

Consumers Energy J.H. Campbell Stakeholder Update

April 28th, 2023



JH Campbell Units

2000 Acres / 300 Employees

Four units, 1,450 MW:

Unit 1 - Became operational in 1962

- Coal-fueled, 260 MW

Unit 2 - Became operational in 1967

- Coal-fueled, 360 MW

Unit 3 - Became operational in 1980

- Coal-fueled, 835 MW

Campbell A

- Peaker Unit, 17 MW (Retired)



- ❖ One megawatt hour of electricity is about enough to power ~800 homes for an hour.

Clean Energy Transformation



**Coal-free
by 2025**

**Net zero emissions
by 2050**



More renewable energy

We plan to meet 90 percent of energy needs with clean resources, including the addition of nearly 8,000 megawatts of solar power.

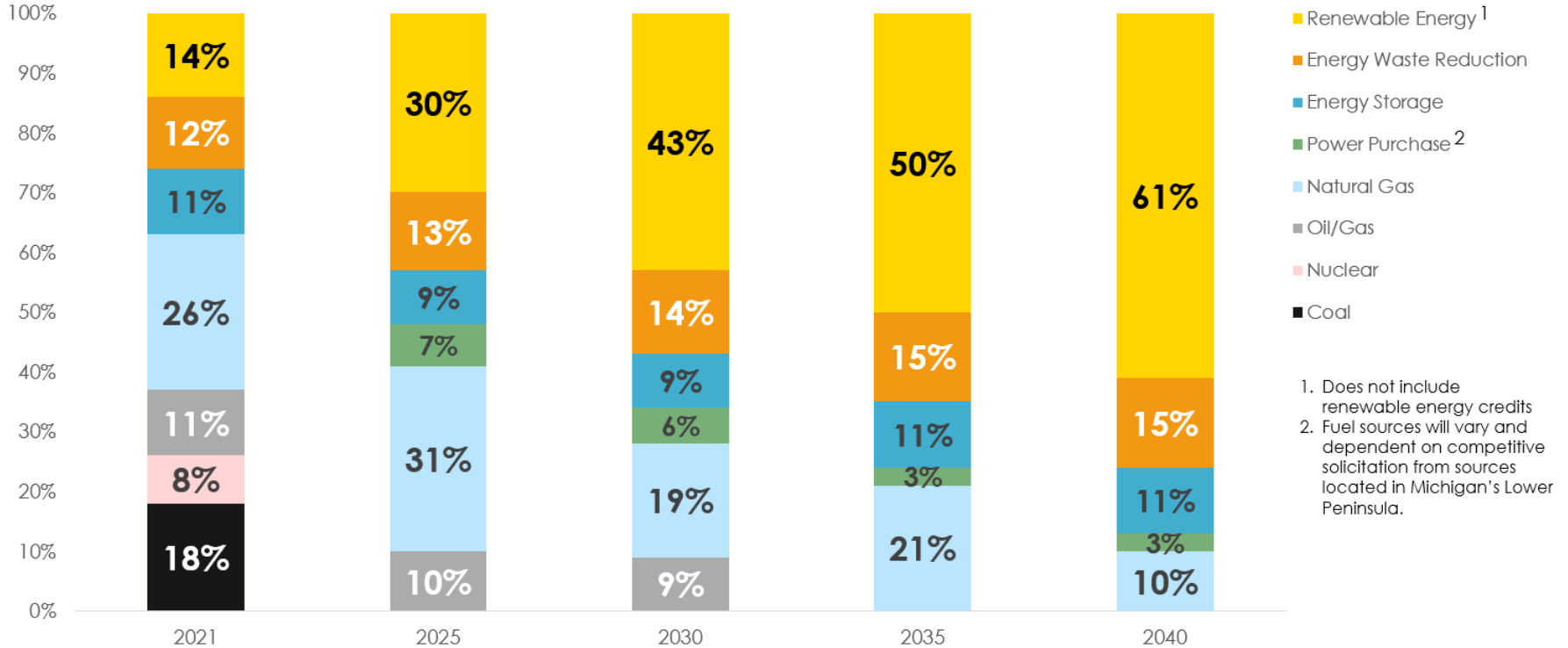
Existing assets provide a bridge



Our plan includes acquiring a natural gas-fueled power plant already operating in Michigan to supplement while we scale.

Clean Energy Transformation Through 2040

Electric Capacity by Fuel Source



JHC Decommissioning



Transition to Retirement

2021

2022

2023

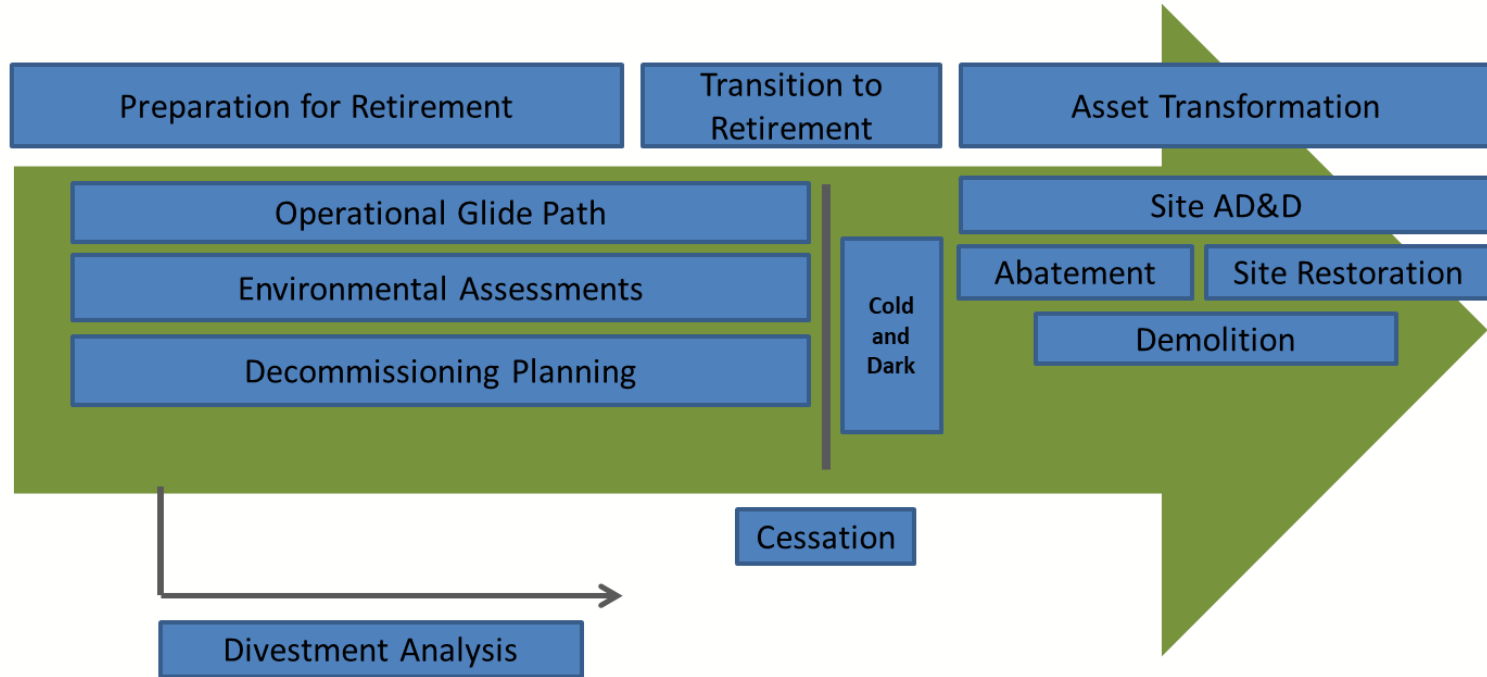
2024

2025

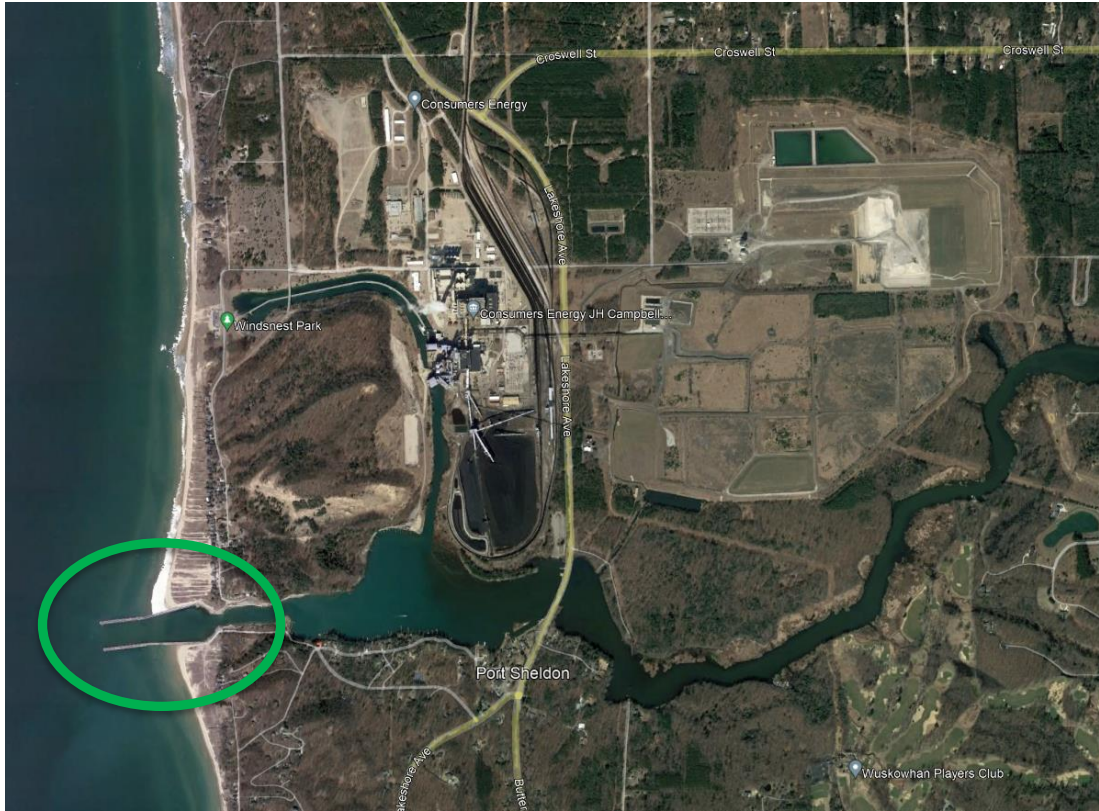
2026

2027

2028



JH Campbell Jetties



- Original purpose for the jetties is to ensure adequate water flow for Units 1-2 cooling water supply.
- Construction of the jetties was permitted, and State of Michigan granted an easement in 1959.
- Active easement 5 years post operation

Future Use Study



Consumers Energy Future Use Study

Prospective Options for JH Campbell Site

Prepared for:



April 28, 2023



Engineering

Survey

Environmental

Land

Title

Consumers Energy Future Use Study – JH Campbell Site Project Team

Percheron is a nationwide consulting firm with overall expertise in Land, Engineering and Environmental. Acting as the primary consultant, Percheron has assembled a team of specialists with unique expertise to conduct this Study for Consumers Energy.



Saxum is an integrated marketing-communications agency that delivers stakeholder engagement and outreach services to a variety of companies in the energy industry. Commonly called, “Social Permitting”: Listening to, engaging with and securing support and acceptance from the public for infrastructure projects is their specialty.

CBRE is an industry leader with deep real estate market knowledge, superior data and proprietary technology that was commissioned to provide the Market Analysis and Highest and Best Use Study.



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Consumers Energy Future Use Study – JH Campbell Site

Stakeholder Engagement & Key Findings

A series of interviews was held in October 2022, the following key takeaways were captured:

- Stakeholders were eager to be part of the conversation surrounding the Campbell decommissioning and were thankful for the opportunity to weigh in on this Future Use Study.
- Stakeholders expressed a desire to be kept informed throughout the decommissioning and re-development process so that they can best communicate with their constituents about this topic.
- Consumers Energy plays a critical role in the community and stakeholders hoped that Consumers Energy will consider the economic loss that the decommissioning will have on the community and look for ways to compensate for the lost tax revenue, however possible.
- The majority of stakeholders would like to see a multi-use approach to the property that would generate tax dollars for the community.
- Stakeholders did not want to see certain uses blocked or the land to sit untouched.
- No direct opposition from Stakeholders was observed surrounding future uses for the property, including renewable energy development.
- Stakeholders expressed varying opinions about who should be responsible for the continued maintenance of Pigeon Lake following the decommissioning.



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Consumers Energy Future Use Study – JH Campbell Site Market Study & Highest/Best Use Conclusions

The Future Use Study is not a feasibility report or an opinion of use options, simply a statement of facts.

Criteria for Evaluation

Physically Possible

Legally Permissible

Financially Feasible

Maximally Productive

S Strengths

W Weaknesses

O Opportunities

T Threats



Engineering



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Environmental



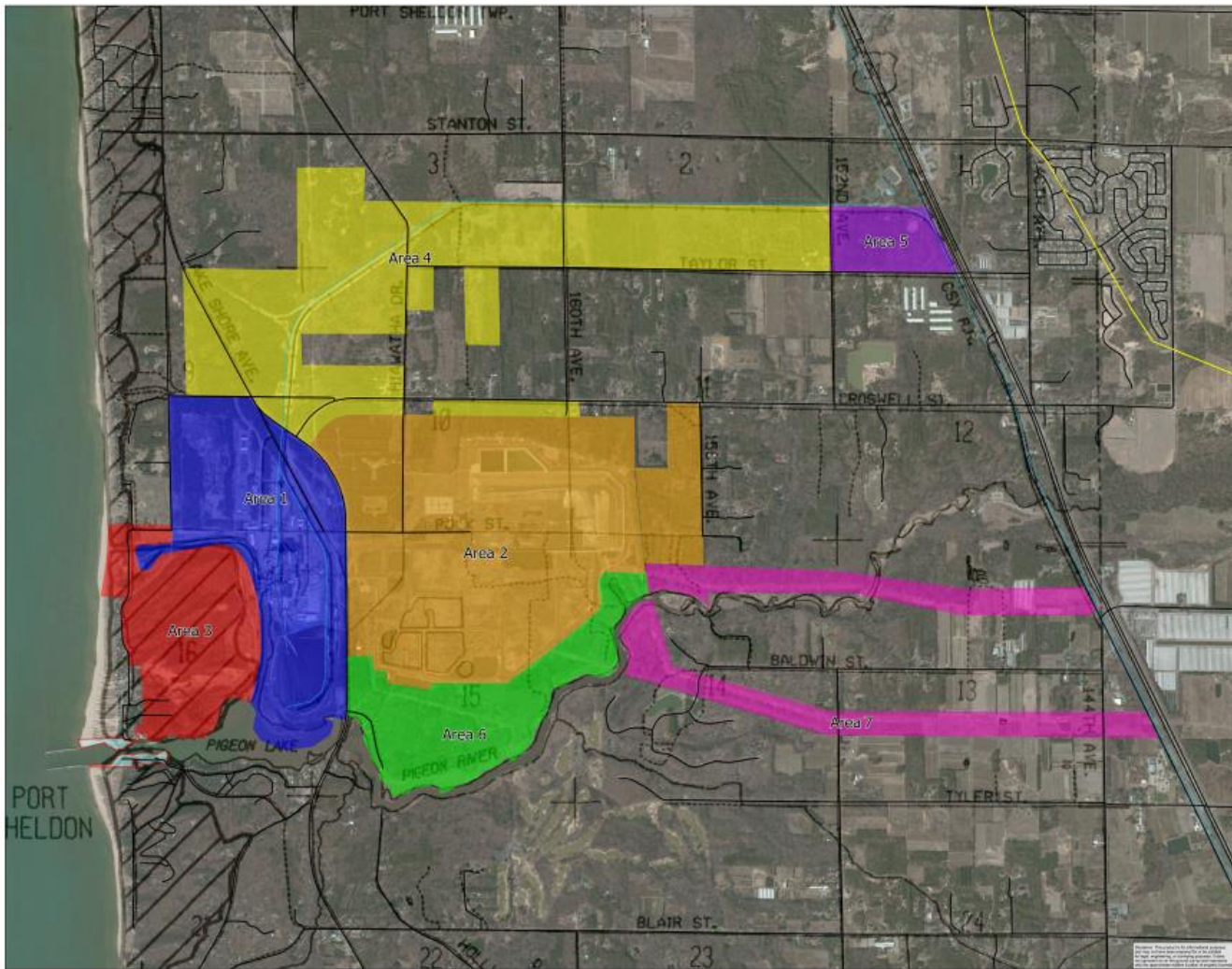
Land



Title

CBRE

JH Campbell Site – Area Map



Legend

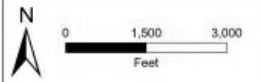
— Roads	Area 1	Area 5
— Railings	Area 2	Area 7
— Gas Lines	Area 3	Continued as July
	Area 4	
	Area 5	

**CONSUMERS ENERGY
CAMPBELL
OTTAWA COUNTY, MICHIGAN**

12/6/2022

Coordinate System: NAD 83 StatePlane (Michigan South) FIPS 5003 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 Spheroid: GRS 1980
 False Easting: 1600000
 Central Meridian: 84.0000
 Standard Parallel 1: 44.0000
 Standard Parallel 2: 45.0000
 Latitude of Origin: 43.0000
 Units: Feet US

1:11,000



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Revised by: Holly Auzan

Area 1

Existing Training Facility & 138kV Substation to remain

Approximate available area for development is ~104 acres.

Options:

1. Do Nothing
2. Storage
 - a. Self-Storage
 - b. Battery Storage
 - c. Combined Battery and Self-Storage
3. Industrial Warehouse
 - a. E-Commerce Warehouse
 - b. General Warehouse
 - c. Manufacturing
4. Fly Ash Sales

Availability: 2025-2028

Key Factors:

- Water Access/Railroad Access
- Buildings & substation considered assets.
- Coal-pile development restrictions
- Site Demolition Plan.
- Hot water return pipeline abandonment.



Area 2

Existing Substation & Cell
Phone Towers to remain



Options:

1. Do Nothing
2. Utility Scale Battery Energy Storage System
3. Fly Ash Sales
 - a. Truck
 - b. Rail

Availability: 2040-2045,
portions available sooner

Key Factors:

- Active Landfill.
- Forested perimeter providing ash/wind barrier.
- Must maintain access to monitoring wells

Area 3

Options:

1. Do Nothing
2. Residential
 - a. Single Family
 - b. Build for Rent
3. Recreational
4. Commercial

Availability: Now

Key Factors:

- Critical Dune area
- Windsnest Park Recreational Area
- Canal & Lake Access
- Employee Boat Club
- Boardwalk/Trail



Area 3

Approximate available area for development is ~20 acres.

Increase
Parking
Capacity
Windsnest Park

Residential

Improved trail system
throughout Critical Dune Area
with Overlook at the peak.

Options:

1. Do Nothing
2. Residential
 - a. Single Family
 - b. Build for Rent
3. Recreational
4. Commercial

Availability: Now

Key Factors:

- Critical Dune area
- Windsnest Park Recreational Area
- Canal & Lake Access
- Employee Boat Club
- Boardwalk/Trail

Area 4

Approximate available area for development is ~600 acres.

Options:

1. Do Nothing
2. Forestry
3. Residential
 - a. Single Family
 - b. Build to Rent
4. Recreational
 - a. Camps
 - b. Recreational Vehicles
5. Small Scale Solar

Availability: Now

Key Factors:

- Heavily Forested
- Undisturbed
- Rail access, wye track.

345 kV Substation

~290 acres

~25 acres

~13 acres

~12 acres

~ 80 acres

~ 150 acres

~ 1
2

~2
5

~ 15 acres

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Area 5


Options:

1. Do Nothing
2. Forestry
3. Commercial
 - a. Large Retail
4. Residential
 - a. Single Family
 - b. Build to Rent
5. Self-Storage
6. Industrial Warehouse
7. Small Scale Solar

Availability: Now

Key Factors:

- Close to highway 31



Warehouse

~ 68 acres

Commercial

Approximate available area for development is ~68 acres.

Area 6

Proposed trail requested by Ottawa County. Understood that the County would develop the trail, if the land was made available along Pigeon Lake.

~ 200 acres
~ 55 acres

Approximate available area for development is ~200 acres.

Options:

1. Do Nothing
2. Recreational (in some combination)
 - a. Trail system expansion
 - b. Kayak/Canoe Launches
 - c. Hunting/Fishing Club
 - d. Boy Scout Camp
 - e. Recreational Vehicles/Camping

Availability: Now-2035

Key Factors:

- Waterway Access
- Trail system
- Non-navigable bridge

Area 7

Proposed trail requested by Ottawa County. Understood that the County would develop the trail, if the land was made available along Pigeon Lake.

Areas appear to be utilized for agricultural today.

~ 33 acres

~ 53 acres

Options:

1. Do Nothing
2. Recreational
 - a. Trail system expansion
 - b. Kayak/Canoe Launches
 - c. Fishing
3. Agriculture

Availability: Now

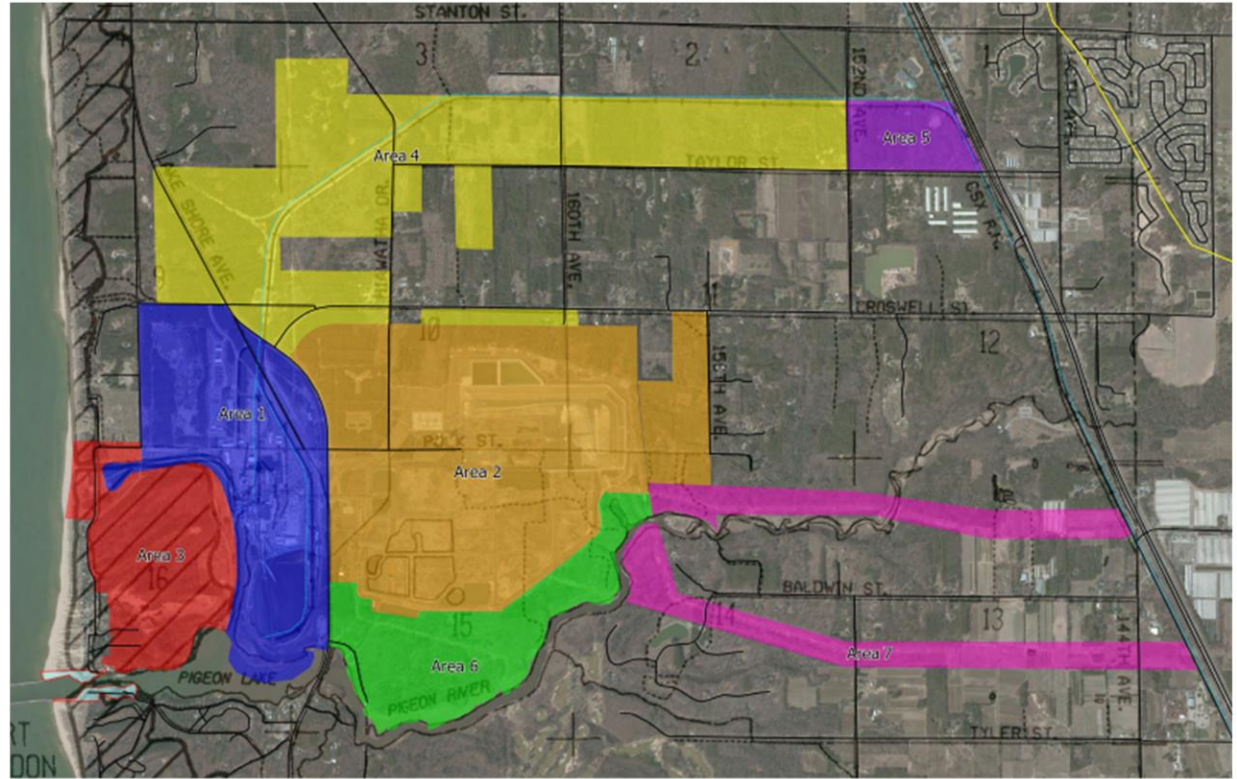
Key Factors:

- Main overhead power infrastructure network
- Undevelopable area
- Michigan Electric Transmission Company (METC) has first refusal rights within these corridors.



PERCHERON

Think *Integrated*



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Resources for Coal Communities

Just Transition Fund:

<https://justtransitionfund.org/resources/>

<https://justtransitionfund.org/get-ready-challenge/>

US Economic Development Administration:

<https://www.eda.gov/funding/funding-opportunities>

National Association of Counties:

<https://www.naco.org/resources/signature-projects/building-resilient-economies-coal-country/building-resilient-economies>

Energy Communities:

<https://energycommunities.gov/funding-opportunities/>