April Term April 2nd, 2026

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, John Wieczorek, Western District Commissioner, and Ralls County Clerk, Brandy Flynn.

John Lake opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Ralls County Commission signed Accounts Payables & Payroll.

Lola McDonald stopped by the Commission meeting to discuss crossing at Hippo Creek.

Emily Edgar MODOT stopped by the Commission meeting.

Patty Beilsmith stopped by the Commission meeting to discuss New London Gravel Road. Lots of trash and cars are being dumped on the road.

Glen Wiley Road & Bridge Supervisor, Zach Epperson, Ralls County employee, and Kristal Hiner, Road & Bridge Secretary attended the Ralls County Commission meeting – discussed Road & Bridge maintenance.

Birch Creek Bluejay Solar canceled

Tara Comer, Ralls County Collector, presented the Senior Tax Relief application she received as of April 2nd, 2026, for the approval of the County Commission.

Junior Muehring, Ralls County Eastern District Commissioner called into the meeting.

10:00 am – Evan Mallet & Bobby Quinones, Scout Clean Energy called into the meeting to discuss the proposed MOU for Lucky Rock Solar project. They presented a tentative timeline for their project to the Commissioners and penalty fee. This is compliance needed for funding. Penalty Fee is a fine Scout would pay if they can't make the 75% American made. Commissioners said 75% American made must be met or won't flip the switch. Evan said we will make the 75% American made. This is something the bank is requiring to

make us more accountable. Scout to present Road Use Agreement next week and come back on April 16th @ 10:00 am for MOU.

10:30 am – Matt Walker Structural Project Manager with Hutchison Engineering met with the Commissioners. Commissioners signed BRO – 087 (023) request for funds on Hutchison Lane. Mr. Walker presented proposal for services regarding Bluejay Road Bridge.

John Lake moved to dismiss at 12:00 pm. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes John Wieczorek- Yes

The Commission will meet again on April 6th, 2026, unless convened by court.

John Lake
Presiding Commissioner

April Term April 6^{th}, 2026

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, John Wieczorek, Western District Commissioner, Junior Muehring, Eastern District Commissioner, and Ralls County Deputy Clerk, Kristen Dietle.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Ralls County Commission signed Accounts Payables.

Angie Cook, Ralls County Deputy Collector, presented the Senior Tax Relief application she received as of April 6th, 2026, for the approval of the County Commission.

Chris Bird with Martin Equipment attended the meeting to let commission know he will bring paperwork for the new grader.

Glen Wiley Road & Bridge Supervisor, Zach Epperson, Ralls County employee, and Kristal Hiner, Road & Bridge Secretary attended the Ralls County Commission meeting.

10:00 am – Zoom call with Marion and Monroe County Commission. Marion County received bids for HVAC for the Juvenile office. Curt Wheeler of Monroe County moved to take Peters Heating and Air bid and John Lake second the move. All commission were in favor.

Dave Zeiger called the commission with a question.

Devin McClain spoke with the commission about the courthouse internet and phone system.

Shane McClelland stopped in the meeting.

John Lake moved to dismiss at 12:00 pm. John Weiczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek- Yes

April Term

April 6th, 2026

The Commission will meet again on April 9, 2026, unless convened by court.

John Lake
Presiding Commissioner

April Term April 9th, 2026

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, John Wieczorek, Western District Commissioner, Junior Muehring, Eastern District Commissioner, and Ralls County Deputy Clerk, Kristen Dietle.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Ralls County Commission signed Accounts Payables and Capital Improvement.

The County Clerk presented the sales and use tax to the commission.

Tara Comer, the Ralls County Collector presented the March abatements.

Angie Cook, Ralls County Deputy Collector, presented the Senior Tax Relief application she received as of April 9th, 2026, for the approval of the County Commission.

Brian Allen, the Ralls County Sheriff stopped in the meeting to give updates.

Glen Wiley Road & Bridge Supervisor, Zach Epperson, Ralls County employee, and Kristal Hiner, Road & Bridge Secretary attended the Ralls County Commission meeting.

The Commission called Cody Bramlett regarding dust control on Dove Ridge road. They also reached out to Kyle Muehring in regards to his portion of the dust control.

The County Clerk, Brandy Flynn gave an update from the lawyer concerning the SB3 lawsuit.

The Ralls County Deputy Clerk read minutes from March 30th, 2026, meeting. Junior Muehring moved to approve minutes as read. John Lake second the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes Junior Muehring – Yes John Wieczorek- Yes

April Term

April 9th, 2026

The Ralls County Deputy Clerk read minutes from April 2nd, 2026, meeting. John Lake moved to approve minutes as read. John Wieczorek second the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes   Junior Muehring – Yes   John Wieczorek- Yes

The Ralls County Deputy Clerk read minutes from April 6th, 2026, meeting. Junior Muehring moved to approve minutes as read. John Lake second the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes   Junior Muehring – Yes   John Wieczorek- Yes

John Lake moved to dismiss at 12:00 pm. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes   Junior Muehring – Yes   John Wieczorek- Yes

The Commission will meet again on April 13, 2026, unless convened by court.

Joe W. Lake

John Lake
Presiding Commissioner

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, Junior Muehring, Eastern District Commissioner, John Wieczorek, Western District Commissioner, and Ralls County Clerk, Brandy Flynn.

John Lake opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Ralls County Commission signed Accounts Payables and Harold Butzer Spring PM Capital Improvement Invoice and payment.

Chris Bird – Martin Equipment – Commission signed paperwork on the new grader for Road & Bridge.

Glen Wiley Road & Bridge Supervisor, Zach Epperson, Ralls County employee, and Kristal Hiner, Road & Bridge Secretary attended the Ralls County Commission meeting – discussed Road & Bridge maintenance.

Matt Walker, Hutchison Engineering – Commission signed the close out paperwork for BRO – 087(023) Hutchison Bridge.

The Ralls County Commission signed certified court order ordering Ralls County Treasurer Jena Epperson to make the administrative service fee transfer in the amount of $39,705.03 for the January 1, 2026 – March 31, 2026, pursuant to Section 50.515 RSMo, from the Road & Bridge fund to the County Revenue fund.

Angie Cook, Ralls County Deputy Collector, presented the Senior Tax Relief application she received as of April 13th, 2026, for the approval of the County Commission.

John McCarty with Arch Brokerage INC. met with Commission regarding Health Insurance. Is currently working with Lewis and Ozark Counties in Missouri. Commissioners agreed they are all for saving money and better premiums. Mr. Carty will reach out to the County Clerk's office in a few months.

April Term April 13th, 2026

The Ralls County Clerk read minutes from April 9th, 2026, meeting. Junior Muehring moved to approve minutes as read. John Lake second the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes   Junior Muehring – Yes   John Wieczorek- Yes

Junior Muehring moved to dismiss at 11:54 am. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes   Junior Muehring – Yes   John Wieczorek- Yes

The Commission will meet again on April 16th, 2026, unless convened by court.

John Lake
Presiding Commissioner

April Term April 16th, 2026

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, Junior Muehring, Eastern District Commissioner, John Wieczorek, Western District Commissioner, Kristal Hiner, Road & Bridge & P&Z secretary, Glen Wiley, Road & Bridge Supervisor & P&Z employee, and Ralls County Clerk, Brandy Flynn.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

8:30 am - John Lake moved to go into Closed Session per RSMo 610.021.1, at the Ralls County Courthouse, 311 S. Main St., New London, MO, 63459, in the Commissioner's Office. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

At 09:20 am – Junior Muehring moved to reconvene to Open Session. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

The Ralls County Commission signed Accounts Payables and Harold Butzer Spring proposal No 11.26-0254 replacing the chemical lines for cooling tower.

Glen Wiley Road & Bridge Supervisor, Zach Epperson, Ralls County employee, and Kristal Hiner, Road & Bridge Secretary attended the Ralls County Commission meeting – discussed Road & Bridge maintenance.

Kristal Hiner, Road & Bridge Secretary presented to the Commissioners an updated Specification and Requirements for County Roads: Taking over New Roads or Old, Abandoned County Roads – Section updated – 7 b. & C.

John Lake moved to accept the proposed updated Specification and Requirements for County Roads: Taking over New Roads or Old, Abandoned County Roads – Section updated – 7 b. & C. Junior Muehring seconded the

move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

Angie Cook, Ralls County Deputy Collector, presented the Senior Tax Relief application she received as of April 16th, 2026, for the approval of the County Commission.

Norm Schnellbacher stopped by the Commission meeting to discuss Cedar Cove.

Evan Mallet & Bobby Quinones, Scout Clean Energy called into the meeting to discuss the proposed MOU for Lucky Rock Solar Farms, LLC.

The Ralls County Clerk read minutes from April 13th, 2026, meeting. Junior Muehring moved to approve minutes as read. John Wieczorek second the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes Junior Muehring – Yes John Wieczorek- Yes

Junior Muehring moved to dismiss at 12:10 pm. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on April 20th, 2026, unless convened by court.

John Lake
Presiding Commissioner

Specifications and Requirements for County Roads; Taking over New Roads or Old, Abandoned County Roads

(MO Revised Statues Chapter 228)

1. Petition – RSMo 228.020
2. Notice of application for road – RSMo 228.030
    a. County terms are the beginning of January, April, July and October
    b. Recommend taking a picture when posted to show the date it was posted
3. Must meet county road standards:
    a. Property owners shall provide to the county a minimum right-of-way of 22'6" from center
    b. A minimum of twenty-two feet of driving surface shall be provided
    c. Rock shall be purchased and applied by those seeking to have the road opened per the specifications determined by the Ralls County Commission.
    d. Ditches shall be in an area for proper drainage, except in specific locations where no ditch is necessary.
    e. Entrance and crossroad culverts shall be purchased and installed by those seeking to have the road opened per the specifications determined by the Ralls County Commission.
4. The Ralls County Road and Bridge Department assumes no responsibility for the construction of these roads
5. Survey when completed
6. Must be established for one year before submitting a petition to the Ralls County Commission.
7. All property owners must sign and acknowledge the following:
    a. Ralls County Road and Bridge Department are not responsible for any damage to property that lies within our right of way
    b. If approved, this becomes a public road and by statute the speed limit is 55 mph
    c. If approved, residents have no say in who travels the road
8. Publicly discussed at a hearing with the County Commission
9. Commission will vote whether or not to open the road
10. If the Ralls County Commission vote to take over the road then the Ralls County Road and Bridge Department will take a video and/or pictures of the said road.

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 8:30 am with the following members present, Junior Muehring, Eastern District Commissioner, John Wieczorek, Western District Commissioner, Kristal Hiner, Road & Bridge & P&Z secretary, Glen Wiley, Road & Bridge Supervisor & P&Z employee, and Ralls County Clerk, Brandy Flynn.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

8:30 am - John Lake moved to go into Closed Session per RSMo 610.021.1, at the Ralls County Courthouse, 311 S. Main St., New London, MO, 63459, in the Commissioner's Office. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

At 08:50 am – Junior Muehring moved to reconvene to Open Session. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

The Ralls County Commission signed Accounts Payables and Harold Butzer Capital Improvement Invoice and payment.

Glen Wiley Road & Bridge Supervisor, and Kristal Hiner, Road & Bridge Secretary attended the Ralls County Commission meeting – discussed Road & Bridge maintenance.

David Nutt stopped by the Commission meeting to thank them and Road & Bridge for taking care of Beaver Road.

Angie Cook, Ralls County Deputy Collector, presented the Senior Tax Relief application she received as of April 20th, 2026, for the approval of the County Commission.

April Term April 20th, 2026

Brian Allen, Ralls County Sheriff stopped by the Commission meeting to give an update on the new squad vehicles they are picking up on Wednesday.

The Ralls County Clerk presented the Closed Session minutes from April 16th, 2026, to the Commissioners. John Lake moved to approve April 16, 2026, Closed Session minutes. John Wieczorek second the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes Junior Muehring – Yes John Wieczorek- Yes

The Ralls County Clerk read minutes from April 16th, 2026, meeting. John Lake moved to approve minutes as read. John Wieczorek second the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes Junior Muehring – Yes John Wieczorek- Yes

John Lake moved to dismiss at 11:23 am. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek- Yes

IN NOTE: The Ralls County Commissioners, Kristal Hiner Road & Bridge Secretary, and Brandy Flynn Ralls County Clerk will be attending the 2026 Spring Northeast Commissioners & Clerk Meeting in Lewis County at the Caldwell Building 3200 Missouri 16, Canton, MO 63435, Tuesday, April 21st, 2026, from 8:00 am – 3:00 pm.

The Commission will meet again on April 23rd, 2026, unless convened by court.

John Lake
Presiding Commissioner

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:25 am with the following members present, Junior Muehring, Eastern District Commissioner, John Wieczorek, Western District Commissioner, Kristal Hiner, Road & Bridge & P&Z secretary, Glen Wiley, Road & Bridge Supervisor & P&Z employee, and Ralls County Voter Registration Clerk, Krysta Armour.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Ralls County Commission signed Accounts Payables, and Harold Butzer Capital Improvement Invoice and Payment.

Angie Cook, Ralls County Deputy Collector, presented the Senior Tax Relief application she received as of April 20th, 2026, for the approval of the County Commission.

Glen Wiley, Road & Bridge Supervisor, and Kristal Hiner, Road & Bridge Secretary, attended the Ralls County Commission meeting – discussed Road & Bridge maintenance and signage inquiries.

Ralls County Sheriff, Brian Allen, stopped by the Commission meeting to thank Road & Bridge for their assistance in picking up the new patrol car and discussed speed enforcement options on gravel roads of concern if signs are placed. Plans to triple check about enforcement laws for speed limit signs on gravel roads.

The Ralls County Clerk, Brandy Flynn, stopped by the Commission meeting to present an email from Mark Twain Communications Company with regard to deploying a point-to-point wireless link. John Lake called Lynn Hodges, RCEC CEO & General Manager, to get clarification since Mark Twain Communications Company had previously confirmed that Ralls Electric did not have a need for this link.

Jim Meyer, University of Missouri Extension-County Engagement Specialist, stopped by to ask how the property tax (SB3) that was passed on the April 7th, 2026, election will affect things going forward.

The Ralls County Voter Registration Clerk presented the Closed Session minutes from April 20th, 2026, to the Commissioners. Junior Muehring moved to approve April 20, 2026, Closed Session Minutes. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No Further Discussion. Move Passed Unanimously.

John Lake - Yes Junior Muehring – Yes John Wieczorek- Yes

The Ralls County Voter Registration Clerk read minutes from April 20th, 2026, meeting. Junior Muehring moved to approve minutes as read. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes Junior Muehring – Yes John Wieczorek- Yes

John Lake moved to dismiss at 11:30 am. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on April 27th, 2026, unless convened by court.

John W. Lake

John Lake
Presiding Commissioner

Ralls County Clerk

From: Jonathan Hills <jhills@marktwain.coop>
Sent: Tuesday, April 21, 2026 9:54 AM
To: Ralls County Clerk
Cc: Tommy Lewellen
Subject: Mark Twain Licensed PtP

Linda,

As discussed yesterday, Mark Twain plans to deploy a licensed point-to-point wireless link in Ralls County to maintain active use of our spectrum. We currently provide licensed fixed wireless service in Marion, Monroe, and Shelby counties. While we do not offer service in Ralls County, we do hold spectrum there that must be utilized to avoid forfeiture.

We have confirmed that Ralls Electric and Rally Technologies do not have a need for this link. We are therefore reaching out to determine whether Ralls County has any potential use for a point-to-point connection. Possible applications include connecting two buildings to share network access, or linking towers to support internet connectivity, cameras, or monitoring systems for pumps and water levels.

The equipment operates in the 28 GHz band, requires clear line of sight, and supports link distances of up to five miles. Mark Twain will cover all equipment, installation, and ongoing maintenance costs if the county has a need. If not, please feel free to forward this message to city or school officials who may benefit from this opportunity.

Thank you,

MARK TWAIN
Let Fiber Be Fiber

Jonathan Hills
IT / Network Manager
Mark Twain Communications Company
Office: 660-423-6822 **Direct:** 660-423-5973
Web: www.marktwain.net
Email: jhills@marktwain.coop
Address: 48054 State Hwy 6, Hurdland, MO 63547

April Term April 27th, 2026

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:05 am with the following members present, Junior Muehring, Eastern District Commissioner, John Wieczorek, Western District Commissioner, Kristal Hiner, Road & Bridge & P&Z secretary, Glen Wiley, Road & Bridge Supervisor & P&Z employee, Zack Epperson, Road & Bridge employee, and Ralls County Voter Registration Clerk, Krysta Armour.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Ralls County Commission signed Accounts Payables, and RFF #10 BRO 087(001) Monkey Run Bridge reimbursement request.

Glen Wiley, Road & Bridge Supervisor, Kristal Hiner, Road & Bridge Secretary, and Zack Epperson, Road & Bridge employee, attended the Ralls County Commission meeting – discussed Road & Bridge maintenance.

The Ralls County Voter Registration Clerk read minutes from April 23rd, 2026, meeting. Junior Muehring moved to approve minutes as read. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake - Yes Junior Muehring – Yes John Wieczorek- Yes

John Lake moved to dismiss at 11:00 am. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on April 30th, 2026, unless convened by court.

John Lake
Presiding Commissioner

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, Junior Muehring, Eastern District Commissioner, John Wieczorek, Western District Commissioner, Shane McClelland, Ralls County Planning & Zoning Administrator, and Ralls County Clerk, Brandy Flynn.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

Shane McClelland, Planning & Zoning Administrator, spoke to the Commission regarding a building on Lily Street and neighbor complaining that she feels they are running a business out of it.

The Ralls County Commission signed Accounts Payables and payroll.

Hannibal Regional Economic Development Council & Hannibal Regional Port Authority Executive Director, Maria Kuhns spoke to the commission on behalf of the board about a 50/50 cost share of the election cost of the Ralls County bill for putting the 61 Expressway & TDD question on the April 7, 2026, ballot. John Lake said "We want to wait to see what Marion County does before we give you an answer. I feel we put on the ballot we should consider paying for it." Maria will update Brandy via email after she meets with Marion County Commissioners.

Glen Wiley Road & Bridge Supervisor, Zach Epperson, Ralls County employee, and Kristal Hiner, Road & Bridge Secretary attended the Ralls County Commission meeting – discussed Road & Bridge maintenance. Glen spoke with the commission regarding a Road & Bridge employee who reached out to Doug with Scottwood directly wanting to purchase Dust Control for his driveway.

Glen Wiley addressed with the Commissioners and Clerk about the need for better health insurance plan for the county. The need for family insurance to be more reasonable. They are losing good applicants from applying because they can't afford the family premium cost of our insurance.

Brian Reed, New London Fire Department met with the Commission regarding the concerns about the billing the Fire Department is billing for their services.

Mr. Reed provided the statues and samples of billing they have sent out. An outside billing company is used if they cannot collect the bill.

10:00 am – Plan and Cost-Benefit Analysis and Resolution meeting to approve Resolution NO. 04302026 which approves a plan for the industrial development project for Blue Jay Solar. Those in attendance were Ralls County Commissioners, Ralls County Clerk, Birch Creek representatives Grant Matthews, Attorney (Polsinelli) Mark Brady, Project Development Manager Serah Okechukwu called into the meeting, Mark Grimm with Gilmore & Bell, P.C., representing Ralls County Library taxing district Lucia Hamill, New London Fire District Brian Reed, Glen Wiley Ralls County Road & Bridge Supervisor & P/Z employee, Zach Epperson, Ralls County Road & Bridge employee, and Kristal Hiner, Road & Bridge & P/Z Secretary. Mrs. Hamill asked which plan the county was planning to accept? There were 2 plans presented/sent to each taxing district. John Lake said the Chapter 100 Bond. This way we keep the taxes local instead of being distributed across the state if someone like Ameren comes in and purchases the project. Mrs. Hamill asked if the county clerk would email the resolution to Debbie Jameson at the Library once it is signed. She said yes.

John Lake moved to approve Resolution NO. 04302026, approving a plan for an industrial development project for Blue Jay Solar. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

Angie Cook, Ralls County Deputy Collector, presented the Senior Tax Relief application she received as of April 30th, 2026, for the approval of the County Commission.

Ralls County Clerk presented the previously discussed Notice for Bidding and Procurement Policy needing updated.

Junior Muehring moved to dismiss at 12:10 pm. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on May 4th, 2026, unless convened by court.

John Lake
Presiding Commissioner

RESOLUTION NO. 04302026

A RESOLUTION APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR BLUE JAY SOLAR.

WHEREAS, Blue Jay Solar, LLC (the "Company") has advised Ralls County, Missouri (the "County") that the Company intends to construct a solar photovoltaic energy system in the County (the "Project"); and

WHEREAS, to provide certainty to local taxing districts regarding the amount of property taxes they will receive from the Project, and to provide certainty to the Company regarding the amount of property taxes it will pay with respect to the Project, the County proposes to finance the Project through the issuance of taxable industrial revenue bonds under Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri (collectively, the "Act"); and

WHEREAS, the Act requires the County to prepare a plan in connection with any industrial development project undertaken pursuant to the Act; and

WHEREAS, a Plan for an Industrial Development Project and Cost/Benefit Analysis (the "Plan") has been prepared in the form of **Exhibit A**; and

WHEREAS, notice of the County's consideration of the Plan has been given in the manner required by the Act, and the County Commission has fairly and duly considered all comments submitted to the County Commission regarding the proposed Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF RALLS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Approval of the Plan. The County Commission hereby approves the Plan.

Section 2. Incorporation of Recitals. The County Commission hereby finds and determines those matters set forth in the recitals hereto as fully and completely as if set out in full in this Section.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its passage by the County Commission.

PASSED by the County Commission of Ralls County, Missouri, this 30th day of April, 2026.

John Lake, Presiding Commissioner

John Wieczorek, Western Commissioner

Junior Muehring, Eastern Commissioner

[SEAL]

ATTEST

Brandy Flynn, County Clerk

Plan & Cost - Benefit Analysis for Taxing Districts affected by Birch Creek Blue Jay Solar

April 30,2026 @ 10:00 AM

Print Name	Signature	Position
Brandy Flynn	[illegible]	Ralls Co. Clerk
John L. Muehring Jr.	[illegible]	Com.
John W. [illegible]	[illegible]	Comm
John Wieczorek	[illegible]	W. Dist Commissioner
Zach [illegible]	[illegible]	RtB
Glen Wiley	[illegible]	RtB
Lucia Hamill	Lucia Hamill	Ralls Co Library
Grant Matthews	Grant Matthews	Birch Creek / Blue Jay Solar
Mark Brady	[illegible]	Birch Creek Attorney (Polsinelli)
Brian Reed	[illegible]	NLFD
Kristal Hiner	Kristal Hiner	PZ/RB

RALLS COUNTY, MISSOURI

PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST/BENEFIT ANALYSIS

FOR

BLUE JAY ROAD SOLAR, LLC

BIRCH CREEK

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* * *

RALLS COUNTY, MISSOURI

PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST/BENEFIT ANALYSIS
BLUE JAY ROAD SOLAR, LLC

I. PURPOSE OF THIS PLAN

Ralls County, Missouri (the "County"), intends to issue taxable industrial revenue bonds in a principal amount of not to exceed $55,000,000 (the "Bonds") to finance the costs of a proposed industrial development project (the "Project") for Blue Jay Road Solar, LLC (the "Company"). The Bonds will be issued pursuant to the provisions of Sections 100.010 to 100.200 of the Revised Statutes of Missouri and Article VI, Section 27(b) of the Missouri Constitution (collectively, the "Act"). The Bonds will initially be owned by the Company and cannot be transferred, other than to the Company's affiliates and lenders, without the County's prior approval.

This Plan for an Industrial Development Project and Cost/Benefit Analysis (this "Plan") has been prepared to satisfy requirements of the Act and to analyze the potential costs and benefits, including the related fiscal impact on affected taxing jurisdictions, of using industrial revenue bonds to finance the Project and to establish fixed payments in lieu of taxes on the bond-financed property.

As further described below, the Project consists of acquiring, constructing, equipping and otherwise improving a new solar photovoltaic energy system in the County. The Project will be installed on approximately 275 acres of land generally located at 31720 Bluejay Road in the southeast portion of the County (as depicted on the map included as **Attachment A** and as further described below, the "Project Site"), in which the Company holds a leasehold interest. The Company has not yet determined whether it will retain ownership of the Project following completion or whether it will sell the Project to a state-assessed utility (such as Union Electric Company d/b/a Ameren Missouri ("Ameren")) or a locally-assessed energy provider. As such, this Plan compares the fiscal impact on the affected taxing jurisdictions under two scenarios. The first scenario ("Scenario 1") assumes the Project is not financed with the Bonds and is sold to Ameren and, therefore, is state assessed. The second scenario ("Scenario 2") assumes the Project is retained by the Company or sold to an energy provider that is locally assessed. Under Section 153.030.7 of the Revised Statutes of Missouri, if the Project is financed with the Bonds, the Project will forever be locally assessed, even if sold to Ameren or another state-assessed utility. Thus, if the Project is (1) financed with the Bonds and (2) sold to a state-assessed utility company such as Ameren, the local taxing jurisdictions would likely receive significantly more money than under Scenario 1, though it is not possible to predict specific amounts with any degree of accuracy.

II. DESCRIPTION OF CHAPTER 100 FINANCINGS

General. The Act authorizes any city, county, town or village (each of which is referred to as a "municipality" in the Act) to issue industrial revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce, industrial plants and other commercial facilities. Under the Act, bond proceeds may be used to finance land, buildings, fixtures and machinery.

Issuance and Sale of Bonds. Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from a lease or other disposition of the project. The municipality issues its bonds, and in exchange, the benefited company promises to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing.

Concurrently with the closing of the bonds, the company will convey or lease to the municipality the site on which the industrial development project will be located, and convey to the municipality title to the improvements and personal property located or installed thereon. (The municipality must be the legal owner of the property while the bonds are outstanding for the property to be eligible for tax abatement, as further described below.) At the same time, the municipality will lease the site, improvements and personal property included in the project back to the benefited company pursuant to a lease agreement. The lease agreement will require the company, acting on behalf of the municipality, to use the bond proceeds to purchase, construct and install the project.

Under the lease agreement, the company typically: (1) will agree to make payments sufficient to pay the principal of and interest on the bonds as they become due; (2) will agree, at its own expense, to maintain the project, to pay all taxes (other than those abated) and assessments with respect to the project and to maintain adequate insurance; (3) has the right, at its own expense, to make certain additions, modifications or improvements to the project; (4) may assign its interests under the lease agreement or sublease the project while remaining responsible for payments under the lease agreement; (5) will covenant to maintain its corporate existence during the term of the bond issue; and (6) will agree to indemnify the municipality for liability the municipality might incur as a result of its participation in the transaction.

Property Tax Abatement. Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In a typical transaction, the municipality holds fee title to the project and leases the project to the benefited company. Although the Missouri Supreme Court has held that the leasehold interest is taxable, it is taxable only to the extent that the economic value of the lease is less than the actual market value of the lease. See *Iron County v. State Tax Commission*, 437 S.W.2d 665 (Mo. banc 1968) and *St. Louis County v. State Tax Commission*, 406 S.W.2d 644 (Mo. banc 1966). If the rental payments under the lease agreement equal the actual debt service payments on the bonds, the leasehold interest should have no "bonus value" and the bond-financed property should be exempt from ad valorem taxation so long as the bonds are outstanding.

If the municipality and the company determine that partial tax abatement is desirable, the company may agree to make "payments in lieu of taxes." The amount of payments in lieu of taxes is negotiable. The payments in lieu of taxes are payable by December 31 of each year, and are distributed to the municipality and to each political subdivision within the boundaries of the project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

III. DESCRIPTION OF THE PARTIES

Blue Jay Road Solar, LLC. The Company is a Missouri limited liability company that has been formed for the sole purpose of acquiring, constructing and installing the Project. The Company is an affiliate of Birch Creek Development, LLC, a Delaware limited liability company ("Birch Creek"). Since it was formed in 2019, Birch Creek has developed 36 utility scale solar projects totaling 872 megawatts. Birch Creek's senior management group has collectively financed or developed solar generation projects in states across the country. More information regarding Birch Creek can be found at birchcreekdev.com.

Ralls County, Missouri. The County is a third-class county and political subdivision of the State of Missouri (the "State"). The County is authorized and empowered pursuant to the provisions of the Act to purchase, construct, extend and improve certain projects (as defined in the Act), to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects, and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the County deems advisable.

IV. REQUIREMENTS OF THE ACT

A. Description of the Project. The Project consists of acquiring a leasehold interest in the Project Site and constructing and installing a new solar photovoltaic energy system thereon. The acquisition, construction and installation of the Project are expected to be completed by December 31, 2026. The Company expects the Project to have a production capacity of 60 megawatts. The Company will, as the County's agent, acquire, construct and install the Project with the Bond proceeds. The Company will convey the Project to the County via bill of sale, and the County will lease the Project, together with the County's leasehold interest in the Project Site, back to the Company until the Bonds mature.

The Project is expected to be exempt from ad valorem property taxes so long as the County holds title to the Project. Because the County is only acquiring a leasehold interest in the Project Site, the real property taxes on the Project Site will not be abated. Currently, portions of the Project Site are assessed as agricultural and residential property. Upon completion of the Project, the County and the Company expect the portion of the Project Site on which the Project is located to be assessed as commercial property.

B. Estimate of the Costs of the Project. The acquisition, construction and installation of the Project are estimated to cost approximately $48,663,907[1], excluding freight and installation. The Bonds are being authorized in the maximum aggregate principal amount of $55,000,000 to provide for contingencies.

C. Sources of Funds to be Expended for the Project. The sources of funds to be expended for the Project will be the proceeds of the Bonds in the maximum principal amount of $55,000,000 and other available funds of the Company. The Bonds will be payable solely from the revenues derived by the County from the lease or other disposition of the Project to the Company (as further described below). The Bonds will not be an indebtedness or general obligation, debt or liability of the County or the State.

D. Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the County. The Company will lease the Project Site to the County. The County will lease the Project, together with the County's leasehold interest in the Project Site, to the Company for lease payments equal to the principal of and interest on the Bonds. Under the terms of the lease, the Company will have the option to purchase the Project at any time for nominal consideration. Unless terminated sooner pursuant to the terms thereof, the lease will terminate on December 31 of the 40th year of the Tax Certainty Period (as defined below).

"Tax Certainty Period" means the 40-year period beginning on January 1 of the calendar year in which the Project is completed, if the completion date occurs by July 1; otherwise, the Tax Certainty Period will begin on January 1 of the calendar year after the completion date occurs. The Project is expected to be

[1] The Company expects, and therefore this Plan assumes, that the Project will consist of personal property only. The Bond documents will provide that, if any property included within the Project is classified or assessed as a real property improvement, ownership of such property may be transferred to the County to bring such property within the purview of this transaction. Any reclassification of any property included within the Project is likely to have a material impact on the estimated taxes shown on **Exhibit 3**.

completed in December 2026, so the Tax Certainty Period is expected to begin on January 1, 2027, and the lease is expected to terminate on December 31, 2066.

E. *Affected Community College District, Ambulance District, Fire District, County, City and School Districts.* There is no community college district affected by the Project. Ralls County Ambulance District (the "Ambulance District") is the ambulance district affected by the Project. The Van-Far Fire Protection District (the "Fire District") is the fire district affected by the Project. The County is the county affected by the Project. There is no city affected by the Project.

School districts in Missouri receive a distribution of property taxes generated from state assessed railroad and utility property ("State Assessed Property Taxes") pursuant to Chapter 151 of the Revised Statutes of Missouri. Therefore, but for the County's interest in the Project, all school districts in the County will receive property tax revenue if the Project is state assessed, but only the Van-Far R-1 School District (the "School District") will receive property tax revenue if the Project is locally assessed. For more information, see **Exhibit 5**.

The Cost/Benefit Analysis attached hereto identifies all other property-taxing jurisdictions within the County whose boundaries encompass all or part of the Project Site.

F. *Current Assessed Valuation.* There is no real property included in the Project. None of the personal property to be included in the Project has been acquired or installed; accordingly, the most recent equalized assessed valuation of the personal property to be included in the Project is $0. If the Project is not financed by the Bonds and sold to Ameren, the Project will be state assessed. Based on information provided by the State Tax Commission of Missouri, the total assessed valuation of Ameren's statewide utility system, including both real and personal property, is $1,697,953,632. If the Project is retained by the Company, the Project will be locally assessed. The Company estimates the total equalized assessed valuation of the Project following installation of the Project will be approximately $13,786,728, based upon the Company's expected investment, the statutory depreciation schedule and a personal property assessment rate of 33-1/3%. The County Assessor will make the final determination of the assessed value if the Project remains locally assessed.

G. *Payments in Lieu of Taxes.* If this Plan is approved by the County Commission, the County intends to issue the Bonds and take possession of the Project. During the Tax Certainty Period (expected to be 2027 through 2066, inclusive), the Company will make payments in lieu of taxes ("PILOTs") to the County. The amount of PILOTs due will depend on what portion of the Project is installed on the original parcels (the "Original Parcels") and what portion of the Project is installed on the new parcels (the "New Parcels"). The Company will make PILOTs equal to $2,000 per megawatt AC of nameplate capacity installed and commissioned on the Original Parcels, plus a year-over-year escalation rate of 1.25%. The Company will make PILOTs equal to $6,000 per megawatt AC of nameplate capacity installed and commissioned on the New Parcels. The Company advises that 47.47 megawatts of capacity will be installed on the Original Parcels and 12.53 megawatts of capacity will be installed on the New Parcels, so the first PILOT will equal $170,120.

No PILOTs will be due during the construction of the Project prior to the Tax Certainty Period. After deducting its customary collection fee and, if applicable, making any other deductions generally provided by law as if the PILOTs were property tax revenues generated from locally assessed property, the County Collector will distribute each PILOT among the property-taxing jurisdictions within the County whose boundaries encompass all or part of the Project Site in proportion to their respective, then-current tax levies for such year.

Pursuant to Section 100.050.4 of the Act, certain emergency service providers, including the Ambulance District and the Fire District, may elect to be reimbursed up to 100% of the taxes they would have received, but for the tax abatement. This Plan assumes that the Ambulance District and the Fire District will each elect to receive its pro rata share of each PILOT Payment. If the Ambulance District or the Fire District elects a different reimbursement rate in accordance with Section 100.050.4 of the Act, the Company will be required to make an additional PILOT to satisfy the obligations to that emergency service provider.

None of the ad valorem real property taxes due on the Project Site will be abated during the Tax Certainty Period.

H. Sales and Use Tax Exemption. Because the Project consists of constructing a new solar photovoltaic energy system, all purchases of materials and supplies used to construct the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.030.2(46) of the Revised Statutes of Missouri.

I. Cost/Benefit Analysis and Discussion of Exhibits. In compliance with Section 100.050.2(3) of the Act, this Plan has been prepared to show the costs and benefits to the County and to other property-taxing jurisdictions within the County whose boundaries encompass all or part of the Project Site. The following is a summary of the exhibits attached to this Plan. This Plan does not attempt to quantify the overall economic impact of the Project.

Summary of Cost/Benefit Analysis. **Exhibit 1** presents a summary for each affected taxing jurisdiction of (1) the total estimated tax revenues that would be generated but for the Bond issuance and (2) the total estimated value of the PILOTs to be made by the Company over the 40-year Tax Certainty Period. **Exhibit 1** provides a side-by-side comparison of the fiscal impact the Project is expected to have on each taxing jurisdiction if the Project is state assessed (Scenario 1) or locally assessed (Scenario 2).

Property Tax Revenues. **Exhibits 2** and **3** provide the projected tax revenues for each affected taxing jurisdiction (other than the school districts further described in **Exhibit 5**) that would be generated from the Project without the Bond issuance. **Exhibit 2** assumes the Project will be state assessed, and **Exhibit 3** assumes the Project will be locally assessed.

PILOTs. **Exhibit 4** provides the projected distribution of the annual PILOTs to each affected taxing jurisdiction in each of the 40 years during the Tax Certainty Period.

School District Revenues. **Exhibit 5** provides the projected tax revenues for each affected school district that would be generated from the Project without the Bond issuance if the Project is state assessed.

Ancillary Project Benefits. The County believes that the investment in the Project by the Company will provide collateral benefits to local suppliers and businesses during the construction and installation period and spur additional investment in the County. These ancillary impacts were not measured for purposes of this Plan.

V. ASSUMPTIONS AND BASIS OF PLAN

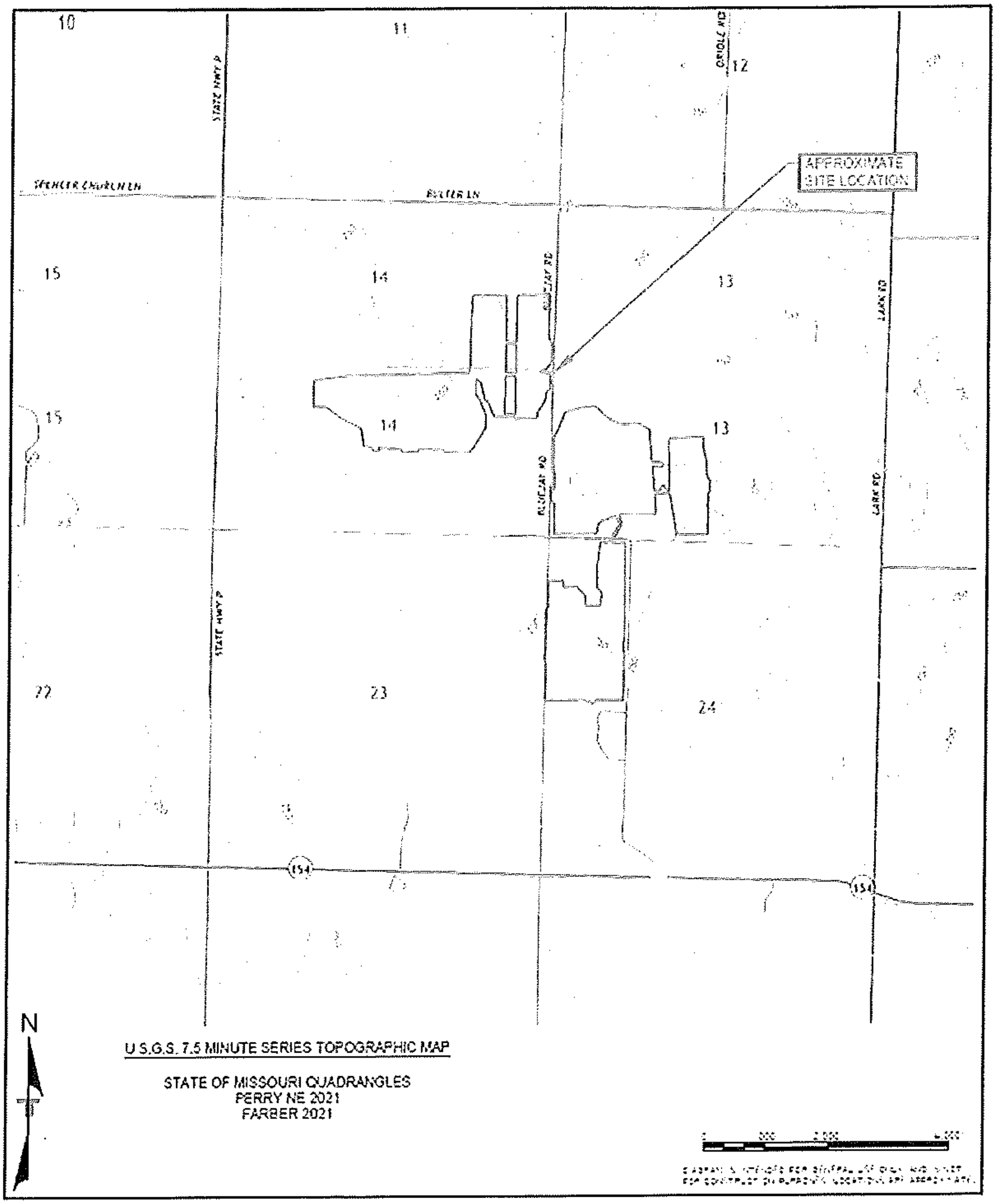
This Plan includes assumptions that impact the value of the incentives proposed for the Project. See **Attachment B** for a summary of these assumptions.

In addition to the foregoing, to complete this Plan, Gilmore & Bell, P.C. has generally reviewed and relied upon information furnished by, and has participated in conferences with, representatives of the County and its counsel, representatives of the Company and its counsel and other persons as the firm has deemed appropriate. Gilmore & Bell, P.C. does not assume any responsibility for the accuracy, completeness or fairness of any of the information provided by other parties and has not independently verified the accuracy, completeness or fairness of such information provided by other parties.

* * *

ATTACHMENT A

MAP OF PROJECT SITE



Attachment B

Summary of Key Assumptions

Assumptions applicable to both Scenario 1 and Scenario 2:

1. The Project will be owned by the County and leased to the Company with an option to purchase. The County will have a leasehold interest in the Project Site.

2. The Company will invest $48,663,907 in hard costs associated with the acquisition of solar panels, modules, trackers and inverters.

3. The Project will be placed in service in December 2026, so the first year of the 40-year Tax Certainty Period will be 2027.

4. During the 40-year Tax Certainty Period, the Company will make PILOTs to the County equal to $2,000 per megawatt AC of nameplate capacity installed and commissioned on the Original Parcels, plus a year-over-year escalation rate of 1.25%, and $6,000 per megawatt AC of nameplate capacity installed and commissioned on the New Parcels. The Project will have a production capacity of 60 megawatts consisting of 47.47 megawatts of capacity on the Original Parcels and 12.53 megawatts of capacity on the New Parcels; thus, the first PILOT will equal $170,120. No PILOTs will be due before the Tax Certainty Period.

5. The Fire District and the Ambulance District will each elect to receive its pro rata share of each PILOT.

6. After deducting its customary collection fee and, if applicable, making any other deductions generally provided by law as if the PILOTs were property tax revenues generated from locally assessed property, the County Collector will distribute each PILOT among the property-taxing jurisdictions within the County whose boundaries encompass all or part of the Project Site in proportion to their respective, then-current tax levies for such year.

7. The Cost/Benefit Analysis relies on 2025 tax rates, which were held constant through 2066. (PILOTs will be distributed based on the then-current tax rates.)

Assumptions applicable to Scenario 1:

8. The Project will be state assessed.

9. The State Tax Commission calculates the "market" or "unit" value of each state-assessed utility company using a variety of factors including the income of the system, the production capacity of the system, and the impact of facilities commissioned or decommissioned within the system, regardless of whether such facility is located within the State. Thus, it is impossible to predict with accuracy the impact of the Project on a state-assessed utility company's "market" or "unit" value. For purposes of this analysis, Ameren's state-assessed value attributable to the Project is assumed to be equal to the locally assessed value of the Project, as calculated below.

10. Ameren's statewide circuit mileage is 36,827.04, a portion of which will be allocated to the property-taxing jurisdictions within the County (other than the School District) whose boundaries encompass all or part of the Project Site, as follows:

Taxing Jurisdiction	Circuit Mileage
State of Missouri	174.81
Ralls County General Revenue	174.81
Ralls County Road/Bridge	174.81
Ralls County Health Department	174.81
Ralls County Library District	174.81
Ralls County Ambulance District	160.83
Van-Far Fire Protection District	13.54

11. The School District received approximately 2.61% of the State Assessed Property Taxes collected and distributed to school districts in the County in 2025 based on the requirements of Chapter 151 of the Revised Statutes of Missouri.[1] The other school districts in the County split the remaining approximately 97.39% of State Assessed Property Taxes in 2025. These percentages were held constant through 2066.

12. For purposes of calculating the estimated State Assessed Property Taxes collected from the Project in any given year, Ameren's state-assessed value attributable to the Project in the County (value per circuit mile * total circuit mileage in the County) ("Countywide Assessed Value") was divided by 100 and multiplied by the average total tax levy of all school districts in the County ("Average Tax Rate"). Thus, the estimated State Assessed Property Taxes collected from the Project and distributed to school districts in the County is calculated using the following formula:

Countywide Assessed Value / 100 * Average Tax Rate

Assumptions applicable to Scenario 2:

13. The Project will be locally assessed.

14. Property taxes are calculated using the following formula:

Assessed Value / 100 * Tax Rate

15. The appraised value of the property included in the Project will be $48,663,907 (equal to 100% of the estimated cost thereof, excluding freight, installation and taxes).

16. The assessed value of the property included in the Project is calculated using the following formula, which is consistent with the manner in which personal property is locally assessed in Missouri:

(Cost * Depreciation Factor) * Assessment Ratio of 33-1/3%

[1] See "State Assessed Railroad and Utility Calculation Program" available at dese.mo.gov/financial-admin-services/school-finance/calculation-tools.

17. All of the personal property included in the Project will be depreciated over a 5-year period, according to the following schedule:

Year	5-Year Depreciation
0	100.00%
1	85.00
2	59.50
3	41.65
4	24.99
5	10.00
6 and thereafter	10.00

* * *

EXHIBIT 1

SUMMARY OF COST/BENEFIT ANALYSIS

		Scenario 1: Project is State Assessed			Scenario 2: Project is Locally Assessed		
Taxing Jurisdiction	Tax Rate	Estimated Tax Revenues to Local Taxing Jurisdictions without Bond Issuance	Projected Distribution of PILOTs[1]	Net Value of Abatement	Estimated Tax Revenues to Local Taxing Jurisdictions without Bond Issuance	Projected Distribution of PILOTs[1]	Net Value of Abatement
State of Missouri	0.0300	$ 132	$ 41,753	$ (41,621)	$ 27,791	$ 41,753	$ (13,962)
Ralls County General Revenue	0.2600	1,143	361,859	(360,715)	240,857	361,859	(121,002)
Ralls County Road/Bridge	0.2739	1,204	381,204	(380,000)	253,733	381,204	(127,471)
Ralls County Health Department	0.0960	422	133,609	(133,187)	88,932	133,609	(44,678)
Ralls County Library District	0.0969	426	134,862	(134,436)	89,765	134,862	(45,097)
Ralls County Ambulance District	0.4068	1,646	566,170	(564,524)	376,848	566,170	(189,322)
Van-Far Fire Protection District	0.3000	102	417,529	(417,427)	277,911	417,529	(139,618)
Van-Far R-1 School District[2]	4.2095	488	5,858,632	(5,858,144)	3,899,558	5,858,632	(1,959,074)
	5.6731	$ 5,564	$ 7,895,619	$ (7,890,055)	$ 5,255,394	$ 7,895,619	$ (2,640,224)

[1] The numbers shown represent the estimated gross PILOT to be made by the Company. The County Collector will deduct its customary collection fee and, if applicable, any other deductions generally provided by law as if the PILOTs were property tax revenues generated from locally assessed property, before distributing the PILOTs among the taxing jurisdictions.

[2] If the Project is state assessed, all school districts in the County will receive property tax revenue. If the Project is locally assessed, only the Van-Far R-1 School District will receive property tax revenue. For more information, see Exhibit 5.

EXHIBIT 2

SCENARIO 1: ESTIMATED TAX REVENUES WITHOUT BOND ISSUANCE IF PROJECT IS STATE ASSESSED

Ameren's state-assessed value attributable to the Project[1]			$ 15,786,728	$ 9,650,710	$ 6,755,497	$ 4,053,298	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968
Ameren's state-assessed value attributable to the Project per circuit mile			$ 374	$ 262	$ 183	$ 110	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44
Taxing Jurisdiction	Tax Rate per $100 of AV	Circuit Mileage	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
State of Missouri	0.0300	174.81	$ 20	$ 14	$ 10	$ 6	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2
Ralls County General Revenue	0.2600	174.81	170	119	83	50	20	20	20	20	20	20
Ralls County Road/Bridge	0.2739	174.81	179	125	88	53	21	21	21	21	21	21
Ralls County Health Department	0.0960	174.81	63	44	31	18	7	7	7	7	7	7
Ralls County Library District	0.0969	174.81	65	44	31	19	7	7	7	7	7	7
Ralls County Ambulance District	0.4068	160.83	245	171	120	72	29	29	29	29	29	29
Van-Far Fire Protection District	0.3000	13.54	15	11	7	4	2	2	2	2	2	2
Van-Far R-1 School District[2]	4.2095	NA	73	51	36	21	9	9	9	9	9	9
Other School Districts[2]	4.2486	NA	2,708	1,895	1,327	796	319	319	319	319	319	319
			$ 3,536	$ 2,475	$ 1,733	$ 1,040	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416

Ameren's state-assessed value attributable to the Project[1]			$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968
Ameren's state-assessed value attributable to the Project per circuit mile			$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44
Taxing Jurisdiction	Tax Rate per $100 of AV	Circuit Mileage	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
State of Missouri	0.0300	174.81	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2
Ralls County General Revenue	0.2600	174.81	20	20	20	20	20	20	20	20	20	20
Ralls County Road/Bridge	0.2739	174.81	21	21	21	21	21	21	21	21	21	21
Ralls County Health Department	0.0960	174.81	7	7	7	7	7	7	7	7	7	7
Ralls County Library District	0.0969	174.81	7	7	7	7	7	7	7	7	7	7
Ralls County Ambulance District	0.4068	160.83	29	29	29	29	29	29	29	29	29	29
Van-Far Fire Protection District	0.3000	13.54	2	2	2	2	2	2	2	2	2	2
Van-Far R-1 School District[2]	4.2095	NA	9	9	9	9	9	9	9	9	9	9
Other School Districts[2]	4.2486	NA	319	319	319	319	319	319	319	319	319	319
			$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416

Ameren's state-assessed value attributable to the Project			2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Ameren's state-assessed value attributable to the Project			$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968
Ameren's state-assessed value attributable to the Project per circuit mile			$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44
Taxing Jurisdiction	Tax Rate per $100 of AV	Circuit Mileage	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
State of Missouri	0.0300	174.81	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	2
Ralls County General Revenue	0.2600	174.81	20	20	20	20	20	20	20	20	20	20
Ralls County Road/Bridge	0.2739	174.81	21	21	21	21	21	21	21	21	21	21
Ralls County Health Department	0.0960	174.81	7	7	7	7	7	7	7	7	7	7
Ralls County Library District	0.0969	174.81	7	7	7	7	7	7	7	7	7	7
Ralls County Ambulance District	0.4068	160.83	29	29	29	29	29	29	29	29	29	29
Van-Far Fire Protection District	0.3000	13.54	2	2	2	2	2	2	2	2	2	2
Van-Far R-1 School District[1]	4.2095	NA	9	9	9	9	9	9	9	9	9	9
Other School Districts[2]	4.2486	NA	319	319	319	319	319	319	319	319	319	319
			$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416

Taxing Jurisdiction	Tax Rate per $100 of AV	Circuit Mileage	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	Total
Ameren's state-assessed value attributable to the Project			$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	
Ameren's state-assessed value attributable to the Project per circuit mile			$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	44	
State of Missouri	0.0300	174.81	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 2	$ 152
Ralls County General Revenue	0.2600	174.81	20	20	20	20	20	20	20	20	20	20	1,143
Ralls County Road/Bridge	0.2739	174.81	21	21	21	21	21	21	21	21	21	21	1,204
Ralls County Health Department	0.0960	174.81	7	7	7	7	7	7	7	7	7	7	422
Ralls County Library District	0.0969	174.81	7	7	7	7	7	7	7	7	7	7	426
Ralls County Ambulance District	0.4068	160.83	29	29	29	29	29	29	29	29	29	29	1,646
Van-Far Fire Protection District	0.3000	13.54	2	2	2	2	2	2	2	2	2	2	102
Van-Far R-1 School District[1]	4.2095	NA	9	9	9	9	9	9	9	9	9	9	488
Other School Districts[2]	4.2486	NA	319	319	319	319	319	319	319	319	319	319	18,194
			$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 416	$ 23,758

[1] The State Tax Commission calculates the "market" or "unit" value of each state-assessed utility company using a variety of factors including the income of the system, the production capacity of the system, and the impact of facilities commissioned or decommissioned within the system, regardless of whether the facility is located within the State. Thus, it is impossible to predict with accuracy the impact of the Project on a state-assessed utility company's "market" or "unit" value. For purposes of this analysis, Ameren's state-assessed value attributable to the Project is assumed to be equal to the locally assessed value of the Project.

[2] If the Project is state assessed, all school districts in the County will receive property tax revenue. For more information, see Exhibit 5.

EXHIBIT 3

SCENARIO 2: ESTIMATED TAX REVENUES WITHOUT BOND ISSUANCE IF PROJECT IS LOCALLY ASSESSED

Estimated Assessed Value of Project		$ 15,786,728	$ 9,650,710	$ 6,755,497	$ 4,053,298	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968
Taxing Jurisdiction	Tax Rate per $100 of AV	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
State of Missouri	0.0300	$ 4,136	$ 2,895	$ 2,027	$ 1,216	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487
Ralls County General Revenue	0.2600	35,845	25,092	17,564	10,539	4,217	4,217	4,217	4,217	4,217	4,217
Ralls County Road Bridge	0.2739	37,762	26,433	18,503	11,102	4,443	4,443	4,443	4,443	4,443	4,443
Ralls County Health Department	0.0960	13,235	9,265	6,485	3,891	1,557	1,557	1,557	1,557	1,557	1,557
Ralls County Library District	0.0969	13,359	9,352	6,546	3,928	1,572	1,572	1,572	1,572	1,572	1,572
Ralls County Ambulance District	0.4068	56,084	39,259	27,481	16,489	6,598	6,598	6,598	6,598	6,598	6,598
Van-Far Fire Protection District	0.3000	41,360	28,952	20,266	12,160	4,866	4,866	4,866	4,866	4,866	4,866
Van-Far R-1 School District	4.2095	580,352	406,247	284,373	170,624	68,277	68,277	68,277	68,277	68,277	68,277
	5.6731	$ 782,135	$ 547,494	$ 383,246	$ 229,948	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016

Estimated Assessed Value of Project		$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968
Taxing Jurisdiction	Tax Rate per $100 of AV	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
State of Missouri	0.0300	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487
Ralls County General Revenue	0.2600	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217
Ralls County Road Bridge	0.2739	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443
Ralls County Health Department	0.0960	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557
Ralls County Library District	0.0969	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572
Ralls County Ambulance District	0.4068	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598
Van-Far Fire Protection District	0.3000	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866
Van-Far R-1 School District	4.2095	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277
	5.6731	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016

Estimated Assessed Value of Project		$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968
Taxing Jurisdiction	Tax Rate per $100 of AV	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
State of Missouri	0.0300	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487
Ralls County General Revenue	0.2600	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217
Ralls County Road/Bridge	0.2739	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443
Ralls County Health Department	0.0960	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557
Ralls County Library District	0.0969	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572
Ralls County Ambulance District	0.4068	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598
Van-Far Fire Protection District	0.3000	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866
Van-Far R-1 School District	4.2095	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277
	5.6731	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016

Estimated Assessed Value of Project		$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	$ 1,621,968	
Taxing Jurisdiction	Tax Rate per $100 of AV	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	Total
State of Missouri	0.0300	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 487	$ 27,791
Ralls County General Revenue	0.2600	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	240,857
Ralls County Road/Bridge	0.2739	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443	4,443	253,733
Ralls County Health Department	0.0960	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	88,932
Ralls County Library District	0.0969	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	89,765
Ralls County Ambulance District	0.4068	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598	6,598	376,848
Van-Far Fire Protection District	0.3000	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866	4,866	277,911
Van-Far R-1 School District	4.2095	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277	68,277	3,899,558
	5.6731	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 92,016	$ 5,255,394

Personal Property Assessed Value (5-Year Depreciation)

		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
5-year property	$ 48,663,907	13,786,728	9,650,710	6,755,497	4,053,298	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968
		13,786,728	9,650,710	6,755,497	4,053,298	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968
		2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**
5-year property	$ 48,663,907	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968
		1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968
		2047	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**
5-year property	$ 48,663,907	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968
		1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968
		2057	**2058**	**2059**	**2060**	**2061**	**2062**	**2063**	**2064**	**2065**	**2066**
5-year property	$ 48,663,907	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968
		1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968	1,621,968

EXHIBIT 4

ESTIMATED DISTRIBUTION OF PILOTS

	Tax Rate per $100	Proportionate Share of Taxes	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
PILOT due on the Original Parcels			$ 94,940	$ 96,127	$ 97,328	$ 98,545	$ 99,777	$ 101,024	$ 102,287	$ 103,565	$ 104,860	$ 106,371
PILOT due on the New Parcel			$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180
Total Annual PILOT (to be distributed proportionately to all entities)[1]			$ 170,120	$ 171,307	$ 172,508	$ 173,725	$ 174,957	$ 176,204	$ 177,467	$ 178,745	$ 180,040	$ 181,551
Taxing Jurisdiction												
State of Missouri	0.0300	0.53%	$ 900	$ 906	$ 912	$ 919	$ 925	$ 932	$ 938	$ 945	$ 952	$ 959
Ralls County General Revenue	0.2600	4.58%	7,797	7,851	7,906	7,962	8,018	8,075	8,133	8,192	8,251	8,311
Ralls County Road Bridge	0.2739	4.83%	8,213	8,271	8,329	8,388	8,447	8,507	8,568	8,630	8,692	8,756
Ralls County Health Department	0.0960	1.69%	2,879	2,899	2,919	2,940	2,961	2,982	3,003	3,025	3,047	3,069
Ralls County Library District	0.0969	1.71%	2,906	2,926	2,947	2,967	2,988	3,010	3,031	3,053	3,075	3,098
Ralls County Ambulance District	0.4068	7.17%	12,199	12,284	12,370	12,457	12,546	12,635	12,726	12,817	12,910	13,004
Van-Far Fire Protection District	0.3000	5.29%	8,996	9,059	9,122	9,187	9,252	9,318	9,385	9,452	9,521	9,590
Van-Far R-1 School District	4.2095	74.20%	126,231	127,111	128,003	128,906	129,820	130,745	131,682	132,631	133,592	134,564
	5.6731	100.00%	$ 170,120	$ 171,307	$ 172,508	$ 173,725	$ 174,957	$ 176,204	$ 177,467	$ 178,745	$ 180,040	$ 181,551

	Tax Rate per $100	Proportionate Share of Taxes	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
PILOT due on the Original Parcels			$ 107,498	$ 108,842	$ 110,202	$ 111,580	$ 112,974	$ 114,386	$ 115,816	$ 117,264	$ 118,730	$ 120,214
PILOT due on the New Parcel			$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180
Total Annual PILOT (to be distributed proportionately to all entities)[1]			$ 182,678	$ 184,022	$ 185,382	$ 186,760	$ 188,154	$ 189,566	$ 190,996	$ 192,444	$ 193,910	$ 195,394
Taxing Jurisdiction												
State of Missouri	0.0300	0.53%	$ 966	$ 973	$ 980	$ 988	$ 995	$ 1,002	$ 1,010	$ 1,018	$ 1,025	$ 1,033
Ralls County General Revenue	0.2600	4.58%	8,372	8,434	8,496	8,559	8,623	8,688	8,753	8,820	8,887	8,955
Ralls County Road Bridge	0.2739	4.83%	8,820	8,885	8,950	9,017	9,084	9,152	9,221	9,291	9,362	9,434
Ralls County Health Department	0.0960	1.69%	3,091	3,114	3,137	3,160	3,184	3,208	3,232	3,257	3,281	3,306
Ralls County Library District	0.0969	1.71%	3,120	3,143	3,166	3,190	3,214	3,238	3,262	3,287	3,312	3,337
Ralls County Ambulance District	0.4068	7.17%	13,099	13,196	13,293	13,392	13,492	13,593	13,696	13,800	13,905	14,011
Van-Far Fire Protection District	0.3000	5.29%	9,660	9,731	9,803	9,876	9,950	10,024	10,100	10,177	10,254	10,333
Van-Far R-1 School District	4.2095	74.20%	135,549	136,546	137,555	138,578	139,612	140,660	141,721	142,795	143,883	144,984
	5.6731	100.00%	$ 182,678	$ 184,022	$ 185,382	$ 186,760	$ 188,154	$ 189,566	$ 190,996	$ 192,444	$ 193,910	$ 195,394

			2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
PILOT due on the Original Parcels			$ 121,717	$ 123,238	$ 124,779	$ 126,338	$ 127,918	$ 129,516	$ 131,135	$ 132,775	$ 134,434	$ 136,115
PILOT due on the New Parcel			$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180
Total Annual PILOT (to be distributed proportionately to all entities)[1]			$ 196,897	$ 198,418	$ 199,959	$ 201,518	$ 203,098	$ 204,696	$ 206,315	$ 207,955	$ 209,614	$ 211,295
Taxing Jurisdiction	Tax Rate per $100	Proportionate Share of Taxes	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
State of Missouri	0.0300	0.53%	$ 1,041	$ 1,049	$ 1,057	$ 1,066	$ 1,074	$ 1,082	$ 1,091	$ 1,100	$ 1,108	$ 1,117
Ralls County General Revenue	0.2600	4.58%	9,024	9,094	9,164	9,236	9,308	9,381	9,456	9,531	9,607	9,684
Ralls County Road/Bridge	0.2739	4.83%	9,506	9,580	9,654	9,729	9,806	9,883	9,961	10,040	10,120	10,201
Ralls County Health Department	0.0960	1.69%	3,332	3,358	3,384	3,410	3,437	3,464	3,491	3,519	3,547	3,576
Ralls County Library District	0.0969	1.71%	3,363	3,389	3,415	3,442	3,469	3,496	3,524	3,552	3,580	3,609
Ralls County Ambulance District	0.4068	7.17%	14,119	14,228	14,338	14,450	14,563	14,678	14,794	14,912	15,031	15,151
Van-Far Fire Protection District	0.3000	5.29%	10,412	10,493	10,574	10,657	10,740	10,825	10,910	10,997	11,085	11,174
Van-Far R-1 School District	4.2095	74.20%	146,099	147,228	148,371	149,529	150,700	151,887	153,088	154,305	155,536	156,783
	5.6731	100.00%	$ 196,897	$ 198,418	$ 199,959	$ 201,518	$ 203,098	$ 204,696	$ 206,315	$ 207,955	$ 209,614	$ 211,295

			2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	Total
PILOT due on the Original Parcels			$ 137,816	$ 139,539	$ 141,283	$ 143,049	$ 144,837	$ 146,648	$ 148,481	$ 150,337	$ 152,216	$ 154,119	
PILOT due on the New Parcel			$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	$ 75,180	
Total Annual PILOT (to be distributed proportionately to all entities)[1]			$ 212,996	$ 214,719	$ 216,463	$ 218,229	$ 220,017	$ 221,828	$ 223,661	$ 225,517	$ 227,396	$ 229,299	
Taxing Jurisdiction	Tax Rate per $100	Proportionate Share of Taxes	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	Total
State of Missouri	0.0300	0.53%	$ 1,126	$ 1,135	$ 1,145	$ 1,154	$ 1,163	$ 1,173	$ 1,183	$ 1,193	$ 1,202	$ 1,213	$ 41,753
Ralls County General Revenue	0.2600	4.58%	9,762	9,841	9,921	10,002	10,083	10,166	10,250	10,336	10,422	10,509	361,859
Ralls County Road/Bridge	0.2739	4.83%	10,284	10,367	10,451	10,536	10,623	10,710	10,798	10,888	10,979	11,071	381,204
Ralls County Health Department	0.0960	1.69%	3,604	3,633	3,663	3,693	3,723	3,754	3,785	3,816	3,848	3,880	133,609
Ralls County Library District	0.0969	1.71%	3,638	3,668	3,697	3,727	3,758	3,789	3,820	3,852	3,884	3,917	134,862
Ralls County Ambulance District	0.4068	7.17%	15,273	15,397	15,522	15,649	15,777	15,907	16,038	16,171	16,306	16,442	566,170
Van-Far Fire Protection District	0.3000	5.29%	11,263	11,355	11,447	11,540	11,635	11,731	11,827	11,926	12,025	12,126	417,529
Van-Far R-1 School District	4.2095	74.20%	158,045	159,324	160,618	161,928	163,255	164,599	165,959	167,336	168,730	170,142	5,858,632
	5.6731	100.00%	$ 212,996	$ 214,719	$ 216,463	$ 218,229	$ 220,017	$ 221,828	$ 223,661	$ 225,517	$ 227,396	$ 229,299	$ 7,895,619

[1] Represents the estimated gross PILOT to be made by the Company. The County Collector will deduct its customary collection fee and, if applicable, any other deductions generally provided by law as if the PILOTs were property tax revenues generated from locally assessed property, before distributing the PILOTs among the taxing jurisdictions.

EXHIBIT 5

ESTIMATED DISTRIBUTION OF STATE ASSESSED REVENUE TO SCHOOL DISTRICTS

Taxing Jurisdiction[1]	Tax Rate per $100 of AV	Percentage Distribution[2]	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Ameren's state-assessed value attributable to the Project per circuit mile			$ 374	$ 262	$ 183	$ 110	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44
Ameren's state-assessed value attributable to the Project in the County			$ 65,443	$ 45,810	$ 32,067	$ 19,240	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,[illegible]99
Van-Far R-1 School District	4.2095	2.61%	$ 73	$ 51	$ 36	$ 21	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9
Community R-VI School District	4.5500	0.12%	3	2	2	1	0	0	0	0	0	0
Hannibal 60 School District	4.4816	38.11%	1,060	742	519	312	125	125	125	125	125	25
Monroe City R-1 School District	4.6407	6.62%	184	129	90	54	22	22	22	22	22	22
Bowling Green R-I School District	3.9496	0.04%	1	1	1	0	0	0	0	0	0	0
Ralls County R-II School District	3.6600	52.50%	1,460	1,022	715	429	172	172	172	172	172	72
	4.2486	100.00%	$ 2,780	$ 1,946	$ 1,362	$ 817	$ 327	$ 327	$ 327	$ 327	$ 327	$ 27

Taxing Jurisdiction[1]	Tax Rate per $100 of AV	Percentage Distribution[2]	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Ameren's state-assessed value attributable to the Project per circuit mile			$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44
Ameren's state-assessed value attributable to the Project in the County			$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,[illegible]99
Van-Far R-1 School District	4.2095	2.61%	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9
Community R-VI School District	4.5500	0.12%	0	0	0	0	0	0	0	0	0	0
Hannibal 60 School District	4.4816	38.11%	125	125	125	125	125	125	125	125	125	25
Monroe City R-1 School District	4.6407	6.62%	22	22	22	22	22	22	22	22	22	22
Bowling Green R-I School District	3.9496	0.04%	0	0	0	0	0	0	0	0	0	0
Ralls County R-II School District	3.6600	52.50%	172	172	172	172	172	172	172	172	172	72
	4.2486	100.00%	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	37

Taxing Jurisdiction[1]	Tax Rate per $100 of AV	Percentage Distribution[2]	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Ameren's state-assessed value attributable to the Project per circuit mile			$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44
Ameren's state-assessed value attributable to the Project in the County			$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699
Van-Far R-1 School District	4.2095	2.61%	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9
Community R-VI School District	4.5500	0.12%	0	0	0	0	0	0	0	0	0	0
Hannibal 60 School District	4.4816	38.11%	125	125	125	125	125	125	125	125	125	125
Monroe City R-I School District	4.6407	6.62%	22	22	22	22	22	22	22	22	22	22
Bowling Green R-I School District	3.9496	0.04%	0	0	0	0	0	0	0	0	0	0
Ralls County R-II School District	3.6600	52.50%	172	172	172	172	172	172	172	172	172	172
	4.2486	100.00%	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327

Taxing Jurisdiction[1]	Tax Rate per $100 of AV	Percentage Distribution[2]	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	Total
Ameren's state-assessed value attributable to the Project per circuit mile			$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	$ 44	
Ameren's state-assessed value attributable to the Project in the County			$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	$ 7,699	
Van-Far R-1 School District	4.2095	2.61%	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 488
Community R-VI School District	4.5500	0.12%	0	0	0	0	0	0	0	0	0	0	22
Hannibal 60 School District	4.4816	38.11%	125	125	125	125	125	125	125	125	125	125	7,119
Monroe City R-I School District	4.6407	6.62%	22	22	22	22	22	22	22	22	22	22	1,237
Bowling Green R-I School District	3.9496	0.04%	0	0	0	0	0	0	0	0	0	0	8
Ralls County R-II School District	3.6600	52.50%	172	172	172	172	172	172	172	172	172	172	9,809
	4.2486	100.00%	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 327	$ 18,682

[1] School districts in Missouri do not receive state assessed property tax revenue based on the circuit mileage within each school district. Instead, school districts receive a distribution of property taxes generated from state assessed railroad and utility property ("State Assessed Property Taxes") pursuant to Chapter 151 of the Revised Statutes of Missouri, which factors full-time enrollment, local assessed valuation and tax rates of each school district within the County into the final distribution amount paid to each school district.

[2] For purposes of this analysis, the percentage of State Assessed Property Taxes distributed to each school district is caclulated by dividing the actual amount of State Assessed Property Taxes received by each school district in 2025 by the total amount of State Assessed Property Taxes distributed to all school districts in the County in 2025. These percentages were held constant through 2066.