Bond to Obligee.

Nonpayment of the premiums associated with this Bond will not invalidate this Bond nor shall Obligee be obligated for the payment thereof.

The liability of the Surety under this bond and all continuation certificates issued in connection therewith shall not be cumulative and shall in no event exceed the amount as set forth in this bond or in any additions, riders, or endorsements properly issued by the Surety as supplements thereto.

IN WITNESS WHEREOF, the signature of said Principal is hereto affixed and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact, this ____ day of _____, 20__.

By: _____

By: _____

_____, Attorney-in-Fact

COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Executive Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Executive Committee recommends the County Board approve the attached Decommissioning Agreement for Cincinnati CSG 2, LLC Solar Project; and

WHEREAS, the County Board approved the Special Use request for the 5 MW solar project April 30th, 2025; and

WHEREAS, the solar site is approximate 28 acres of a 78.91-acre parcel located location is on the South side of Veterans Dr. approximately ¼ of a mile West of the intersection of Veterans Dr. and Fourteenth St., Pekin, IL Township; and

WHEREAS, the agreement is in accordance with the Illinois Department of Agriculture's - Agricultural Impact Mitigation Agreement, in accordance with 20 ILCS 5/5-222 and Chapters 156 and 157 of the Tazewell County Code.

THEREFORE, BE IT RESOLVED that the County Board approves this recommendation

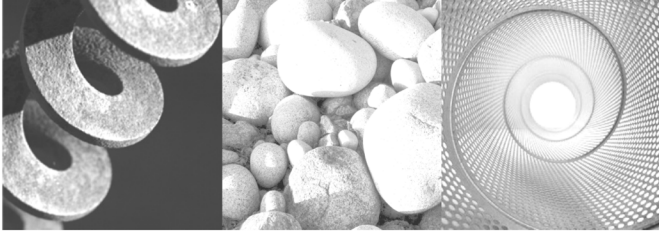
BET IT FURTHER RESOLVED that the County Clerk Notified the County Board Office, Community Development and the Auditor of this action.

PASSED THIS 27th DAY of August 2025.

ATTEST:

TAZEWELL COUNTY CLERK

TAZEWELL COUNTY BOARD CHAIRMAN



Cincinnati CSG 2 LLC Solar Project Decommissioning Plan

Cincinnati Township, Tazewell County, Illinois

Submitted to:

Dimension Renewable Energy
3050 Peachtree Road
Suite 350
Atlanta, GA 30305

Submitted by:

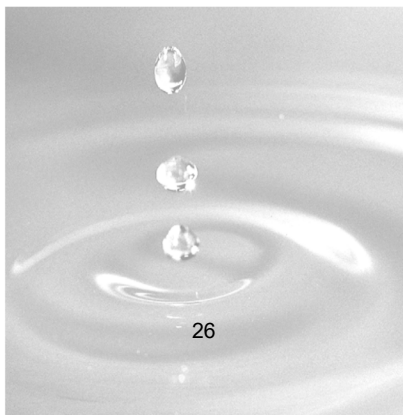
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July 2025

GEI Project #2403528



7/16/25




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Decommissioning the facility at the end of its useful life will be funded through a combination of project owner capital and costs recouped through the salvage value of project equipment. If the project owner is unable, or unavailable, to decommission the facility at the end of its useful life per the definition outlined in Chapter 156 of the Tazewell County Code, the decommissioning surety bond may be called upon to facilitate removal of the system.

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All equipment and materials will be evaluated to determine the appropriate facility for salvage, recycling, or disposal.

5.1. PV Modules

The PV modules will be disconnected from the inverters and removed from the steel racking system. The PV modules are made of silicon, glass, and aluminum and are not considered hazardous waste. PV modules will be recycled or resold on the market if determined to still be usable.

5.2. Associated Electrical Appurtenances

All associated electrical appurtenances (i.e. switchboards, transformers, meters) will be removed from their respective concrete pads or steel frames and disposed of at an approved facility.

5.3. Electric Wiring

All electric conductors made of copper and aluminum can be recycled. Above ground DC wires will be removed between the modules and inverters. Underground AC conductors will be pulled and removed unless buried to a depth greater than 5-ft, in which case they may remain in place after

decommissioning. Aboveground AC conductors back to the utility point of interconnection will be removed from the poles by the utility.

5.4. Racking Equipment and Fencing

Metal fencing and racking equipment will be removed and recycled at an appropriate facility. All driven posts will be removed.

5.5. Concrete Pad

Concrete pads will be excavated to a depth of two feet below grade, or the depth to retrieve all rebar and foundation bolts. Clean concrete will be crushed and removed from the site. The remaining excavation will be filled with clean material of similar character to surrounding soils. The soil and surface grade will be restored and revegetated with native seed mixes and/or plant species, excluding invasive species.

5.6. Access Road

The access road may be left intact following deconstruction through mutual agreement of the landowner. If required to be removed, gravel roads will be stripped of stone and any geotextile or underlying materials and ripped to a depth of at least 18 inches. Clean stone will be reused if possible, or otherwise disposed of at a proper facility, along with geotextile materials. Any asphalt roads will be broken up and similarly disposed of. If the underlying soils are compacted, these will be loosened and stabilized. The soil and surface grade will be restored and revegetated with native seed mixes and/or plant species, excluding invasive species.

6. Disposal and Recycling of Materials

All hazardous wastes will be disposed of in accordance with laws in effect at the time decommissioning is performed. Any solid waste generated during system dismantling or demolition will be disposed of as necessary to comply with the solid waste regulations then in place. All waste will be removed from the site.

7. Site Restoration

The site will be restored to a state consistent with its preconstruction condition. Any necessary construction stormwater permits will be obtained prior to decommissioning, and erosion and sediment control best management practices will be installed on site, as needed. After equipment is removed from site, soils will be de-compacted, and excavations will be filled with materials similar to soils on site. Any weed control equipment used for the facility will be removed, if applicable. Any disturbed areas will be reseeded and erosion and sediment control BMPs will remain in place until the site is stabilized and then removed upon confirmed stabilization. The soil and surface grade will be restored and revegetated with native seed mixes and/or plant species, excluding invasive species. Any soil conservation practices present pre-construction shall be restored to their original condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards.

Following decommissioning, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original construction, facility operation, and/or facility decommissioning, the facility owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the facility prior to construction. Such installation shall be completed within 12 months after the end of the useful life of the facility.

Decommissioning will follow current guidelines as may be established by the IDOA relating to Construction Mitigation for Agricultural Lands and shall be updated as guidelines are amended over time. Current guideline language is attached as Exhibit B.

8. Stakeholder Notification and Construction

Decommissioning activities will require the use of equipment and vehicles similar to those used in support of construction activity. As necessary, interested stakeholders, such as adjacent landowners, will be notified prior to the start of work on site. As noise may be temporarily elevated by construction equipment and vehicles during decommissioning, activities will only be conducted during accepted Town work hours. The site will be kept orderly and clean of refuse.

List of Stakeholders to be notified:

Tazewell County – Code Enforcement Officer

Neighbors owning the following adjacent parcels at the time of decommissioning: 10-10-23-100-006, 10-10-22-200-001, 10-10-15-400-002, 10-10-15-400-001, 10-10-15-200-007, 10-10-14-100-002, 10-10-14-100-004, 10-10-14-300-003.

9. Decommissioning Bond Estimate and Abandonment

Prior to the first anniversary of the Commercial Operation Date, Cincinnati CSG 2 LLC will provide the AHJ with financial assurance equal to 10% of the estimated cost of decommissioning, in the form of a surety or like bond, to provide for the decommissioning of the project and restoration of the site in accordance with the decommissioning plan and any applicable state and local regulations. The financial assurance bond shall be increased to 50% before the 6th anniversary, and 100% before the 11th anniversary.

The total estimated decommissioning bond amount is \$542,474.60 (Exhibit A). The decommissioning cost estimate is phased over the life of the project and increases at the inflation rate of the higher of either 2.5% or the average inflation rate of CPI-U of the three prior calendar years. The amount due prior to the first anniversary of the Commercial Operation Date is \$54,247.46. The Facility Owner shall bear the cost of reevaluation of the decommissioning cost.

In the event the system is abandoned and/or upon cessation of activity for a period of one year, Tazewell County may issue notice to the Project. If no restorative action occurs within 12 months of such notice the Town may use this decommissioning bond for removal of the system.

10. Change of Ownership

Cincinnati CSG 2 LLC understands that the obligation to maintain a decommissioning bond is a continuing obligation of the owner/operator (Cincinnati CSG 2 LLC) that may not be transferred without written permission from Tazewell County.

11. Acknowledgement and Approval

Tazewell County hereby acknowledges receipt of this Decommissioning Plan and affirms that the Decommissioning Plan (assuming establishment of the form of surety agreed upon by Tazewell County and Cincinnati CSG2 LLC) satisfies the conditions of the applicable permit approvals relevant thereto.

Williamson County

Accepted this ____ day of _____, 2025

By: _____

Appendix A Decommissioning Cost Estimate



Project: Cincinatti CSG 2 LLC Solar Array Engineer: Dominique Tate
 Client: Dimension Renewable Energy Issue Date: 7/14/2025
 Location: Tazewell County, Illinois Revision: 1

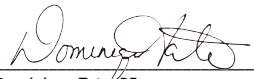
GEI Project # 2403528

OPINION OF PROBABLE COST-PV PLANT DECOMMISSIONING-ANNUAL INFLATION=4.27%-END OF LIFE: YEAR 30					
DISASSEMBLY AND DISPOSAL					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	PV Modules	12825	EA	\$ 6.12	\$ 78,489.00
2	PV Inverters	33	EA	\$ 245.00	\$ 8,085.00
3	PV Transformers	3	EA	\$ 2,200.00	\$ 6,600.00
4	Racking Frame (Single Axis)	475	EA	\$ 204.60	\$ 97,184.85
5	Racking Posts	2565	EA	\$ 23.42	\$ 60,067.26
6	Tracker Motors	475	EA	\$ 27.12	\$ 12,879.92
7	DC Wiring	128250	LF	\$ 0.25	\$ 32,062.50
8	AC Wiring	4591	LF	\$ 0.96	\$ 4,407.36
9	7' High Chain Link Fence	4259	LF	\$ 5.55	\$ 23,637.45
10	Security Gate	1	EA	\$ 2,465.06	\$ 2,465.06
11	Interconnection Facilities	1	EA	\$ 8,500.00	\$ 8,500.00
12	Concrete	535	CY	\$ 120.00	\$ 64,200.00
13	Gravel	1266	CY	\$ 48.07	\$ 60,854.85
14	Offsite Disposal by Volume	1266	CY	\$ 55.46	\$ 70,217.13
15	General Conditions and Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00
				SUBTOTAL	\$ 549,650.38

SITE RESTORATION					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
16	Re-Seeding	26.62	ACRES	\$ 171.32	\$ 4,560.58
17	Erosion and Sediment Control	1	LS	\$ 12,600.00	\$ 12,600.00
				SUBTOTAL	\$ 17,160.58

SALVAGE					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
18	PV Modules	12825	EA	\$ 4.50	\$ 57,712.50
19	PV Inverters	33	EA	\$ 800.00	\$ 26,400.00
20	PV Transformers	3	EA	\$ 800.00	\$ 2,400.00
21	Racking Frame (Single Axis)	260300	LBS	\$ 0.04	\$ 10,412.00
22	Racking Posts	2565	EA	\$ 11.80	\$ 30,267.00
23	Tracker Motors	475	EA	\$ 0.73	\$ 345.42
24	Interconnection Facilities	1	EA	\$ 2,250.00	\$ 2,250.00
25	DC Cable	128250	LF	\$ 0.04	\$ 5,130.00
26	AC Cable	4591	LF	\$ 0.04	\$ 183.64
27	7' High Chain Link Fence	4259	LF	\$ 0.61	\$ 2,597.99
				SUBTOTAL	\$ 137,698.55

TOTAL DISASSEMBLY, DISPOSAL, & SITE RESTORATION COST	\$ 566,810.95
20% CONTINGENCY	\$ 113,362.19
TOTAL SALVAGE VALUE	\$ 137,698.55
NET DECOMMISSIONING COST	\$ 542,474.60


 Dominique Tate, PE
 Senior Consultant

7/16/25
 Date

Appendix B Decommissioning Bond

Decommissioning Bond

Bond No. _____

KNOW ALL BY THESE PRESENTS: That we, _____ as Principal, and , _____ an _____ corporation duly authorized under the laws of the State of _____, as Surety, are held and firmly bound unto _____, as Obligee in the maximum aggregate penal sum of _____ Dollars (\$ _____), lawful money of the United States of America, to be paid to the said Obligee, successors or assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, successors, administrators and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

Whereas, the Principal and Obligee have entered into an agreement whereby principal agrees to complete decommissioning in accordance with the _____, which said agreement, dated _____, is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of the decommissioning referred to in said agreement.

Now, Therefore, the condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all thing stand to and abide by, and well and truly keep and perform the decommissioning provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Obligee, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

Provided further, that if the Principal fails to respond to the Obligee's notice of default or fails to perform its Decommissioning responsibilities as outlined in said agreement the Surety shall promptly and at the Surety's election and expense take one of the following actions:

1. Arrange for the Principal, with consent of the Obligee, to perform and complete the Decommissioning; or
2. Undertake to perform and complete the Decommissioning itself, through its agents or through independent contractors; or
3. Waive its right to perform the Decommissioning and forfeit the full bond penalty to the Obligee.

The surety may cancel this bond at any time by giving the Obligee sixty (60) days written notice of its desire to be relieved of Liability. Should the Principal fail to provide a replacement bond or alternate financial assurance acceptable to the Obligee within thirty (30) days of the receipt by the Obligee of the Notice of Cancellation, the surety may choose to reinstate this bond, otherwise the Surety will be in default and shall forfeit the full Penal Sum of this Bond to Obligee.

Nonpayment of the premiums associated with this Bond will not invalidate this Bond nor shall Obligee be obligated for the payment thereof.

The liability of the Surety under this bond and all continuation certificates issued in connection therewith shall not be cumulative and shall in no event exceed the amount as set forth in this bond or in any additions, riders, or endorsements properly issued by the Surety as supplements thereto.

IN WITNESS WHEREOF, the signature of said Principal is hereto affixed and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact, this ____ day of _____, 20__.

By: _____

By: _____

_____, Attorney-in-Fact