

I appreciate the opportunity to present at the March Zoning Board meeting. I apologize for not having all the information regarding our proposed anhydrous ammonia facility at last month's meeting. At the March meeting I will have engineers from GROWMARK present on dispersion models, safety and environmental measures and impacts as well as answer any questions you may have. We are attempting to get a representative from the IL Dept. of Agriculture there to answer questions. I am still attempting to gather information on the effect this project would have on area property values. This is proving somewhat difficult to quantify. Please remember the information put forth from large projects such as solar and wind have a large war chest at its disposal as well as comparable sites across the country to gather and replicate data. We are a small one county cooperative with limited time and resources at our disposal to provide the depth of information you may have become accustomed to receiving with these larger taxpayers' subsidized projects. The cost of this relocation will be half a million dollars, and it will take over ten years to generate positive cash flow. Our Board of Directors are attempting to do something good for the community of Kincaid. I am including some preliminary information for your review prior to the upcoming meeting. I will have additional information at the Board Meeting later this month. Please reach out to me if you have any questions regarding the material. A few key points you're your consideration:

Property Values:

1. An extensive study performed for the Black Diamond Solar Project which received Christian County Board approval shows many examples of home sales in as close of proximity as 165 ft. of large tracts of solar panels did not reduce the property values of the homeowners.
<https://christiancountyil.com/wp-content/uploads/5-BDSP-Market-Impact-Analysis.pdf> Most homes are at least a half mile from our site, and it will cover only a fraction of the property with structures, making it much less obtrusive than a solar farm. See Appendix A
2. I have spoken with local realtors, and they find the idea that the project would lower property values unlikely. One told me the construction of a sewer plant in the place of the Taylorville Country Club has not impacted the value of nearby homes.
3. The area is saturated with oil rigs that emit a strong sulfur smell. These oil rigs are in much closer proximity to the concerned residents than our proposed site. See Appendix B.
4. The subdivision has had lots for sale for over 20 years, all the lake front lots are sold. It is unlikely that we would see further development on the remaining ground due to the proximity of oil wells to the undeveloped land. See Appendix C
5. Many of the property owners' homes are located closer to our existing facility than the proposed site. See Appendix D

Safety

1. In the event of an anhydrous release due to proximity and density the people of Kincaid are at risk of potential injury. See Appendix E.
2. The new site is well beyond the set back standards of both the State of IL and Christian County and as such would pose minimal danger in a release situation. See Appendix F.
3. The existing NH3 storage tanks sit 60 ft. from IL Rt. 104. An out-of-control vehicle colliding with the storage tanks represents the greatest hazard for a large release. The new site is one quarter mile off county road 5.

Central Commodity FS

1. Agriculture provides food and fuel for millions of Americans and people around the world. We provide essential products and services for the production of crops.
2. Our company has a 97-year history of being good stewards and neighbors to our local communities.
3. We are a cooperative owned by Christian County Farmers.
4. We employ 75 employees; the vast majority of whom live in Christian County communities.
5. Without the ability to build new sites, the ability to grow Agribusiness in Christian County to meet the needs of local farmers, as well as future taxable developments, will diminish.
6. In 2022 Central Commodity FS paid \$290,000 in property taxes. I believe this would make us one of the highest taxpayers in the county.

Restrictions

1. Setbacks restrictions have been established by the State and County to provide for the safety and wellbeing of local citizens.
2. Our project exceeds the Christian County .25-mile setback by 68%. Exhibit G
3. Our project exceeds the State of IL minimum distance. Exhibit H
<https://www.ilga.gov/commission/jcar/admincode/008/008002150A00300R.html>from container.

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CENTRAL



Appendix A

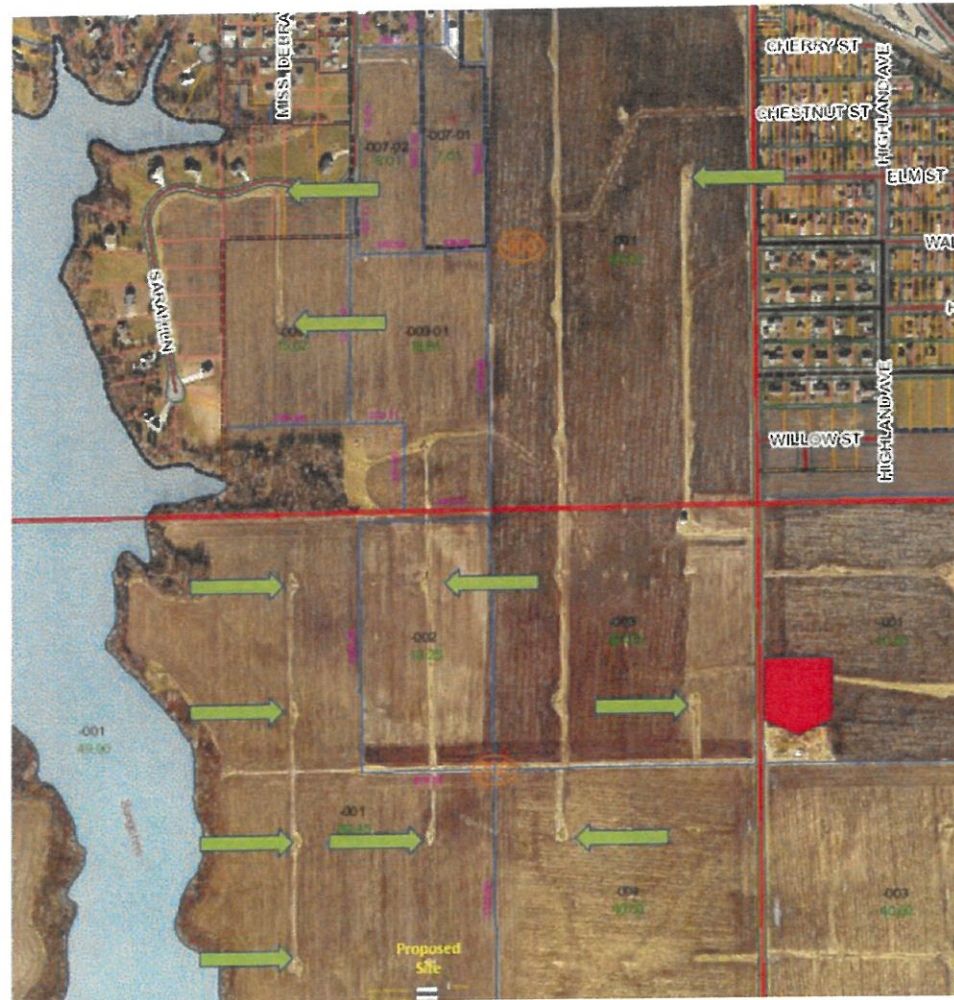


Stephanie Fowler
Black Diamond Solar Project
August 15, 2020

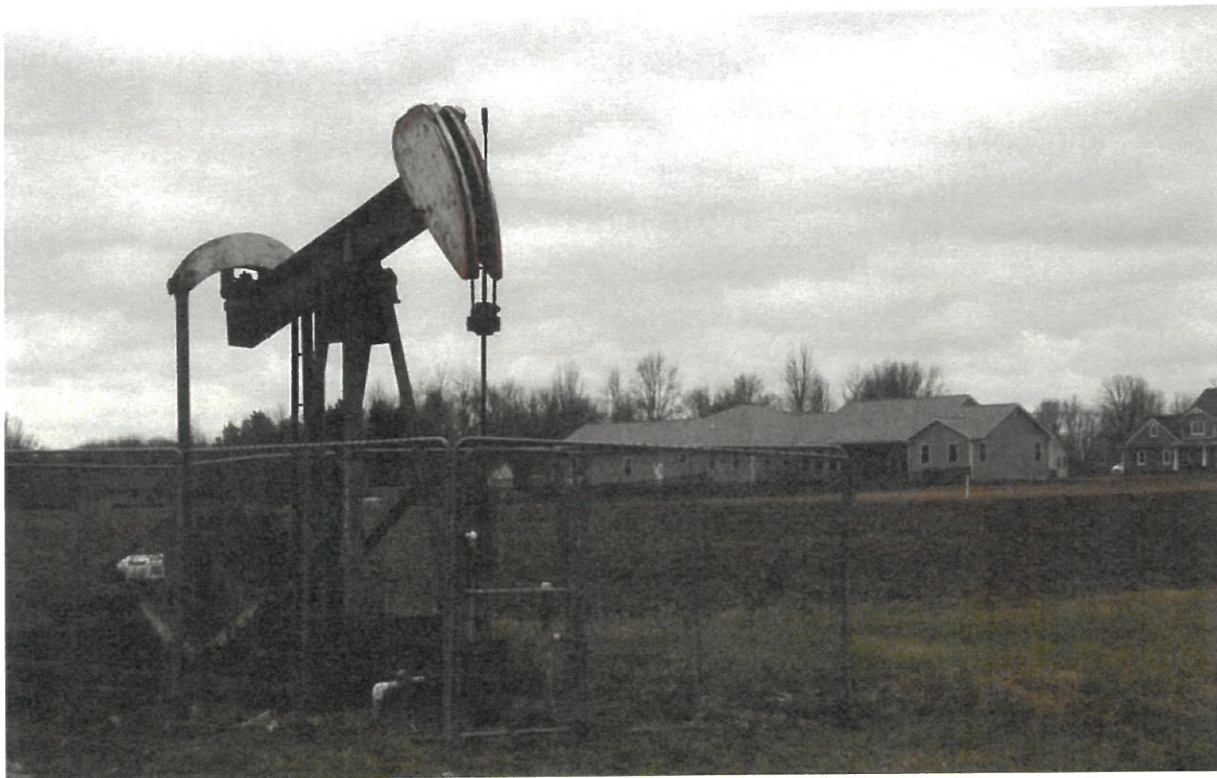


Appendix B

-  Oil Well
-  Oil Storage Depot



Appendix B



Appendix B



Appendix B



Appendix B



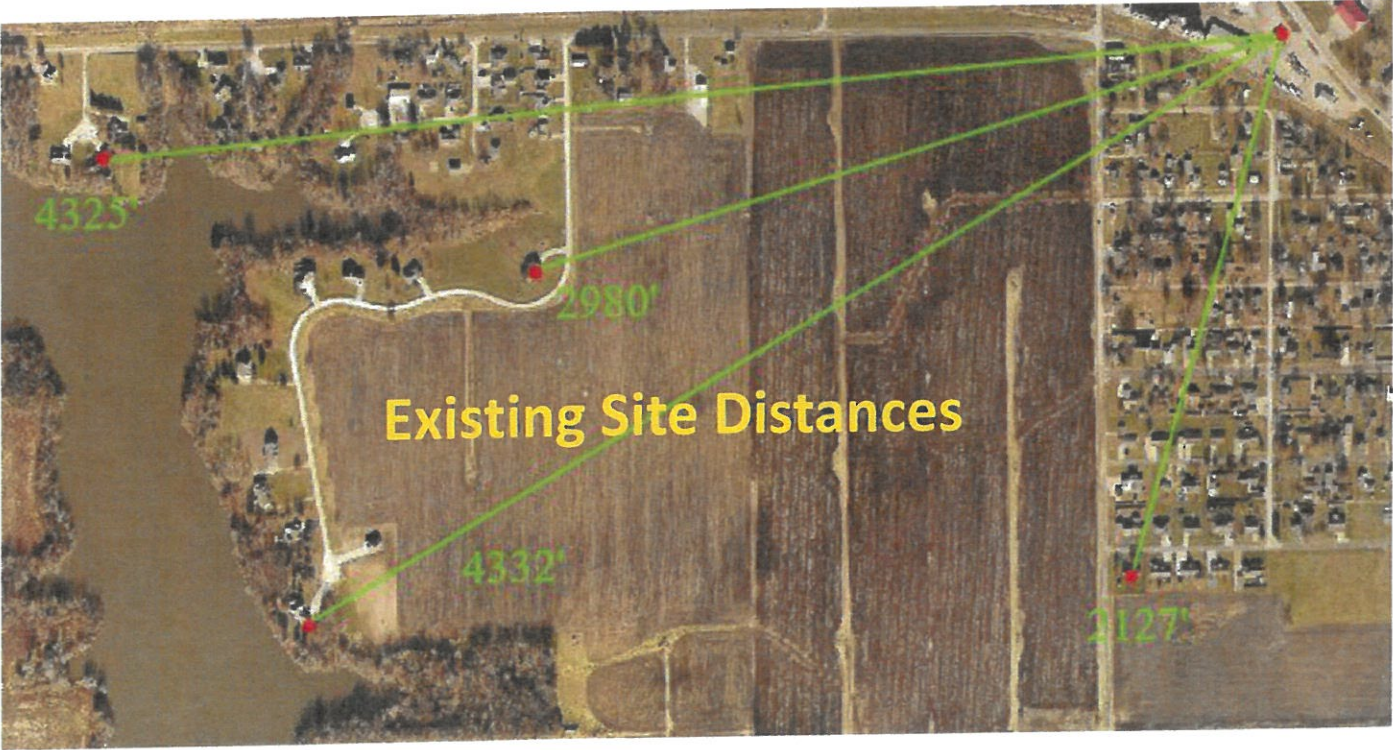
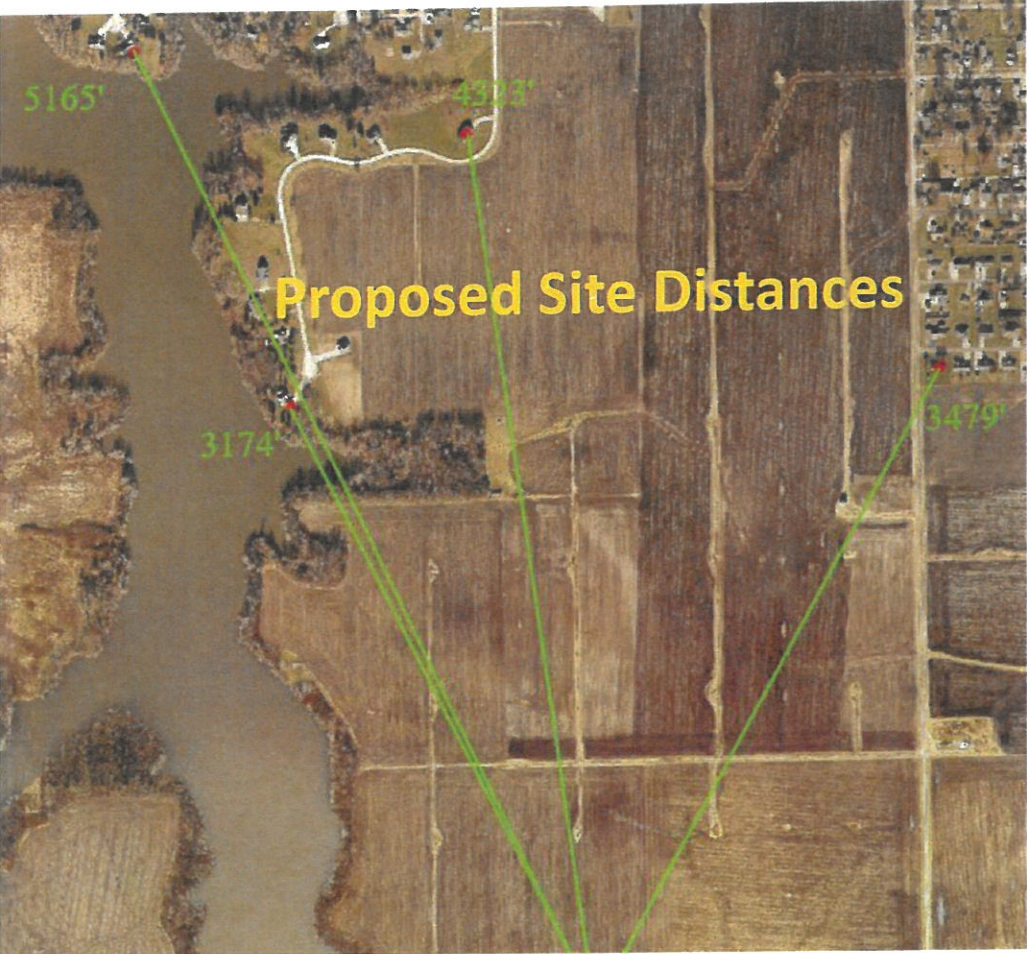
Appendix B



Appendix C



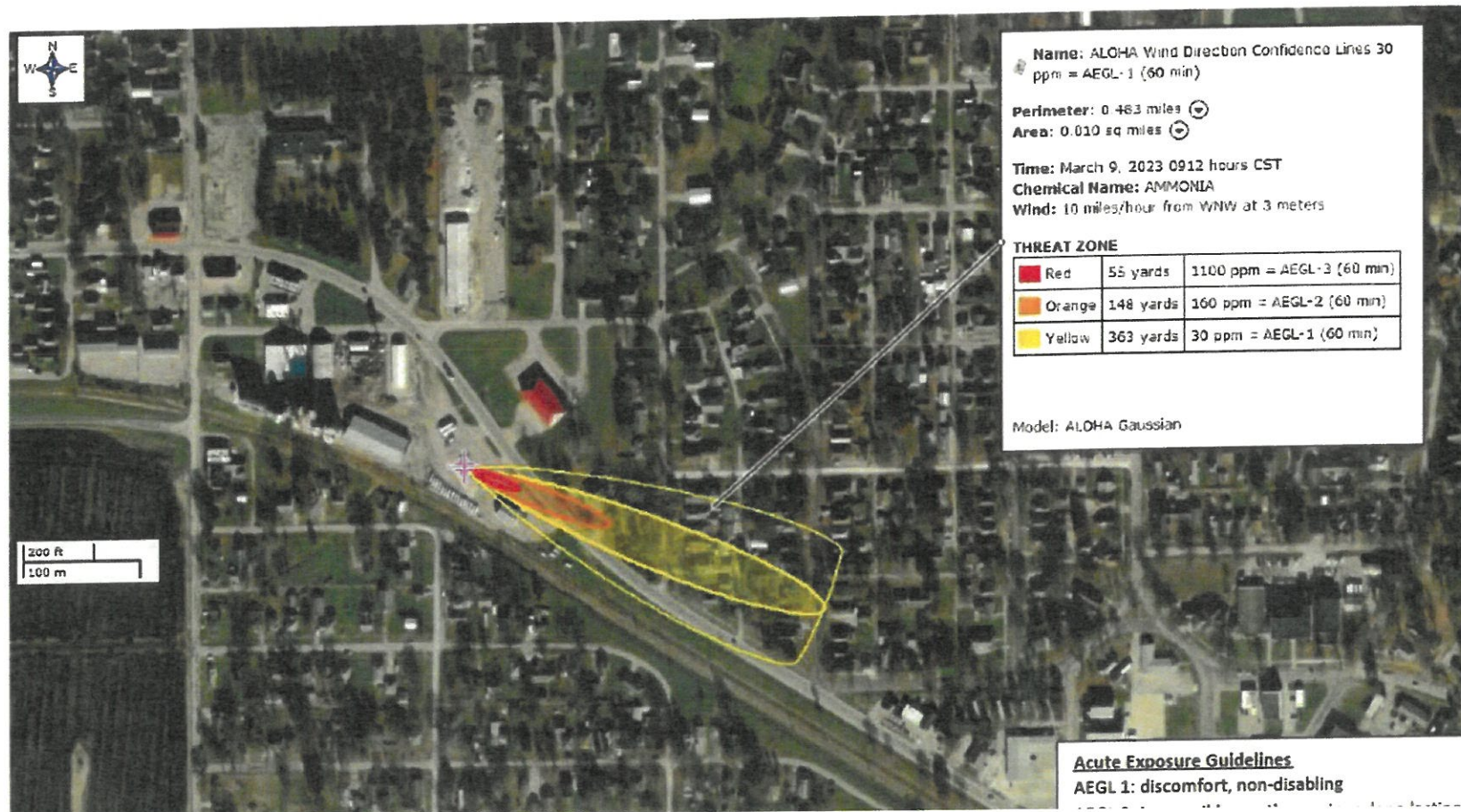
Appendix D



Appendix E

EXISTING TANK LOCATION

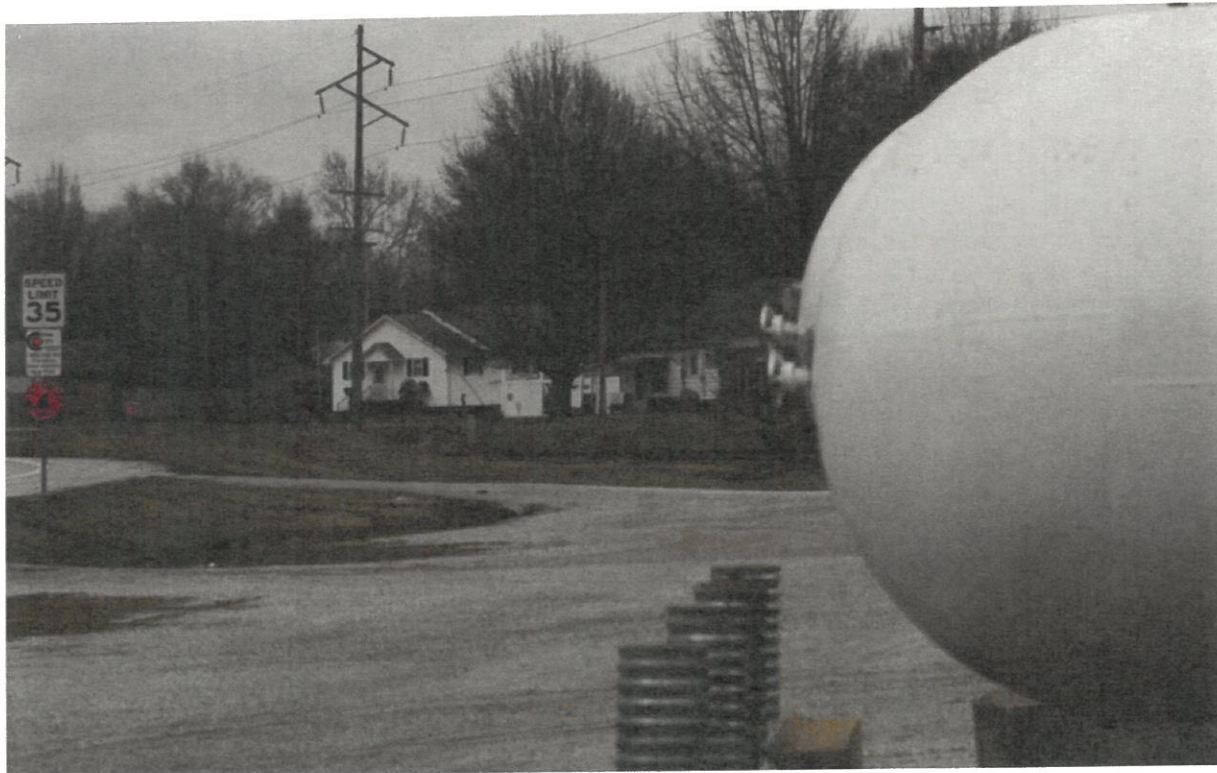
RELEASE SCENARIO: 1,000 gallon nurse tank via valve with a wind blowing East-Southeast at 10 mph



Appendix E



Appendix E



Appendix E



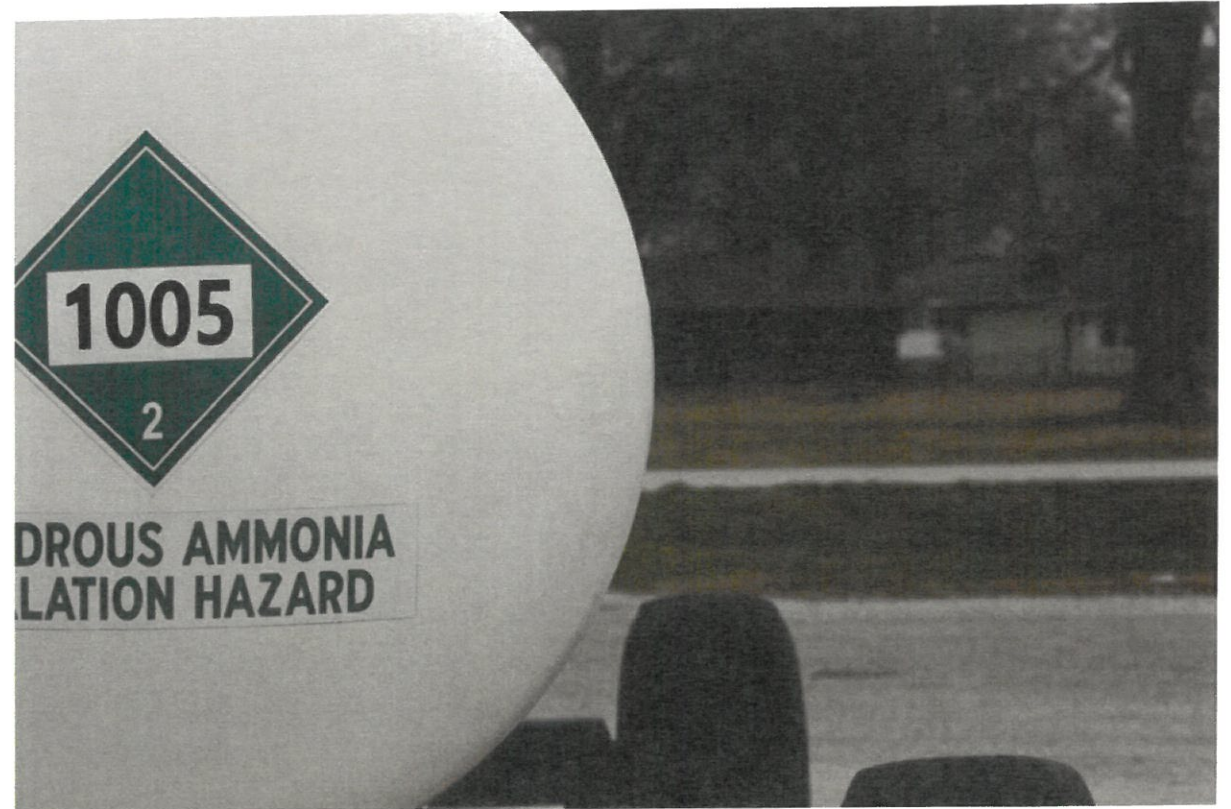
Appendix E



Appendix E



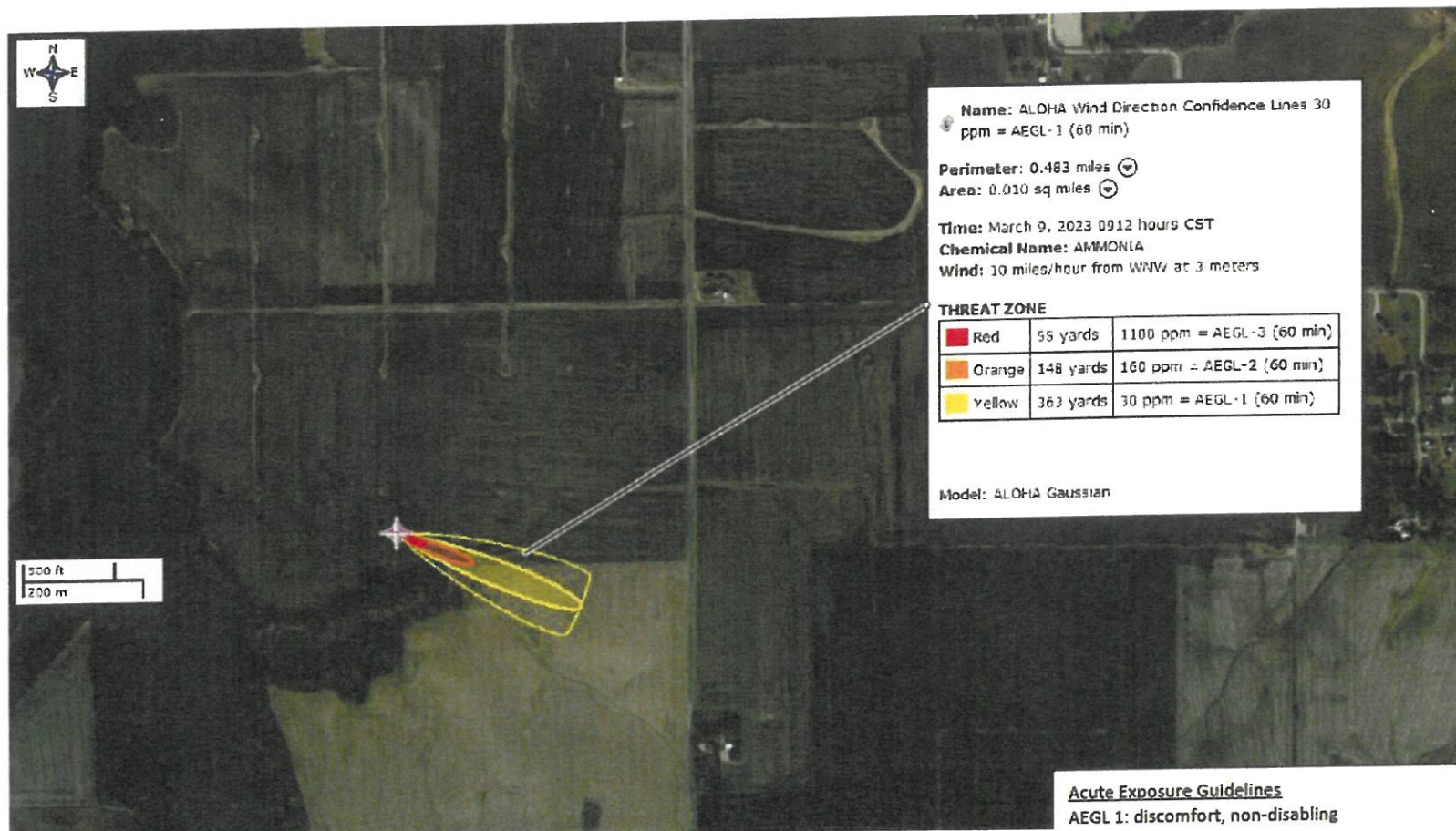
Appendix D



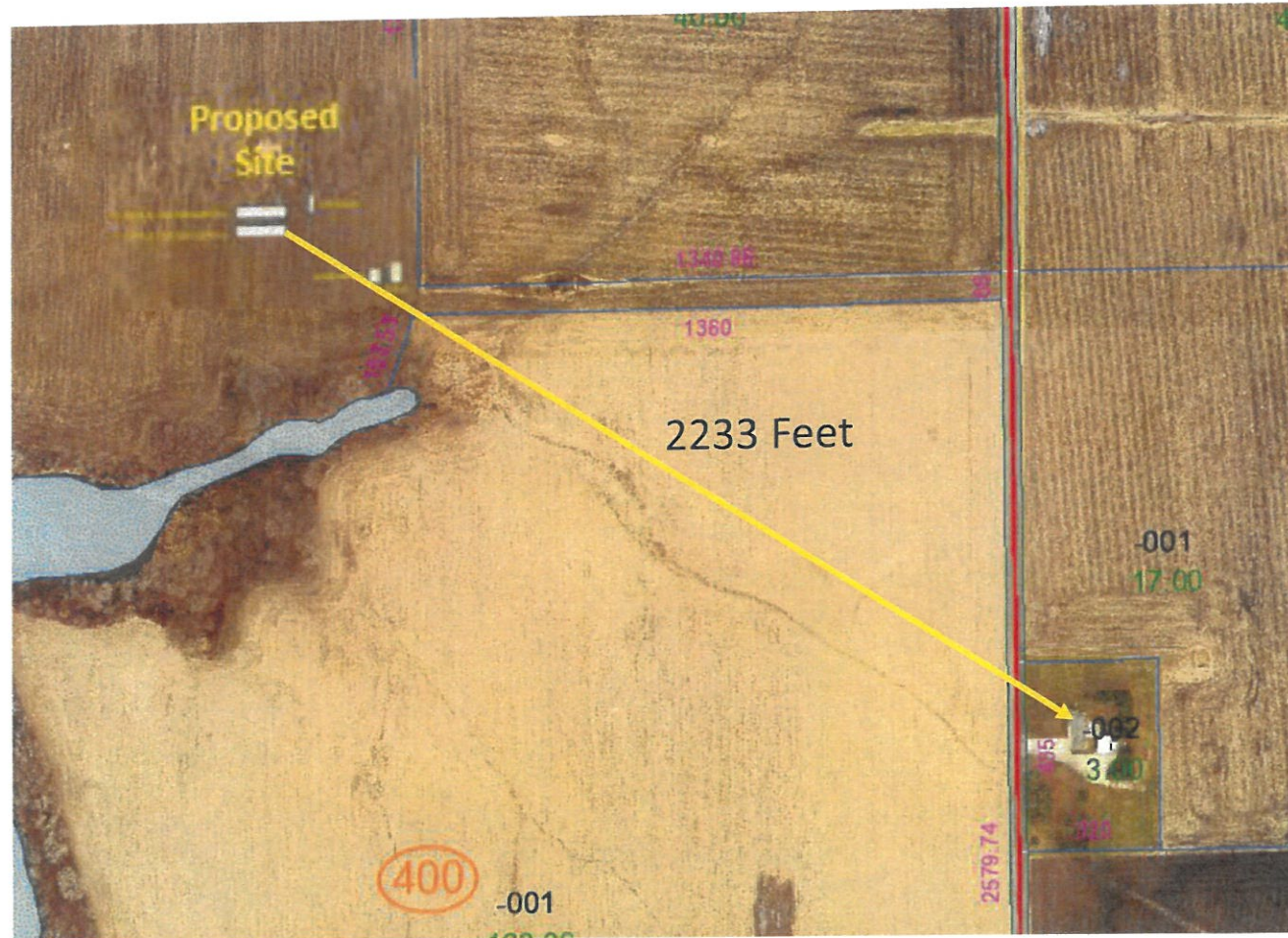
Appendix F

PROPOSED TANK LOCATION

RELEASE SCENARIO: 1,000 gallon nurse tank via valve with a wind blowing East-Southeast at 10 mph



Appendix G

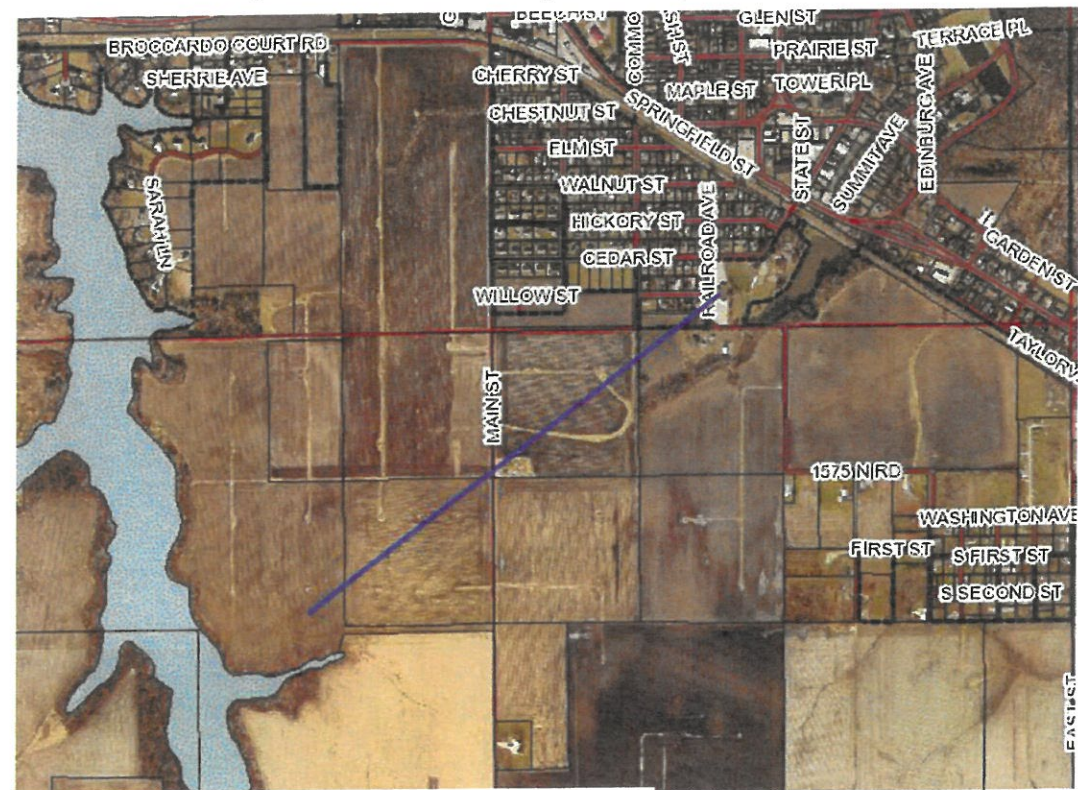


Appendix H

Nearest Institution Kincaid Elementary – 6510 feet



Nearest public assembly VFW Hall - 4,694 feet



d) Container locations shall comply with the following distance requirements:

	<u>Minimum Distance (feet) from Container</u>		
Nominal capacity of containers (gallons)	Railroad mainline property	Place of private or public assembly	Institutional occupancy