

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
March 15, 2017

1. CALL TO ORDER.

Chairman Eric Hansen called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2016	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2017	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X		X		X	X	X	X			
X	X		X	X	X	X	X	X			
X	X	X	X		X						
X		X	X	X			X	X			
X		X	X	X	X	X	X	X			
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COMMISSION MEMBERS

Eric Hansen, Chairman
Val Yazell, Vice-Chairman
Larry Hamlin, Secretary
Mayor Jim Langfelder – K. Davis
Andy Van Meter – B. McFadden
Alderman Joe McMenamin
Alderman Andrew Proctor
Greg Stumpf - J. Stone
George Preckwinkle – C. Stratton
Leslie Sgro – E. McKinley
Frank Vala – R. Blickensderfer
Brian Brewer – S. Schoeffel
Dick Ciotti – G. Humphrey
Jeff Vose – L. Wind
Kenneth Springs
Brad Mills
Bill Moss

Others

Bert Barlow	Phil Gonet	Howard A. Peters III
Matthew Cate	Ramon Jadira	Dennis Ross
Jeff Clarke	Ron Ladley	Will Stevenson
Josh Collins	Tim Landis	Jeff Thomas
Steve Courtney	Jessica Megginson	Teri Whitfield
Robert Dill	John Myers	
Bonnie Drew	Roy Newman	

Staff

Molly Berns
Peter Jordet
Steve Keenan
Jordan Leaf
Mary Jane Niemann
Norm Sims
Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Hansen asked if there were any additions or corrections to the minutes of the February 15, 2017, Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

A. **Jordan Leaf** – Norm Sims introduced Jordan Leaf of the SSCRPC staff who has been promoted to Associate Planner. Leaf will be working with the Regional Leadership Council, Citizens Efficiency Commission and will assist with rural transportation projects in small communities as well as other projects.

B. **Enterprise Zone Boundary Amendment** – Sims noted that the SSCRPC will be reviewing a request for an Enterprise Zone Boundary Amendment under New Business. Sims said that a number of questions had come to staff and he noted that the agreement between the City of Springfield and Sangamon County does not require a SSCRPC staff recommendation, so there is none. He stated that the Regional Planning Commission needs to consider if the proposed project meets Option 1 requirements and if so, if the project is worthy of the Enterprise Zone expansion. A question that has been asked is if a project is recommended and it does not occur, is the headroom lost? Sims' understanding is that headroom would not be lost as a time limit may be placed on it as it moves through the process. Sims stated that following today's action by the Regional Planning Commission on the Enterprise Zone boundary amendment, a public hearing will be held and the matter will proceed to the County Board, City Council and ultimately the State of Illinois (DCEO) for final action. Sims stated that the action today refers to the possible expansion of the enterprise zone.

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee (LSC) – There was one project, located within the City of Springfield's subdivision jurisdiction, to be reviewed and acted upon by the Planning Commission this month:

**Fresh Visions Community Church
Large Scale Development Plan
Variance of Sec. 153.162 - Sidewalks**

Description: Pt. NE ¼, Section 21, T16N, R5W – Located west of J. David Jones Parkway (IL 29), north of West Yates Avenue

LSC Action: Recommend denial of a Variance of Sec. 153.162 – Sidewalks.

Joe Zeibert noted that the large scale development plan for this project was approved by the City Council in May, 2016. This development consists of one lot on 5.99 acres located off of J. David Jones Parkway, north of North Grand Avenue, directly across from the war memorial. The building is currently under construction and the developer is requesting the variance to not build the perimeter sidewalk along J. David Jones Parkway. A copy of the variance request was available at the meeting (see attached). Zeibert summarized the location of the development via a power point display of the large scale plan. He noted that there is a sidewalk along Poole Street which is north of North Grand Avenue and a sidewalk along J. David Jones Parkway that stops at North Grand Avenue.

Howard Peters, Assistant Pastor of Fresh Visions Community Church, addressed the Commission. He stated that they are in the process of building a church on J. David Jones Parkway. He said the sidewalk would go nowhere and would be expensive. He stated that there were no sidewalks on either side of J. David Jones Parkway. There are no sidewalks to connect to on the north. The nearest sidewalk is an east/west sidewalk on South Grand Avenue. He noted that staff mentioned a sidewalk on a street to the west of J. David Jones Parkway and a block south of the project, so there would be no connectivity. He said the sidewalk would have no value to the people of Springfield as it would not promote pedestrian traffic. He said to access the sidewalk, a person would have to walk on a busy thoroughfare on J. David Jones Parkway or on neighboring properties. The sidewalk would be a smooth surface on an incline that would be attractive to skateboarders/snowboarders more than serving any other use. He asked for a variance of the sidewalk requirement until a time when there is further development to help create some connectivity.

Zeibert said the SSCRPC's recommendation would be forwarded to the City Council. Commissioner Val Yazell asked for an explanation of the denial of the variance by the Land Subdivision Committee.

Zeibert said there are residences in the area and many people walk to church. Zeibert noted comments from the LSC meeting included that the City Engineer said there were no extraordinary circumstances to support the variance request and noted that IDOT was also not supportive of the variance. Zeibert noted that the city adopted the SATS Pedestrian Bikeway Plan which includes a connection to be constructed. He noted that a sidewalk was constructed between 2003-2007 connecting Poole Street and North Grand Avenue. Proximity of the war memorial and associated pedestrian traffic related to that was also mentioned.

Gregg Humphrey asked if the variance would still proceed to the City Council if it was denied by the SSCRPC today. Zeibert said it would go to City Council for final action.

Brian McFadden asked if it could be worded in such a fashion as to defer the construction of the sidewalk until there is further development in the area. Zeibert thought the church may consider construction of the sidewalk in the future, just not at this time. Peters said they felt the sidewalk was not needed at this point in their ministry.

Sims stated that the variance request does not include deference to a later date.

Chairman Hansen asked if a stipulation could be added at the City Council stage to defer the sidewalk construction to a later time. Zeibert said it could be possible for a stipulation to be added, as the City Council has final action. McFadden said he understood the reluctance to build the sidewalk at this time, however, he hoped that a stipulation would be added at the City Council stage to defer the construction of a sidewalk until a later time when development warranted it.

Commissioner Val Yazell moved to concur with the action of the Land Subdivision Committee to deny a Variance of Sec. 153.162 – Sidewalks. Brian McFadden seconded the motion and motion passed with one no vote by Chairman Eric Hansen.

For informational purposes, Zeibert then summarized a project reviewed by the Land Subdivision Committee at their March 2, 2017 meeting that does not require action by the Regional Planning Commission:

Centennial Park Place – 6th Addition – Final Plat

Zeibert stated that this development consists of 20 lots on 10 acres located west of Lenhart Road, south of Iles Avenue, north of the park. There was an issue with threatened/endangered species. The developer worked with the Illinois Department of Natural Resources and the plan includes a conservation easement for the Franklin Ground Squirrels. Zeibert noted that the LSC recommended approval of the final plat. The plat will now go to the City Engineer and eventually be recorded.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

A. Actions as Enterprise Zone Advisory Board

1. Review and Action pertaining to a Proposed Amendment of the Springfield Sangamon County Enterprise Zone:

a. Amendment for property located South of the Village of Pawnee on Black Diamond Road (the north 80 acres of tax parcel 36-18.0-200-001)

Chairman Eric Hansen noted that this amendment relates to the proposed expansion of the City-County Enterprise Zone for property located in unincorporated Sangamon County. He noted that last month, the Commission dealt with two Option 1 expansions of the Enterprise Zone. He stated that this is also an Option 1 expansion as it deals with a specific project proposed for the site. The proposed Enterprise Zone Amendment includes property located south of Pawnee on Black Diamond Road for the purposes of constructing a power plant. Since the proposed amendment is located within the county's jurisdiction, Chairman Eric Hansen invited County Administrator Brian McFadden to address the Commission.

Brian McFadden summarized pertinent project information and a list of Frequently Asked Questions (FAQ) which were available at the meeting (see attached). McFadden noted that an informational meeting regarding this project was held on March 14 in Pawnee and was well attended.

McFadden requested that the Commission recommend to the City Council and County Board that this project meets the criteria for expansion of the Enterprise Zone and move it on to the next step.

Chairman Hansen asked McFadden to readdress the issue of headroom as that is what the Commission is addressing. McFadden said this proposal would take 1.6% of the remaining property.

Commissioner Val Yazell asked about a time limit in state law if the project did not develop. McFadden said he believed there was a time limit built in if the project does not develop and property could be returned to headroom. Sims said there will be a development agreement that can set those limits/timeline. There are also limits in state law.

Commissioner Ken Springs stated he would like to see the Illinois coal industry revived and asked if it would be an option at this plant to use coal. McFadden said it was a natural gas burning design.

Jessica Megginson, property owner and Pawnee resident whose husband is a farmer, addressed the Commission. She expressed concern regarding the company's past bankruptcy. She attended the informational meeting and asked how the project would be financed. She was told that they would be looking for outside contributors. She then asked if they would be local or U.S. based. She was told most of the contributors would be local or U.S. based.

Megginson stated that the company has a history of changing the size of proposed projects and was concerned if they were being forthcoming with their proposal.

Megginson also asked at the informational meeting if the facility photos are comparable to what would be constructed. She was told that the photos were half the size. She felt that that was false information and the company should be given a second look.

At the informational meeting, Megginson had asked how long EmberClear would maintain ownership. She said she had seen in the past where they tend to back off on their ownership and other companies come in and buy more and more of the property.

Megginson also asked if there was an established evacuation zone. She said she did not receive an answer.

Megginson noted she would like to see information on the impact this proposed project would have related to noise, air, water and traffic issues.

Chairman Hansen stated that Megginson brought up very important questions, but noted that they were not in the scope of action to be taken on the Enterprise Zone amendment. Megginson asked that the company be given a second look.

Gregg Humphrey moved to approve an enterprise zone boundary amendment for the property located south of the Village of Pawnee on Black Diamond Road (the north 80 acres of tax parcel 36-18.0-200-001). Commissioner Brad Mills seconded the motion and the motion passed with Commissioner Ken Springs voting present.

12. SPECIAL ANNOUNCEMENTS.

There were no special announcements.

13. ADJOURNMENT.

There being no further business, Commissioner Mills moved to adjourn. The meeting adjourned at 10:33 AM.

Respectfully Submitted,

MJN
Mary Jane Niemann
Recording Secretary



Fresh Visions Community Church

Roy Newman, Senior Pastor

P.O. Box 8653 Springfield, IL 62791 217-726-5988 freshvisionschurch.com

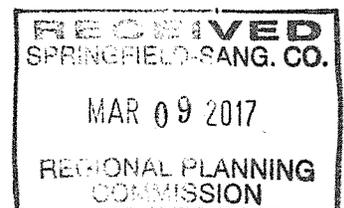
February 21, 2017

Sidewalk Variance Application for Fresh Visions Community Church New Building at 1551 J. David Jones Parkway, Springfield, IL

Pursuant to section 153.207 and 153.208 of the City of Springfield Municipal Code, Fresh Visions Community Church (hereinafter subdivider), by and through, Roy Newman, Senior Pastor and Howard A. Peters III, Assistant Pastor hereby submits its application for variance and in support of same states the following:

- A. The undersigned specifically requests a variance from the approved preliminary plan, which section pertains to the sidewalk and sidewalk retains that had been contemplated to cross the frontage of the property. Upon further analysis of the property and the surrounding properties in the neighborhood, it appears that such sidewalk would not only be unnecessary (in that it would not provide any public use or value to the public) but it could also create a nuisance to the neighbors of the property and to the public at large. The sidewalk currently contemplated by the plan does not connect with sidewalks or paths on adjoining properties. It would literally be a sidewalk from nowhere to nowhere. In the direction, north of the property there are no sidewalks for miles. South of the property the nearest sidewalk is hundreds of feet away on east/west traveling North Grand Avenue.

As previously indicated, the adjacent properties do not have sidewalks or pedestrian pathways of any kind. Thus, said sidewalk would in effect create constructive easements on adjacent properties in order to allow access onto the subject property's sidewalk. This would occur without the consent or consultation of the surrounding properties' owners. Said easement could result in an impediment to the quiet enjoyment of the surrounding properties. Furthermore, attempts to use the sidewalk would require pedestrians to walk on the shoulder of J. David Jones Parkway for a minimum of several hundred feet in order to access the sidewalk. This would create a hazard for vehicle traffic and the pedestrians themselves.



- B. Pursuant to 153.207 © A variation from the requirements of this chapter may be granted if the planning commission finds that the subdivision substantially complies with the following requirements:

- (1.) The intent of the chapter is maintained;

Response: The intent of the chapter is to promote growth and development of the community while at the same time protecting the public health and safety of current and future residents. The intent of this chapter would be best accomplished by eliminating the requirement of a sidewalk on this property. As mentioned, the parcel in question is in an area without sidewalks on adjacent parcels. Indeed, sidewalks are unusual in the area. Not building a sidewalk on this parcel would maintain the order and consistency of the neighborhood, which is important because ensuring the land is subdivided and developed according to an orderly plan is clearly recognized as a goal of this chapter. In contrast, building a sidewalk would defeat the chapter's goal of protecting public health and safety. The community is not well-configured to support pedestrian traffic. A sidewalk at this location would likely encourage pedestrians to either trespass on adjoining parcels in order to access it (thus potentially encountering hazards as they passed through the land of adjoining parcels) or to walk on a shoulder of a busy thoroughfare that was not designed to support pedestrian traffic. In either case, any usage of the sidewalk would create a danger by pedestrians to themselves and to vehicle traffic. This does nothing to promote growth or development of the neighborhood (it actually distracts from this development) because, as mentioned, the sidewalk would not lead anywhere.

- (2.) Extraordinary circumstances of topography, land ownership, adjacent development or other circumstances not provided for in the chapter exist;

Response: The extraordinary circumstance in this case is that there are no adjacent sidewalks with which to connect. To the south, the nearest sidewalk is more than 700 feet and to the north there are not sidewalks for miles.

- (3.) The extraordinary circumstances will result in a hardship, not merely an inconvenience;

Response: Under the current circumstance, construction of a sidewalk along this parcel would serve no functional purpose. There is no pedestrian traffic

along this or the adjacent parcels and no sidewalks in either direction with which to connect. The church would be burdened with the expensive hardship of building a \$40,000 - \$50,000 sidewalk from nowhere to nowhere unless the requested variance to this is granted. As described above, pedestrians attempting to access this sidewalk would actually create a hazard for auto traffic and themselves, and this hazard would also present a hardship for the church. We believe that vehicular accidents involving pedestrians would be more likely because of the presence of this sidewalk. These accidents could involve parishioners of the church attempting to access the church's property. They could also involve unrelated vehicles or pedestrians. In either case, an increase in the likelihood of vehicle and pedestrian accidents in the area presents a threat to the safety and property of the church and its parishioners, and this threat of damage to person and property is an unnecessary hardship. It is further noted that unsupervised sidewalks on an incline as would be the case in this instance often attracts young adventuresome skateboarders which would increase the risk of accidents, injuries and hardship.

- (4.) The circumstances upon which the request for variance is based are not common to most other tracts of land;

Response: Sidewalks are unusual in the area. There are not sidewalks on the adjoining parcels, in some instances for miles. The granting of the variance would bring this parcel into conformance with the standards of the area. The growth and development of this neighborhood is best promoted when construction and development activities are carried out under a common plan. Eliminating the requirement of the sidewalk allows this parcel to conform to the standards that are typical in the neighborhood. In contrast, a sidewalk at this location would potentially create pedestrian and skateboarding traffic where none is expected. This unexpected pedestrian traffic has the potential to surprise drivers and increase the likelihood for vehicle accidents involving pedestrians. Ordinarily pedestrian pathways would be expected to mitigate the risk to pedestrians from the vehicular traffic. This parcel is unusual in that a sidewalk would tend to amplify the risk to pedestrians, which would be antithetical to the purpose of the chapter.

- (5.) The circumstances upon which the request for variance is based are not the result of the subdivider's affirmative act or failure to act; and

Response: The requested variance is in no way connected to any act or omission contributable to the subdivider.

(6.) The purpose of a variation is not based exclusively on the desire to eliminate development costs at the expense of the public improvement standards as outlined in this chapter.

Response: The variance requested is not solely to reduce development cost. The sidewalk under current conditions would not provide a value to the public. To the contrary, it could potentially harm the public by heightening the risk to pedestrians and vehicle traffic.

WHEREFORE, FRESH VISIONS CHURCH, request that this Honorable Commission grant the requested variance and any further relief deemed just and equitable.

Sincerely,



Pastor Roy Newman
Fresh Visions Community Church



Assistant Pastor Howard A. Peters III
Fresh Visions Community Church

SANGAMON COUNTY
COUNTY BOARD OFFICE



200 S 9th Street, Room 201. Springfield, IL 62701. (217) 753-6650. Fax (217) 753-6651

Memorandum

To: Springfield- Sangamon County Regional Planning Commission

From: Brian McFadden, County Administrator *B.M.*

Date: March 9, 2017

Re: Proposed Enterprise Zone Expansion
EmberClear DBA Lincoln Land Energy Center LLC.

Enclosed please find pertinent project information for the request to expand territory to the Springfield/Sangamon County Enterprise Zone, for EmberClear DBA Lincoln Land Energy Center LLC.

EmberClear is a full service development company focused on power and gas-to-liquids projects based in Houston, Texas. The company is successfully developing four 360MW-1000 MW natural gas-to-power projects in the Northeast US, and is beginning to develop two more power projects in the Midwest.

The Company's proposed site is located within southern Sangamon County (east of the Ameren substation and south of the Village of Pawnee). The north half of parcel 36-18.0-200-001. A total of 0.13 square miles.

An informational meeting will be held on March 14, 2017 from 5pm – 7pm at the Assembly of God located at 1001 8th Street, Pawnee, IL. The Company will be available for questions and comments.

EMBERCLEAR DBA LINCOLN LAND ENERGY CENTER LLC.

QUALIFYING CRITERIA

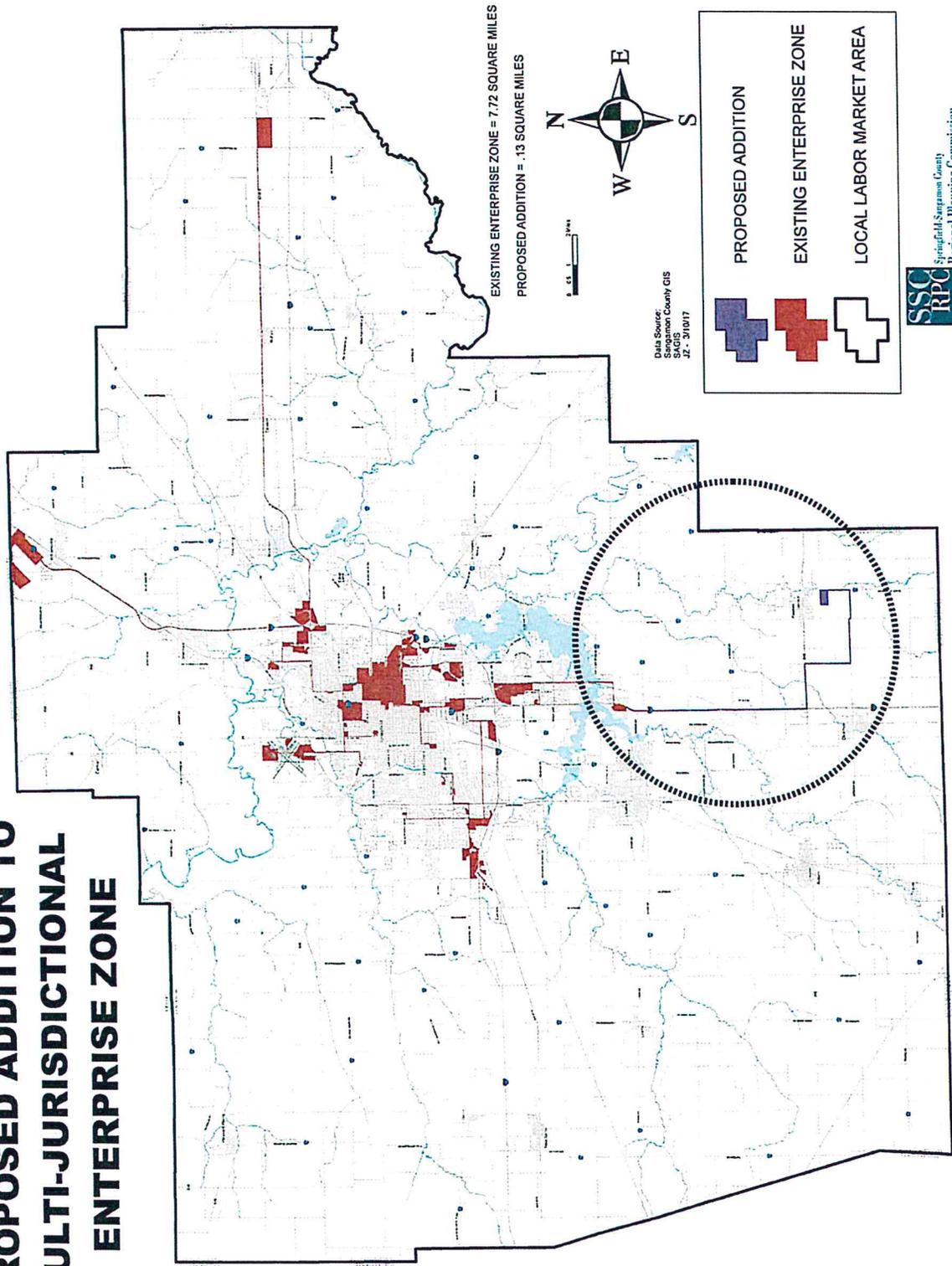
Under Title 14 Part 520 Section 520 Enterprise Zone Program Rules, the application to add new territory to the Enterprise Zone provides expansion based on two options. Option 1 requires a specific project plan and commitment that creates or retains jobs; or removes or corrects a specific impediment of economic development in the proposed area. Option 2 qualifies additional territory based on qualifications of poverty, low income, and unemployment and/or population loss.

- The proposed area would be added to the Enterprise Zone under Option 1, as it meets the required job creation, project investment and will stimulate commercial revitalization.
 - **Project Amount estimated at \$1 Billion**
 - **40 full-time jobs created (average wage \$80,000 to 90,000)**
 - **Total area of the existing enterprise zone: 7.72 square miles**
 - **Area of the proposed addition: approximately 0.13 square miles or 84.29 acres (includes the connectors).**
 - **Approximately 800 temporary construction jobs during the construction phase of the project**

GOALS AND OBJECTIVES

The proposed boundary change will meet the specific objectives and goals of the established Enterprise Zone program by attracting new investment, employment, decreasing the unemployment rate and enhance property tax base. The Company plans to construct the newly proposed facility on 80 acres located in Sangamon County. Construction is expected to begin in 2018 and be completed in 2021.

PROPOSED ADDITION TO MULTI-JURISDICTIONAL ENTERPRISE ZONE



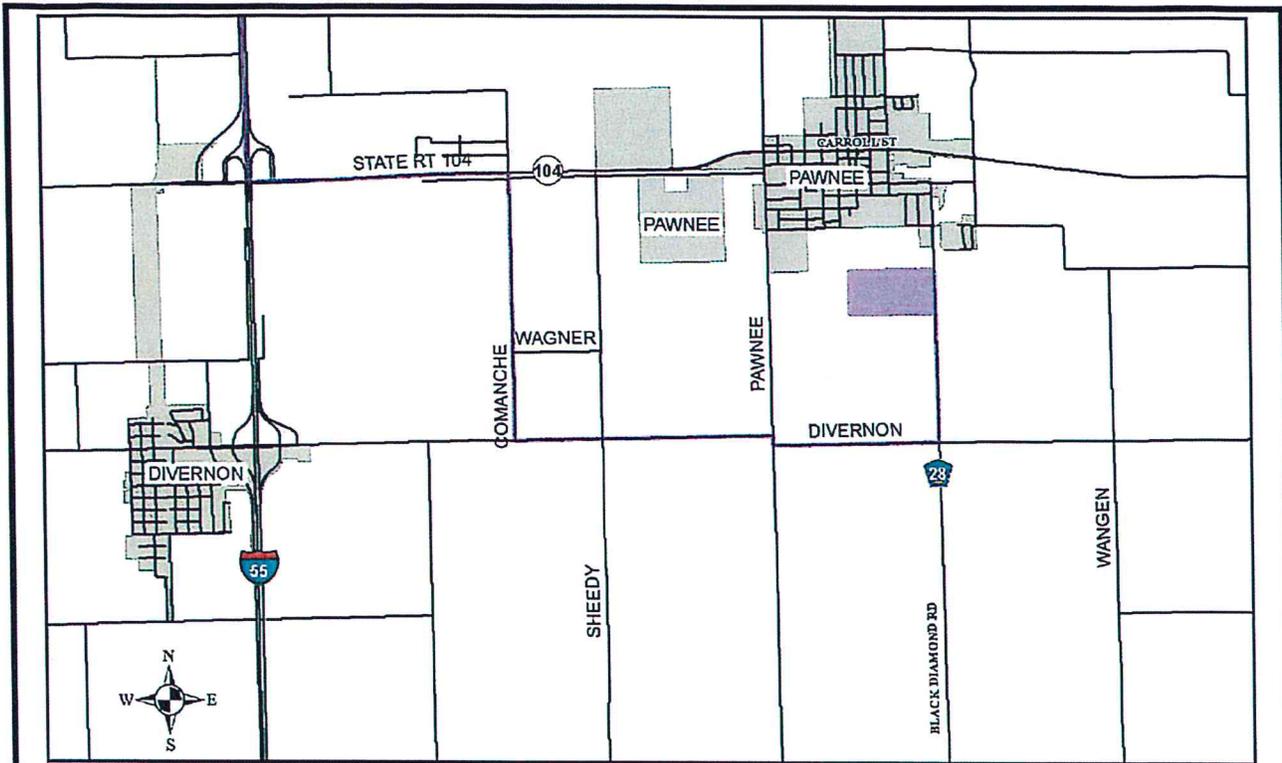
Data Source:
Springdale County GIS
JZ - 3/10/17

PROPOSED ADDITION

EXISTING ENTERPRISE ZONE

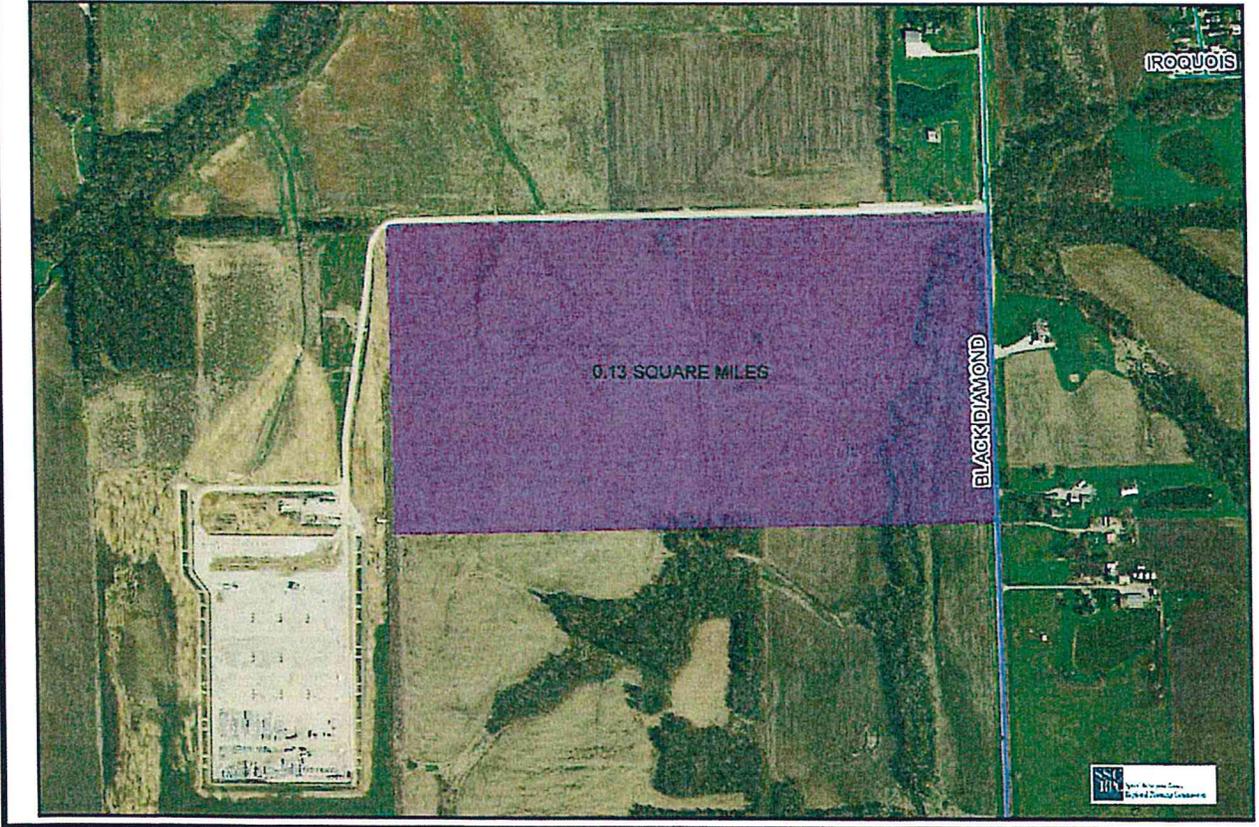
LOCAL LABOR MARKET AREA





LEGAL DESCRIPTION -
 THE NORTH 1/2 OF THE NORTHEAST QUARTER OF
 SECTION EIGHTEEN, TOWNSHIP THIRTEEN NORTH, RANGE FOUR WEST
 OF THE THIRD PRINCIPAL MERIDIAN

 PROPOSED ENTERPRISE ADDITION



February 27, 2017

EmberClear
3000 Wilcrest Drive, #200
Houston, TX 77042
Direct: 888.582.4460/Ext 22
Fax: 888.582.4430
Mobile: 281.989.0903
www.emberclear.com

Mr. Brian McFadden
Sangamon County Administrator
Sangamon County Board Office
200 S. 9th Street
Springfield, IL 62701

Dear Mr. McFadden:

Please accept this letter as the beginning of a formal request to expand the Enterprise Zone for Ember Clear, doing business as, Lincoln Land Energy Center LLC. The parcel in question is immediately adjacent to the new Ameren substation and south of the town limits of Pawnee in southern Sangamon county. The specific property description is the north half of parcel 36-18.0-200-001 an eighty (80) acre site that we have an option agreement on.

Lincoln Land Energy Center LLC is performing due diligence on building a power plant utilizing natural gas combined cycle technology on the property listed above on the south side of Pawnee. The plant will be designed to output up to 1,100 MW of electric power in Q2 of 2021. The estimated capital investment will be in slight excess of \$1 billion and we anticipate that the plant will employ around 40 individuals with an average wage of \$80,000 - \$90,000. Due to the magnitude of the capital investment, the Enterprise Zone Extension is essential for us to move forward on this project.

Emberclear is full service development company focused on power and gas-to-liquids projects based in Houston, Texas. Ember Clear is successfully developing four 360 MW – 1000 MW natural gas-to-power projects in the Northeast US, and is beginning to develop two more power projects in the Midwest. Management team with extensive energy experience in engineering, development, construction, operations, M&A and finance. Emberclear is an efficient developer with a clear, proven strategy for efficiency and repeatability.

Below is some basic information about the project and our company for the request to extend the Enterprise Zone for this project:

Cost: Estimated between \$1 and \$1.2 Billion

Preliminary Construction Timeline:

Joint Development Agreement	Q1 2017
Enterprise Zone Status confirmed	Q2 2017
Industrial Zoning confirmed	Q2 2017
MISO Feasibility Application Submission	Q4 2017
NPDES Permit Application Submission	Q4 2017
Air Permit Application Submission	Q4 2017
NPDES Permit approved by IEPA	Q3 2018
Air Permit approved by IEPA	Q4 2018
MISO ISA Signed	Q4 2018
Target Financial Closing	Q4 2018
Target Construction Start:	Q4 2018
Target COD:	Q2 2021

Job count: Around 40 employees at an average salary of \$80,000 - \$90,000 at COD. Up to 800 temporary construction workers during 24 month construction period

Federal Employers Identification Number (FEIN):

Illinois Business License is in process and expected very soon.

Financing: This project is being underwritten by Emberclear through the capital markets. The timing, scope and size (over \$1,000,000,000) of the project require investment by several world scale institutions who are likely commit subject to continued development including the communities support through the designation of the enterprise zone.

Recently Emberclear has financed the following projects:

1. The 360 MW Good Spring Power Project is located in the Northeastern PA in the PJM Market. Project is likely to start construction in Q2-2017. Financed by TYR Energy an Owner and Operator of power projects in North America. Owned by the \$20 Billion ITOCHU Corporation (Japan).
2. Ares is sponsor of our 485 MW Birdsboro Power Project located in Berks County, PA. Ares has over \$95 billion in assets under management. Site preparation started in November 2016. Full construction started in Feb 2017.

3. DCO Energy/Jingoli Construction is among the largest co-generator of power. EmberClear partnered with DCO to develop 485 MW Archbald Power Project located in Lackawanna County, PA. Project is likely to start construction in 2017.

Site Plan: As site control has been only achieved in the last week, there is only a conceptual site plan at this time. See Attachment.

Parcels to be included: North half of parcel 36-18.0-200-001, immediately north east of the Ameren substation and south of the Pawnee Town limits.

Thank you for your consideration and please contact me if you have any questions. I will be the contact person for the project.

Sincerely,



John Kinnamon

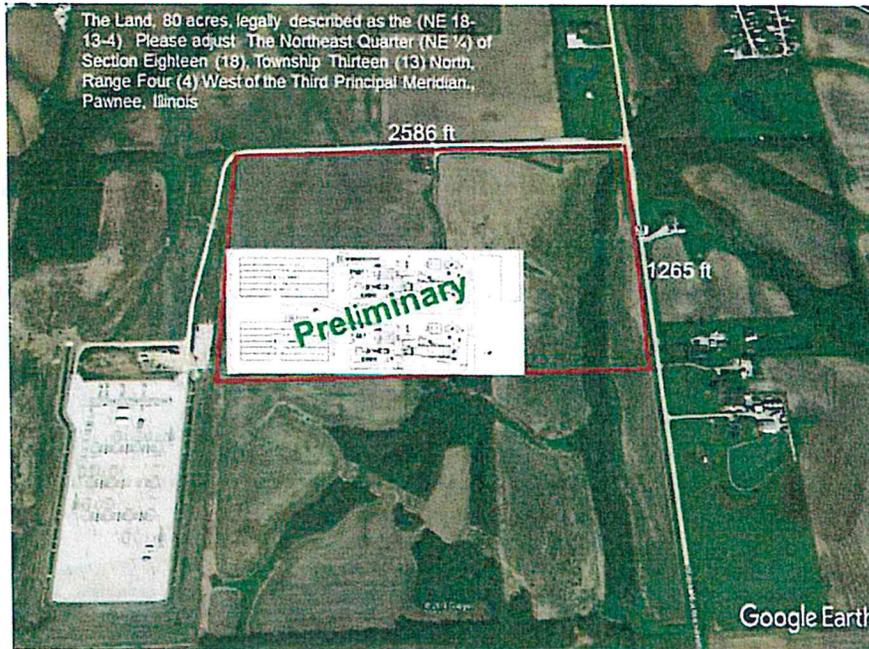
Vice President

Midwest Region

jkinnamon@emberclear.com

405 285 0220

Preliminary Site information:





Ember Clear FAQ Sheet

What is this project?

Lincoln Land Energy Center LLC, doing business as Ember Clear, is performing due diligence on building a power plant utilizing natural gas combined cycle technology on the property to the east of the Ameren substation on the south side of Pawnee. The plant will be designed to output up to 1,100 MW of electric power in Q2 of 2021. The estimated capital investment will be slightly over \$1 billion with permanent employment of 30 - 40 individuals with an average wage of \$80,000 - \$90,000.

Why is Pawnee being considered?

Pawnee is uniquely located near the Rocky Mountain Express pipeline located to the north of Pawnee and to a major substation that was recently built on the south side of Pawnee by Ameren.

What are the financial implications for the Pawnee School District?

This project is expected to provide substantial new revenue to the Pawnee School District. Since this project is still in the early stages of due diligence there is not a projected revenue amount at this time. Local property taxes can be complex and subject to interpretation on assessments. The most likely outcome is for property taxes to be negotiated at the local level with input of the Village of Pawnee, the Pawnee Township Assessor and Sangamon County.

What is the economic impact for our community?

The construction of the power plant will employ between 500 – 800 construction jobs over a two year period. Once the plant is constructed and operational it is projected to employ 30 – 40 people on a permanent basis with average salaries ranging from \$80,000 - \$90,000.

What is the environmental impact and emissions?

Natural Gas is cleaner than both oil and coal. A breakdown of pollutants is listed on chart below.

Is this project imminent?

The project is not imminent and still in the beginning stages of the site decision process. The company (EmberClear) has an option on a property near Pawnee, but has other options in different counties as well. One of the requirements for Sangamon County be considered is a location in an Enterprise Zone. The optioned property does not currently have an Enterprise Zone and so an extension is being sought.

What is an Enterprise Zone and what is the process?

An Enterprise Zone is a designed area that gives a company local and state tax incentives. Locally the Enterprise Zone is a partnership between the City of Springfield & Sangamon County. In order for an Enterprise Zone to be extended the following process must be met:

1. A public hearing must be held
2. The Regional Planning Commission must make a recommendation
3. The Sangamon County Board must approve the extension
4. The Springfield City Council must approve the extension.
5. The Illinois Department of Commerce & Economic Opportunity must approve the extension.

There are multiple steps in the process and just is just for the Enterprise Zone extension.

Pounds of Air Pollutants per Billion Btus of Energy

POLLUTANT	NATURAL GAS	OIL	COAL
Carbon Dioxide	117,000	164,000	208,000
Carbon Monoxide	40	33	208
Nitrogen Oxides	92	448	457
Sulfur Dioxide	1	1,122	2,591
Particulates	7	84	2,744
Mercury	0.0000	0.0007	0.016

Source: EIA, DOE Link: http://www.nationalfuelgas.com/natural_gas_environment.aspx

What other regulatory steps are needed for this process?

If the Enterprise Zone is approved, the property must first be rezoned from Agricultural to Industrial. This is a two-step process with a hearing a vote by the Sangamon County Zoning Board of Appeals and then a hearing a vote of the Sangamon County Board.

If zoning is approved, then the project will go through the Land Subdivision Process. The first step in this process is for the Land Subdivision Committee (staff from county highway, city public works, sewer, water reclamation district, public health, etc) to review and make a recommendation to the Regional Planning Commission. If approved by the Regional Planning Commission then it goes to the County's Public Health and Zoning Committee and if approved there it goes to the Sangamon County Board.

After the project receives necessary approval of the Enterprise Zone, Zoning & Land Subdivision process, the project must then receive various permits including, an NPDES Permit and Air Permit approval from the Illinois Environmental Protection Agency and approval from

the Midcontinent Independent System Operator, Inc. (MISO) which manages the buying and selling of wholesale electricity in 15 states and the Canadian province of Manitoba.

Why is Sangamon County & the City of Springfield involved?

As described earlier, the first step in this process is that the Springfield & Sangamon County Enterprise Zone must be extended for this project to move forward. In order for this to happen, the City of Springfield & Sangamon County must both approve the Enterprise Zone extension.

Why is The Greater Springfield Chamber of Commerce involved?

The Greater Springfield Chamber of Commerce serves as a county-wide economic development organization and assist companies with selecting sites and performing due diligence in all of Sangamon County.

What Will the Plant look like?

Below are two pictures of similar power plants.

