

Helion One, LLC

Proposed Lease Terms

Commission meeting June 2, 2025



Why we are here today

- Review public engagement process
- Review proposed terms of the Helion lease
- No board action requested

Helion and PUD Public Meetings

- March 11: Public meeting at Mission View Elementary
- May 5: Chelan PUD Commission meeting, initiating permitting
- May 6: Chelan Rotary
- May 6: Leavenworth Community Engagement Night
- May 7: Malaga Fire Dept.
- May 8: Wenatchee Valley Chamber
- May 13: Tri-Commission Meeting
- May 14: Malaga community meeting
- May 16: Chelan PUD Commission Meeting, WA State Dept of Health, Office of Radiation Protection, regulation presentation

Helion in the community

Helion has been actively engaging with community members in Chelan County since December of 2023, focusing on meeting the communities where they are and soliciting community input on the project. Helion has engaged with:

JC Baldwin, CDRPA Commissioner
Kevin Overbay, Chelan County
Commissioner

Shon Smith, Chelan County
Commissioner

Rufus Woods, former Wenatchee World
Editor

Brian Brett, Wenatchee Valley Fire
Department

Alan Loeb sack, CDRPA Commissioner

Monica Lough, CDRPA Director of
Finance

Jim Huffman, CDRPA Commissioner

Deanna Walter, Director of CC
Community Development

Brad Hawkins, Chelan County
Commissioner

Mike Poirier, City of Wenatchee Mayor

Jon Johnston, Malaga Water District

Kory Kalahar, WSD Superintendent



Helion in the community, continued

Jacob Bulchoz, WSD Director of Career & Technical Education

Richard DeRock, CDRPA Commissioner

Mike Schoenwald, Malaga Water District

Krista Herling, Malaga Water District

Kirk Hudson, Chelan PUD

Colville Business Council

Yakama Nation

Steve Wilkinson, Wenatchee Valley

Chamber of Commerce

Lisa Romine, Skillsource

Dr. Sue Kane, NCW Tech Alliance

Tona Chacon, CAFÉ

Mona Lopez, CAFÉ

Dr. Maria Morales-Sanchez, CAFÉ

Ana Sanchez, CAFÉ

Steve Maher, Our Valley, Our Future –

Nuestro Valle, Nuestro Futuro

Dr. Faimous Harrison, Wenatchee Valley Community College

Beth Stipe, NCW Community Foundation

Pete Phillips, NCESD

Keith Goehner

Mike Steele

Brian Burnett

Wenatchee Confluence Rotary

Chelan-Douglas Leadership Meeting

Malaga Colockum Community Council

Eastmont High School Machine

Fabrication classes

Chelan Rotary

Sustainable NCW Earth Day Fair

Wenatchee Kiwanis

Peshastin Community Council



Public Feedback

Themes

- Safety of radioactive materials, controls to keep it out of the air, soil, water
- Proximity to Rock Island Dam and the Columbia River
- Impacts on the local water table, discharge after cooling process
- Fusion feasibility, unknowns of experimental technology
- Decommissioning of site, waste disposal
- Benefits to customers
- Public involvement in the process, transparency
- Impact to environment (plants, wildlife)

Response to Public Questions

State Environmental Policy Act (SEPA) documents contain

- Description of operation
 - Land usage
 - Water usage, source
 - Quantifies waste generation and disposal
 - Fish, wildlife and habitat management plan
- Cultural surveys
- Health and safety monitoring plan

Response to Public Questions

Public Health and Safety – Dept. of Health

- Department of Health (DOH) Q&A, 3 sessions March 2, 2025
- DOH presentation of regulatory scope, May 16 PUD Commission meeting
- DOH will provide a draft license for review by County
- DOH will monitor air, water, soil, and waste handling
- Waste – Tritium has commercial value; decommissioning will be handled consistent with DOH requirements

Response to Public Questions

Water

- Peak of 300 gpm from wells (similar to a large hospital)
- No waste water discharge to Columbia River
- Will study impact on neighboring water systems

Environment and wildlife

- SEPA process will identify impacts and any required mitigation

Community and Agency Coordination

Public input

- Chelan County – SEPA, Conditional Use, Building Permits
- Chelan PUD – land, water, electricity supply, transmission
- Dept. of Health – Public and employee health and safety, relevant operating permits and monitoring during operation

Lease Terms

Duration: Four project phases

- 1) Development
- 2) Construction
- 3) Operation: 50 Years. Options for two 10-year extensions, if mutually agreed
- 4) Decommissioning: 10 years, plus 1-year extensions to 15 years maximum

Land:

- 80 acres, two parcels - 20 acres for up to 100 MW, 60 acres in reserve until 2038
- Market rates for vacant and developed land
- Annual increases

Lease Terms, continued

Water:

- 483 acre-ft per year (300 gpm). PUD retains water rights.
- Reimbursement for PUD cost of water rights and any other expenses, plus administrative fee
- Helion to pay all costs for water system construction
- Helion to operate water system

Lease Terms, continued

Termination

- Helion has right to terminate during Operation period with 1 years rent payment but is still required to decommission
- Parties unable to reach agreement on transmission interconnection
- Milestones related to project phases
 - Construction abandonment, Jan. 1, 2030
 - Commercial operation not achieved by December 31, 2035

Lease Terms, continued

Energy Benefits

- Right of first refusal to purchase excess energy from first generator and any other available energy produced on the 20-acre parcel

Other Agreements

Power Supply

- <1 MW from distribution system for buildings, rate to be established, no impact to other customers
- Up to 5 MW from PUD for generator start-up, rate to be established, no impact to other customers

Transmission

- Helion pays 100% of substation and transmission infrastructure cost
- PUD builds, owns and operates the electrical infrastructure

Schedule

Lease Agreement

- June 2: Present terms at Commission meeting
- June 16: Present resolution authorizing the General Manager to execute a lease agreement.

Power Supply

- <1 MW, after building permits approved (2025)

Transmission Interconnection Agreements

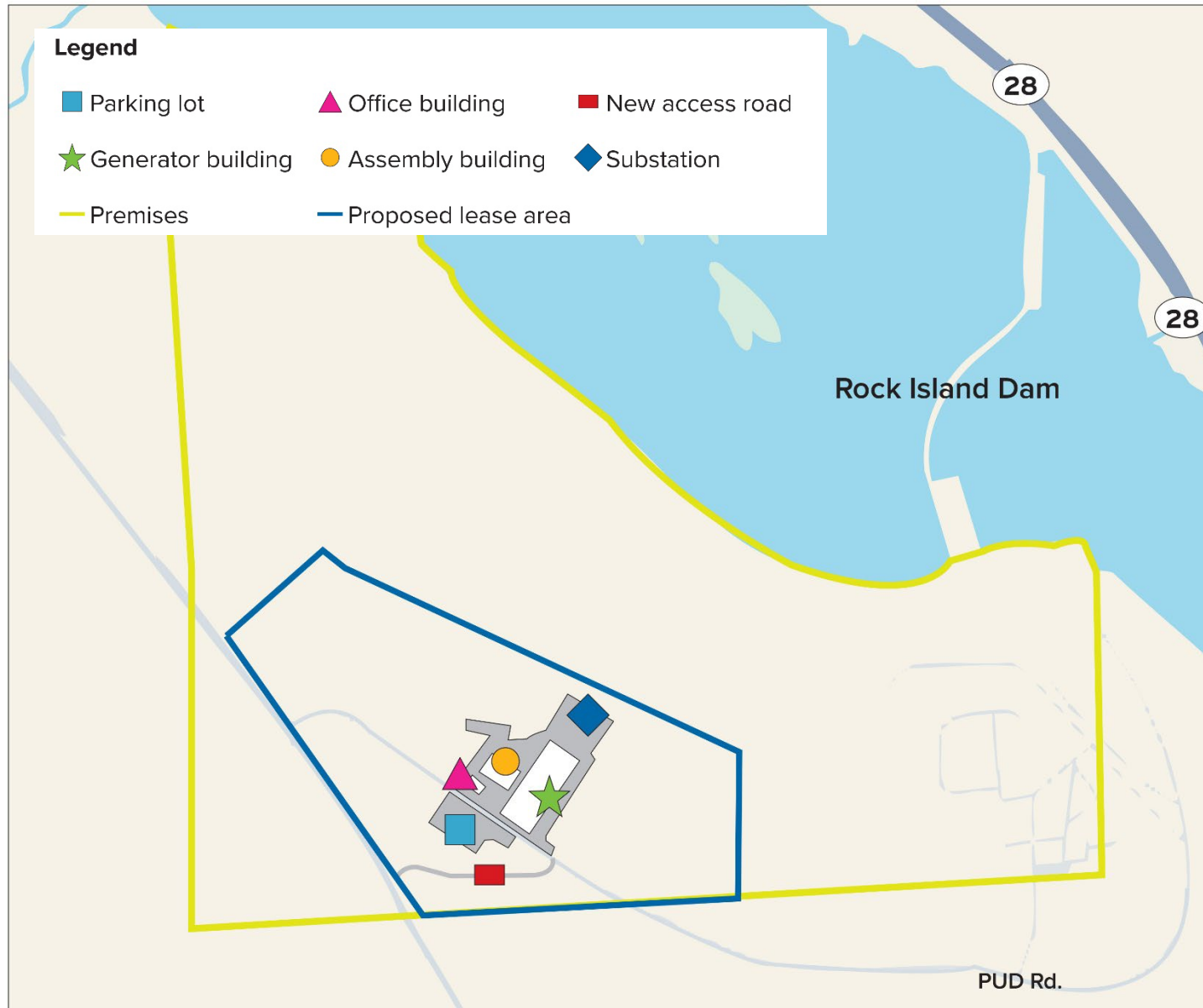
- After lease executed

Additional Approvals Required

Chelan County

- Administration building, building permit
- Assembly building, building permit
- Generator building, conditional use permit
- Generator building, building permit
- Dept. of Health, Office of Radiation Protection
 - Air emissions license
 - Radioactive materials license
 - Fusion facility: X-ray registration, shielding design, radiation safety policies and procedures
 - Once an application is submitted, DOH will notify County. County has 20 days to review.

PROPOSED FACILITY LAYOUT



Questions?

- Public Comment
 - ContactUs@chelanpud.org