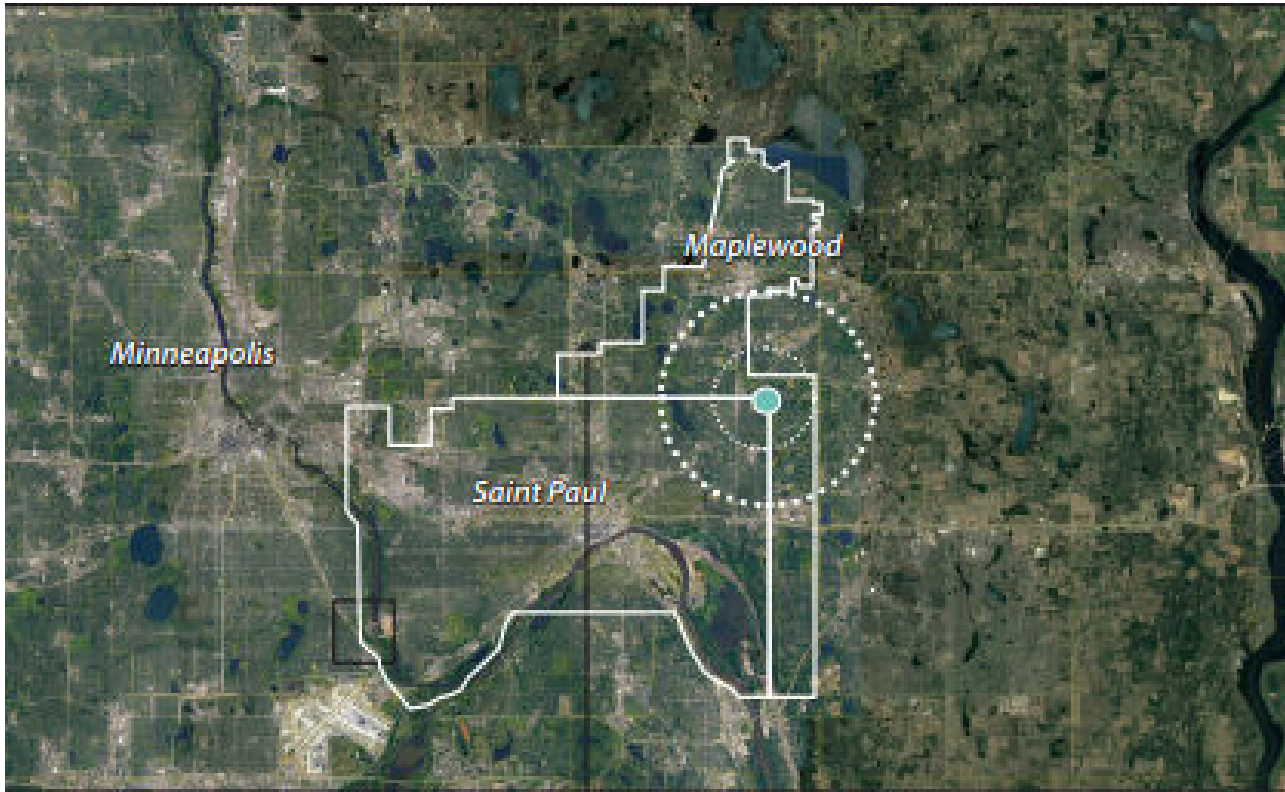


THE HEIGHTS COMMUNITY ENERGY



The Heights Site History



- Located on the northeast corner of Saint Paul, bordering Maplewood
- Home to Dakota peoples prior to removal or displacement
- Agricultural and grazing land
- Hillcrest Golf Course designed and opened in 1921
- Purchased by Saint Paul Port Authority in 2019

The Heights Community Energy

- The Heights – a 112-acre, mixed-use redevelopment project on Saint Paul’s East Side – will be heated and cooled by one of the largest networked geothermal energy systems in the state. Geothermal energy systems exchange heat by using the Earth’s thermal energy.
- The geothermal network is part of a larger vision for sustainable infrastructure at The Heights and connecting to a networked geothermal system provides clean, reliable, low-maintenance energy. The Heights isn’t just an eco-friendly development — it’s a working model of how sustainable infrastructure can drive opportunity and reduce costs.

The Heights Community Energy

- Fossil-fuel-based technology will be replaced with a networked geothermal energy system. When coupled with renewable electricity, this system will be net zero carbon.
- The Heights aims to reduce or eliminate carbon emissions related to energy, transportation, solid waste, and wastewater.



The Heights Community Energy

- The Heights Community Energy is a nonprofit 501c3 Minnesota corporation organized to design, develop, construct and operate a geothermal heating and cooling system.
- Operations are under the direction of District Energy St. Paul, Inc. with participation from the Saint Paul Port Authority, owner and master developer of The Heights, the City of Saint Paul and system customers.

Customers

- The Heights Community Energy will serve approximately 850 multi-family residential units and several light-industrial buildings.

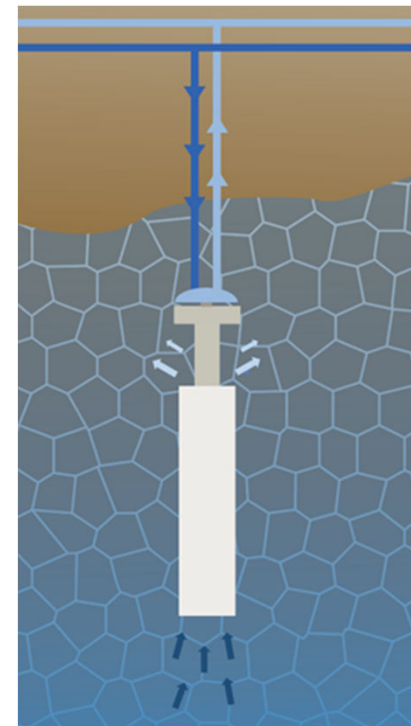
**THE
HEIGHTS**
ON SAINT PAUL'S GREATER EAST SIDE



THE HEIGHTS COMMUNITY ENERGY

Geothermal Technology

- The groundwater-based geothermal energy system is being designed in partnership with Darcy Solutions.
- The system uses an in-ground heat exchanger that taps into the thermal capacity of groundwater and takes advantage of consistent groundwater temperatures.
- The groundwater remains underground, while the district energy system circulates potable water, in a closed loop, through the underground heat exchanger.



Project Status

- The project has installed over 12,000 feet of district energy and geothermal piping. This was completed in conjunction with the other civil site work (roads, other underground utilities, etc.).
- The well systems and gathering network are currently being designed with construction scheduled over the next two years with networked geothermal operations commencing in 2028.

Geothermal Energy Franchise

- Nonexclusive franchise to use the streets and public property to construct, maintain and operate a district geothermal energy system
- Franchise Term: Effective 30 days from and after its passage, approval and publication of the ordinance extending through September 30, 2045
- Franchise fee rate of 5.0%
- First franchise fee payment due in twenty-four months following commencement of services
- Regulatory fee of \$5,000 (plus CPI) per year commencing July 1, 2028.
- The Heights Community Energy initial customer charges effective October 1, 2027 and filed under Schedule A