Tri-County Solar LLC
Community Solar Project

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Greenwood Sustainable Infrastructure

Who We Are:

Greenwood Sustainable Infrastructure (GSI) – renewable energy subsidiary of Libra Group.

- Developer, owner, & operator of solar + storage projects across North America
- Expertise across the full lifecycle: origination → financing → construction → long-term operations
- 388 MW built across 71 renewable projects
- 2.4 GW pipeline

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Greenwood Sustainable Infrastructure

Current Operating Portfolio

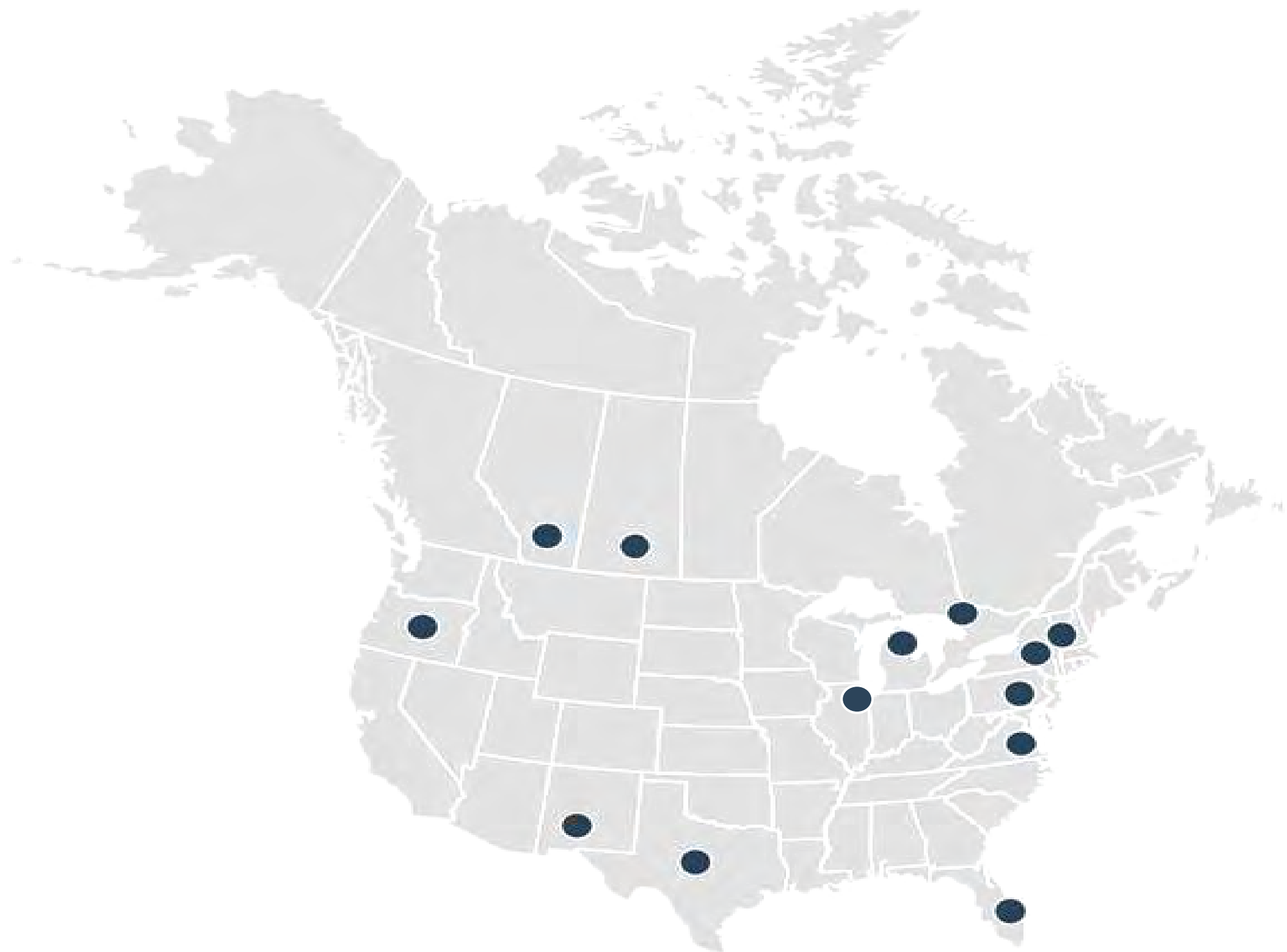
Solar & Biomass

- 17 Assets
- 60 MW-dc
- 5 States

Professional Experience

Solar, Wind, Storage, CHP

- 71 Assets
- Over 388 MW-dc
- 13 States / 2 Provinces



GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Greenwood Sustainable Infrastructure

Illinois Portfolio Overview

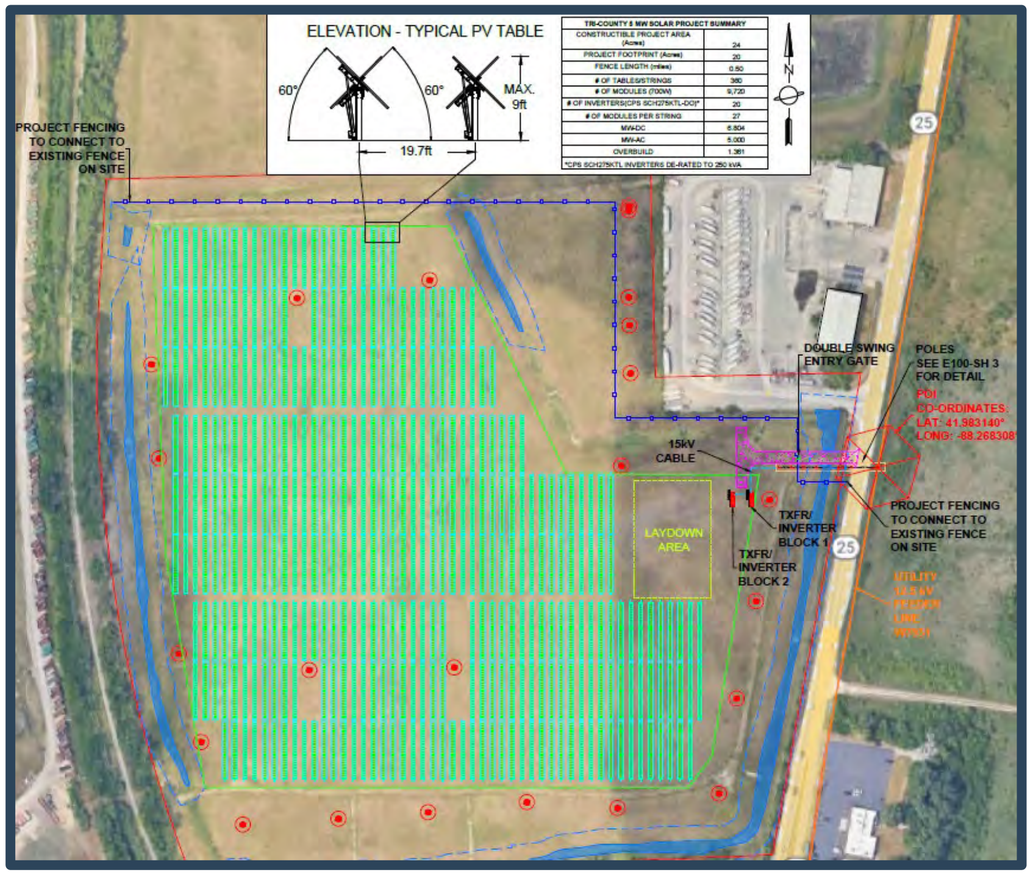
	Bundy Solar LLC	Hayes Solar LLC	Panther Solar LLC	Minooka Solar LLC	Tri-County Solar
Proposed Size (MW-ac)	5 MW	4 MW	5 MW	5 MW	5 MW
Address	State Hwy 3, Grafton	Part of Sec 11 off Road 500E, Mattoon	1020 North Oak Rd, Rochester	Vacant Land, Canal Rd, Minooka	7N904 IL Route 25, Elgin
County	Jersey	Coles	Sangamon	Will	Kane
Utility	Ameren	Ameren	Ameren	ComEd	ComEd
Agreement with Utility	IA Executed	IA Executed	Est. Dec. 2025	IA Executed	IA Executed
IL Shines REC Award	Awarded June 2025	Awarded June 2025	Awarded June 2024	To Be Awarded 2026	To be Awarded 2026
Permitting Status	Approved Building Permit pending	Approved Building Permit pending	Approved Building Permit pending	Approved Building Permit pending	In Progress

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Project Overview

Tri-County Solar is a 5 MW-AC community solar project proposed on the Tri-County Landfill

- Converts a closed unusable landfill into a productive brightfield solar project.
- This EPA Superfund Site has been deemed ready for solar reuse.
- Solar use is also encouraged under Illinois Shines' Built Environment category as a CERCLA brownfield.
- No ground penetration — fully ballasted system, to protect the landfill.
- Collaboration underway with Waste Management (site operator) and the landowner.



Site Layout

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

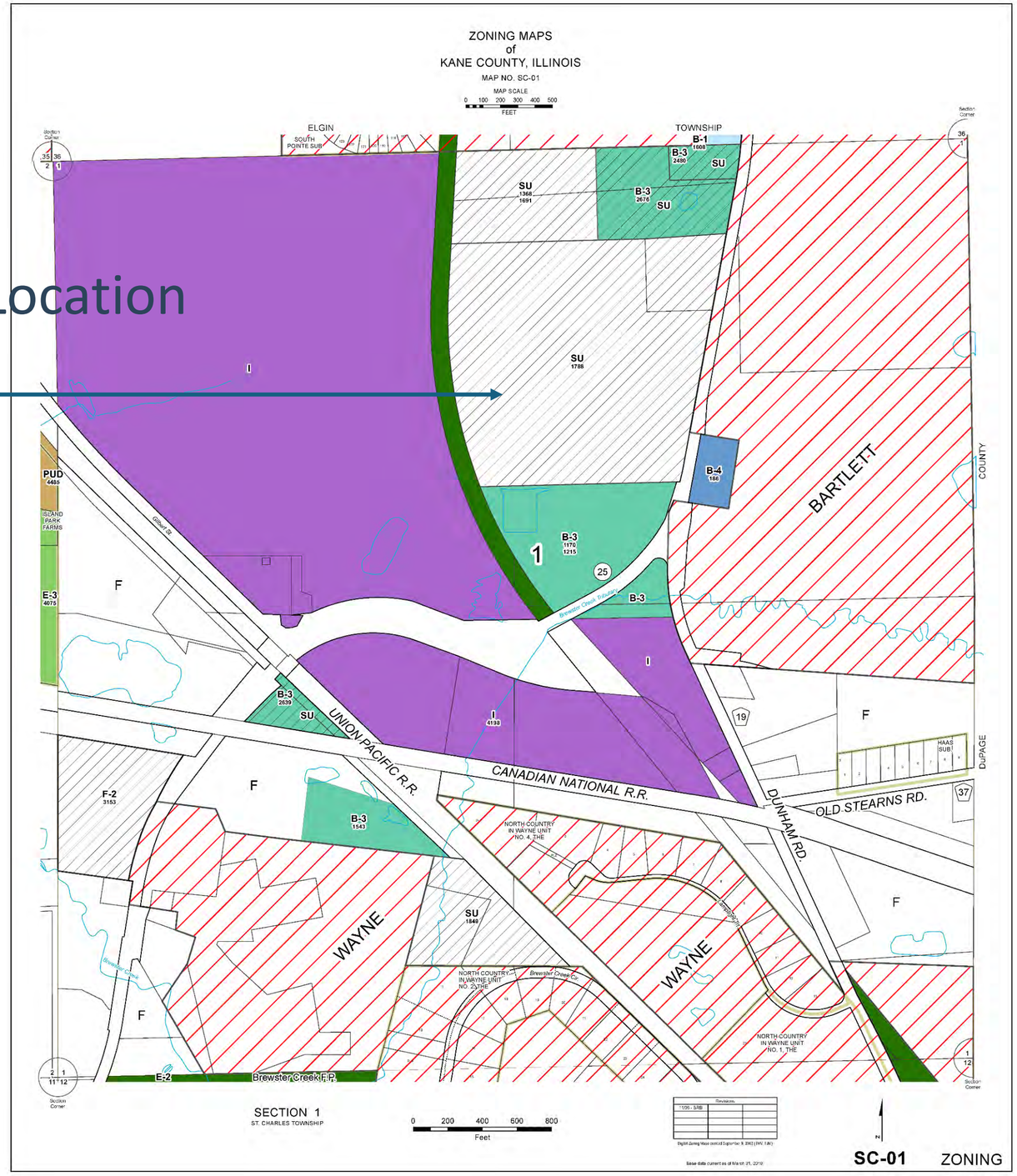
Project Timeline

- **Spring 2023** — Site Selection
- **Mar 2024** — Real-Estate Option to Purchase Execution
- **Dec 2024** — Interconnection Agreement Executed
- **Feb – Nov 2025** — Environmental Due Diligence
- **Aug 2025** — Outreach to Nearby Townships and Municipalities
- **Nov 2025** — Civil Plans; Stormwater Plans; Submission to Kane County
- **Q4 2025** — Business and Community Outreach; Community Open House
- **Jan 2026** — Target Hearing Date
- **Feb 2026** — Target Building Permit Review
- **Q2 2026** — Target Construction Date
- **Q4 2026** — Target Commercial Operation Date

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Current Zoning Map

Proposed Project Location



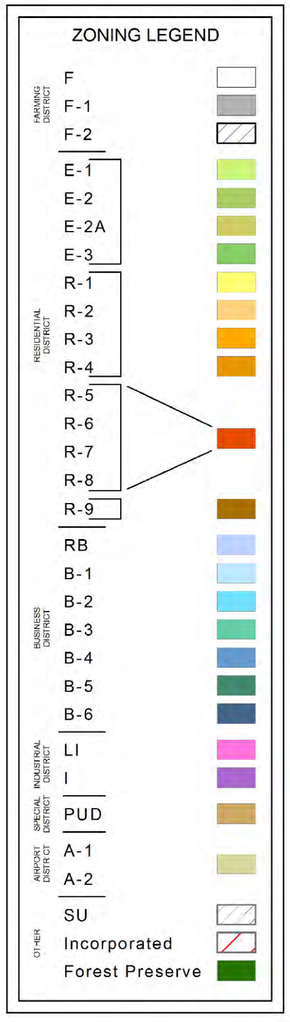
Kane County, Illinois

Building and Zoning Division

Mark D. Vankerkhoff, AIA
Zoning Enforcing Officer

Kane County
Government Center
719 S. Batavia Ave.
Bldg. A, 4th Floor
Geneva, IL 60134

Phone: 630.232.3492



GREENWOOD
SUSTAINABLE INFRASTRUCTURE

What is a Brownfield?

Brownfields are properties, like landfills, that currently have hazardous substances, pollution, or contamination. These sites come with **land use restrictions** and require ongoing remediation.

Since, after waste is dumped, landfills become brownfields, they require complicated permitting and can go **un-used for decades**.

Tri-County has gone through over **25 years of remediation**, and the EPA has deemed it ready for solar reuse.

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Why at the Landfill?

- The USEPA has determined that this site *cannot* be used for agricultural, residential, commercial, or business development.
- Preserves farmland by developing solar on a closed landfill, instead of the standard solar location, on agricultural lands.
- As a Superfund Site this is the only productive use of the site that is possible with returning the site to its original condition at the end of us.
- Allows the community to have economic benefits without having visible panels.

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Construction Considerations

We have completed thorough **due diligence**, making sure no construction activity will impact the **integrity** of the landfill or environment. This planning has included:

- Using a ballasted system, to prevent any impact to the integrity of the landfill cap.
- Putting up perimeter fencing to mitigating impact to wildlife.
- Limiting site grading, to reduce wildlife impact.
- Waiting to construct until receiving all approvals, environmental studies, and detailed engineering designs.

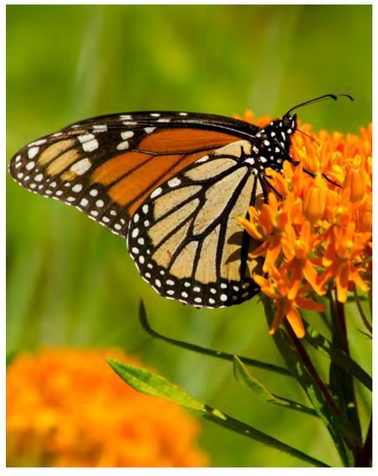
GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Pollinator Friendly Habitat Plan

- Tri-County's primary landscaping goal is to establish permanent pollinator friendly vegetation throughout the site.
- The site will plant 100% native species.
- Native mix planned for this array was selected for ecological appropriateness to the soil, moisture and site conditions.
- Low-maintenance vegetation that won't require fertilizer, amended soils, or irrigation on site.
- Native grasses, forbs, and pollinators.

Common Yarrow

Butterfly Milkweed



Creeping Red Fescue

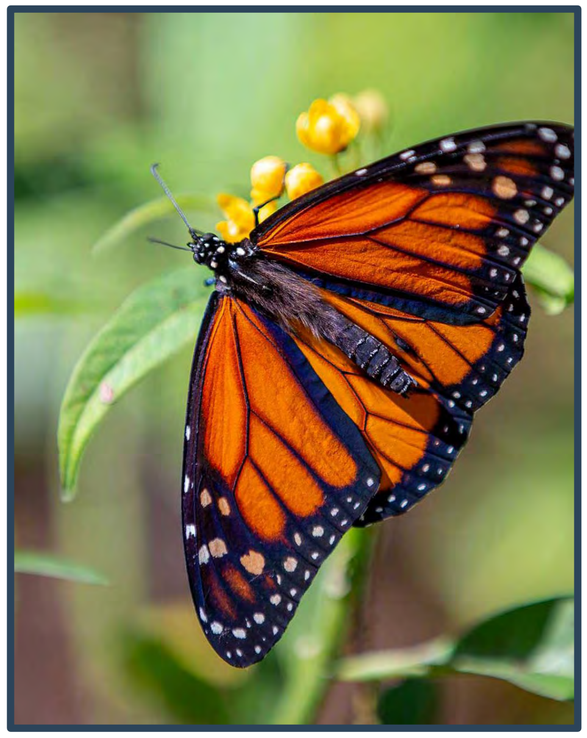
Great Blue Lobelia

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Wildlife Conservation

The Pollinator Friendly Habitat Plan will help candidate species, including:

Rusty Patch Bumble Bee



Monarch Butterfly

Western Regal Fritillary Butterfly

GREENWOOD
SUSTAINABLE INFRASTRUCTURE

Blanding Turtle Conservation Plan

The project proactively developed a conservation plan including:

- Pre-construction training on identification, behavior, habitat awareness, and no-contact protocols.
- Specialized Construction Monitors, trained and involved in site decisions and operations.
- Temporary fencing, daily visual inspections, and stop-work procedures with IDNR notification.
- Any open holes will be secured or filled to prevent wildlife entrapment.

Risk has been mitigated by using all IDNR's recommendations.

GREENWOOD
SUSTAINABLE INFRASTRUCTURE