

 Platte River Power Authority	<h1>Policy</h1>	Version #: 1.0 Original effective date: 09/28/2023 Next review date: 09/01/2026
	TITLE: General manager authorization related to real estate transactions for resource development	Page 1 of 3

Purpose:

This policy authorizes Platte River's general manager to approve real estate transactions that facilitate resource development opportunities, subject to required determinations and an obligation to promptly inform Platte River's board of directors. This policy supplements the narrower authority granted to the general manager by Resolution 23-84 but does not authorize Platte River's general manager to sell Platte River property.

Policy:

As Platte River works to achieve its Resource Diversification Policy goals, innovation will be an important strategy element. Taking advantage of emerging opportunities may require flexibility and quick action.

To enable Platte River to pursue innovative resource development opportunities that depend on Platte River land (or facilities), expanding existing land rights, or acquiring new land rights, the board of directors delegates to the general manager authority to enter into real estate transactions as described below.

Provided the general manager determines a proposed real estate transaction

- (1) is in Platte River's best interest,
- (2) furthers Platte River's Resource Diversification Policy goals,
- (3) helps Platte River maintain its "three pillars" of reliability, financial sustainability, and environmental responsibility,
- (4) can be completed with approved budget or contingency funds, and
- (5) complies with relevant bond covenants,

the general manager may:

- (a) encumber Platte River-owned real estate (through lease agreements, easements, access rights, or other acceptable arrangements),
- (b) expand existing Platte River real estate rights, and
- (c) acquire new real estate or real estate rights (through fee ownership, lease agreements, easements, access rights, or other acceptable arrangements).


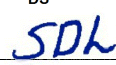
This policy supplements the narrower authority granted to the general manager by Resolution 23-84 but does not authorize the general manager to transfer full ownership rights (fee title) to Platte River-owned real estate.

Whenever the general manager exercises the authority granted by this policy, after completing a real estate transaction the general manager will report to the board at the next regularly scheduled board meeting.

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Implementing parties and assigned responsibilities:
Board of Directors Resolution 09-23
Associated items (if applicable):
Purchasing Policy Resolution 23-84
Definitions (if applicable):

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Counsel review: General counsel <div style="border: 1px solid blue; border-radius: 50%; padding: 2px; display: inline-block; margin-left: 10px;"> DS  </div>	Current effective date: 09/08/2026	

Version	Date	Action	Author	Change Tracking (new, review, revision)
1.0	09/28/2023	Board Resolution 09-23	Assistant Secretary to the Board	New