



POINT OF THE MOUNTAIN STATE LAND AUTHORITY AND ROCKY MOUNTAIN POWER JOINT CLEAN ENERGY COOPERATION STATEMENT

The Point of the Mountain State Land Authority ("Land Authority") and PacifiCorp dba Rocky Mountain Power ("Company") (collectively the "Parties") jointly state their intention to cooperate in accordance with the below stated objectives.

I. OVERVIEW

The Land Authority is a political subdivision of the state of Utah, established by Utah Code 11-59-201 (the "Act"), responsible to plan, manage, and implement development of the approximately 600 acres of state-owned land currently occupied by the Utah state correctional facility in the area commonly referred to as the Point of the Mountain (the "Point of the Mountain State Land").

The Company is a public electric utility regulated by the Public Service Commission of the State of Utah ("PSC") with a responsibility for providing safe and reliable electrical service to its customers at rates that are fair, just and reasonable as determined by the PSC.

The Parties have determined that it is in their collective interest and in the best interest of residents, visitors, businesses and Utah as a whole, to ensure that the Point of the Mountain State Land is developed in an environmentally responsible and sustainable manner. The Parties agree that focused efforts on developing the Point of the Mountain State Land in this manner will deliver benefits through enhanced air quality, improved public health and additional economic opportunities.

The Parties desire to work cooperatively to support mutual goals as identified herein through programs and innovative technologies that will be further developed through ongoing feasibility and implementation work.

II. GOALS

The Land Authority desires to support environmentally sustainable energy practices including, but not limited to, energy efficiency programs, low and zero-carbon energy development, electrified transportation infrastructure that is widely available, proactive infrastructure planning and exploration of additional innovative technologies. The Land Authority seeks to partner with the Company to create a model of sustainable development that significantly reduces air emissions and energy use, taking advantage of low and zero-carbon energy solutions, while advancing economic development.

The Land Authority further seeks to keep any additional costs to the Land Authority or energy users within the Point of the Mountain State Land associated with achieving its stated clean-energy goals reasonable. The Land Authority envisions measures to mitigate certain incremental costs associated with pursuing a clean-energy future to all energy users within the Point of the Mountain State Land.

The Company is committed to exploring opportunities to enhance power delivery methods and practices to help optimize electrification for tenants in the Point of the Mountain State Land and the ability to provide its users with cost-efficient clean energy power supply utilizing methods such as:

- Blue Sky
- Subscriber Solar
- Schedule 137
- Schedule 32/34
- Other programs or structures that are consistent with applicable regulations

III. 10-YEAR POWER-USE FORECAST

The Company and Land Authority desire to work collaboratively to develop a 10-year load forecast for the Point of the Mountain State Land, anticipating that the forecast may need to be updated periodically. The parties are committed to work together to create the most reliable forecast by sharing non-confidential information, internal forecasts, land-use planning information, research, real estate data, personal experiences and other data.

IV. RENEWABLE ENERGY GENERATION AND STORAGE FORECASTING

Once a 10-year power forecast has been created, the Company will work with the Land Authority to prepare a broad energy generation and storage forecast to serve as a non-binding roadmap for future action. The clean energy generation and storage forecast will include a forecast for resource type (i.e. wind, solar, battery, renewable energy credits, etc.), resource size and action necessary to meet the needs of future energy users with low to zero-carbon energy resources. The Parties anticipate that the non-binding forecast will need to be updated periodically to accommodate site development, energy markets and other factors.

V. ELECTRIFIED TRANSPORTATION INFRASTRUCTURE

The electrification of transportation represents a promising opportunity for the State of Utah to address air quality while encouraging economic growth. Transportation electrification is a sound solution to reduce both criteria pollutants and carbon emissions from transportation while lowering operating costs as electricity is less expensive than traditional transportation fuels. The Land Authority and the Company agree to coordinate and collaborate on the following areas for transportation electrification:

- a) **Electric Vehicles** – Advancements in battery and power train technologies have enabled a significant increase in the number and types of electric vehicles that are available in the marketplace. In the next few years, it is expected that electric vehicles will be available as

passenger vehicles, delivery trucks, work trucks, shuttle vans and buses. In addition, advancements are expected for flying taxis/drones and autonomous vehicles. The Parties agree to work together to evaluate vehicle technology and associated power needs to enable appropriate deployment of such vehicles.

- b) **Charging Stations** – A requirement for the successful deployment and adoption of electric vehicles is having sufficient charging capacity. The Company agrees to work with the Land Authority to evaluate charging needs and technology requirements. Further, the Parties agree to evaluate the potential investment of Company-owned chargers within the Point of the Mountain State Land development, including funding availability under House Bill 396, Electric Vehicle Charging Infrastructure Amendments.

- c) **Research and Grants** – Transportation electrification will be accelerated by emerging technologies. The Point of the Mountain State Land development is an ideal location to evaluate and test innovative technologies. The Parties agree to work together to encourage innovative technologies and pursue grant opportunities while prioritizing technologies developed by state institutions and entities within the development.

VI. TRANSMISSION AND DISTRIBUTION NETWORK PLANNING

A significant amount of new electric infrastructure is expected to be required to expand development at the Point of the Mountain State Land. The Company will work directly with the Land Authority to provide system impact studies to better understand the impacts of new energy usage in the area and required infrastructure to meet the needs of future development. Utilizing load, generation and storage forecasts, the Company will work with the Land Authority to identify future transmission and distribution infrastructure needs. The Parties will work in good faith to determine what action is appropriate to preserve energy infrastructure corridor necessary for delivery of energy to future customers, while considering impacts to development opportunities and land values. The Parties will also consider the Company's rights and obligations to maintain and access its facilities, as well as the Land Authority's needs for access to and from the Point of the Mountain State Land, while working in good faith to develop transmission and distribution network plans.

VII. COMMITMENT OF COOPERATION

The parties intend to work together in good faith to develop an implementation plan outlining respective roles, processes, responsibilities, timelines, program/project development pathways and costs to achieve the goals and deliverables outlined in this Cooperation Statement. The Parties will meet regularly to develop a framework of deliverables to support the implementation plan. The Parties acknowledge that additional approvals for specific aspects of the plan, agreements, etc. will require board approval of each Party and may require PSC approval.

The Parties agree to mutually implement the objectives stated in this cooperation statement, and not to take action contrary to the interests of the other party without first consulting with the other party.

This Cooperation Statement shall become effective upon signing by the Parties and will inform cooperation between the same, commencing immediately after signing. Progress toward objectives stated herein will

be reviewed and the Cooperation Statement may be extended in the future, with or without amendments, through a commitment by the Parties or may be terminated at any time by unilateral action of either Party.

IN WITNESS WHEREOF, the parties to this JOINT COOPERATIVE STATEMENT have affixed their signatures:



Point of the Mountain State Land Authority Date: 9/21/2021



Rocky Mountain Power Date: 9/21/2021