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IN THE MATTER OF:  
CHRISTIAN COUNTY

ZONING BOARD OF APPEALS

JUNE 27, 2023

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CHRISTIAN COUNTY

ZONING BOARD OF APPEALS

JUNE 27, 2023

6:00 P.M.

ZONING BOARD:

Mr. Jim Overholt, Chairman

Mr. Gary Merker

Ms. Adrian Adcock

Ms. JoAnn Howard

Mr. David Copenbarger

PRESENT:

Mr. Blake Tarr, Zoning Administrator

Mr. Bryan Sharp, Christian County Board  
Member

Mr. John McWard, Christian County State's  
Attorney

Mr. Greg Vasilion, Hickory Point Solar Energy  
Center, LLC

Mr. James R. Griffin, Schain, Banks, Kenny &  
Schwartz, Ltd., 70 West Madison Street, Suite  
5300, Chicago, Illinois 60602

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PRESENT CONTINUED:

Mr. Michael MaRous

Mr. Michael McGuire

Dr. David Loomis

Mr. Dale Hempstead

Ms. Marsha Cimarusti

Mr. Brian Moore

Ms. Randi Riemann

Mr. Shawn Hammers

Ms. Gayla Oyler

Mr. Eric Allison

Ms. Sandra K. Haines, Court Reporter,  
CSR No. 084-002423

1                   CHAIRMAN OVERHOLT: First order of  
2           business, I would like to clarify that any  
3           member of the public that plans to speak tonight  
4           to register on one of the sign-in sheets that's  
5           in favor, or opposition, or neutral. Each  
6           individual shall have three minutes to present  
7           his or her testimony to the Board, the Chairman  
8           during the public comment portion of the  
9           meeting.

10                   Let's start off with the roll-call. Jim  
11           Overholt, I am here. Adrian Adcock.

12                   MS. ADCOCK: Here.

13                   CHAIRMAN OVERHOLT: David Copenbarger.

14                   MR. COPENBARGER: Here.

15                   CHAIRMAN OVERHOLT: Joe Dorr.

16                   MR. TARR: He is absent.

17                   CHAIRMAN OVERHOLT: Glen Goodrich.

18                   MR. TARR: He is absent as well.

19                   CHAIRMAN OVERHOLT: JoAnn Howard.

20                   MS. HOWARD: Here.

21                   CHAIRMAN OVERHOLT: She is here. Gary  
22           Merker.

23                   MR. MERKER: Here.

24                   CHAIRMAN OVERHOLT: We have a quorum.

1 Ladies and gentlemen, has everybody had a chance  
2 to review the minutes?

3 MR. TARR: Everyone, I hate to do this,  
4 but we have enough folks here we are going to  
5 have to move up to the courtroom on the third  
6 floor, Courtroom A.

7 (Whereupon the Zoning Board of Appeals  
8 was moved to Courtroom A, third floor.)

9 CHAIRMAN OVERHOLT: First order of  
10 business, I would like to clarify that any  
11 member of the public that plans to speak tonight  
12 to register on one of the sign-in sheets in  
13 favor/opposition/or neutral.

14 Each individual shall have three minutes to  
15 present his or her testimony to the Board  
16 Chairman during the public comment portion of  
17 the meeting.

18 Further I would also like to state for the  
19 record that as the Zoning Appeals Board Chairman  
20 I am recusing myself from any deliberations  
21 involving solar power, or any deliberations, or  
22 votes. However, I could act in an administerial  
23 fashion only.

24 The reason for this is my daughter and I,

1 my youngest daughter and I own some property in  
2 Shelby County, and we have a lease agreement  
3 with a solar power operator out of Boston,  
4 Massachusetts. It is an option for a lease is  
5 what we have.

6 So, therefore, I am going to be recusing  
7 myself from any consideration of any solar  
8 power.

9 So, for those of you that have memorized my  
10 phone number, it won't do you any good. All  
11 right.

12 Roll-call for members present. I am here.  
13 Adrian Adcock.

14 MS. ADCOCK: Here.

15 CHAIRMAN OVERHOLT: David Copenbarger.

16 MR. COPENBARGER: Here.

17 CHAIRMAN OVERHOLT: Joe Dorr. Glen  
18 Goodrich. JoAnn Howard.

19 MS. HOWARD: Here.

20 CHAIRMAN OVERHOLT: Gary Merker.

21 MR. MERKER: Here.

22 CHAIRMAN OVERHOLT: Okay. Has  
23 everybody had a chance to look at the minutes  
24 from the May 23rd, 2023 meeting? I assume they

1 have. We need a motion to accept the minutes  
2 from the May 23rd, meeting. Do I have that  
3 motion?

4 MR. COPENBARGER: Dave Copenbarger, I  
5 will make a motion we accept the minutes of the  
6 May 23rd meeting.

7 CHAIRMAN OVERHOLT: All right, a  
8 second?

9 MS. ADCOCK: Adrian Adcock, second.

10 CHAIRMAN OVERHOLT: A motion has been  
11 made with a second that we accept the minutes as  
12 written. All in favor say aye.

13 ZONING BOARD OF APPEALS MEMBERS: Aye.

14 CHAIRMAN OVERHOLT: All opposed.

15 The next item is a special use permit  
16 application from Invenergy as Hickory Point  
17 Solar Energy Center, LLC. we are hearing this  
18 evening. Is the application complete?

19 MR. TARR: Yes.

20 CHAIRMAN OVERHOLT: Has the filing fee  
21 been paid in full?

22 MR. TARR: Yes, it has.

23 CHAIRMAN OVERHOLT: Is there a  
24 representative from Invenergy here that would

1       like to make a presentation in regards to the  
2       project?

3                   MR. JAMES GRIFFIN:   Yes, there is.

4                   CHAIRMAN OVERHOLT:   Please proceed.

5                   MR. JAMES GRIFFIN:   Good evening  
6       Members of the Board.   My name is Jim Griffin.  
7       I am with the Law Firm of Schain Banks.   I am  
8       the permitting attorney for the Hickory Point  
9       Solar Energy Center project.

10                  With me is Greg Vasilion.   He is going to  
11       be giving the presentation.

12                  I was also here when this project was  
13       originally recommended for approval by this  
14       Board and approved by the County Board back in  
15       2019.

16                  So, it is good to be here with you again,  
17       and I am going to turn it over to Greg, but I  
18       will be sitting right over there if you have  
19       any questions that I can help answer.   Thank  
20       you.

21                  MR. GREG VASILION:   If it is okay, I am  
22       going to put the computer there.

23                  MR. TARR:   Sure, wherever is  
24       comfortable.



1                   MR. GREG VASILION: I am trying to  
2 figure out the optimal location. If I have it  
3 here and I am standing here, can everyone hear  
4 me reasonably? All right.

5                   Thank you, Jim, for the introduction. Like  
6 Jim mentioned my name is Greg, and I am the lead  
7 developer for the Hickory Point Solar Energy  
8 Center project.

9                   I am joined today by a couple of experts  
10 who are within the crowd. We have got Mike  
11 McGuire in the first row, who is our engineer on  
12 the project.

13                   We have Mike MaRous sitting in the third  
14 row over there, who put together Exhibit 11 of  
15 the application, which is the property value  
16 assessment.

17                   We have Dr. Dave Loomis as well in the  
18 fourth row. He put together the ninth exhibit  
19 in the application, the economic impact  
20 analysis.

21                   We also have Dale Hempstead in here as  
22 well, and he is the one that we have been  
23 consulting with as we are discussing drainage  
24 issues on this project.

1           So, that's the A team that you have in  
2 front of you, and then of course, there is  
3 little old me, the developer. I have been  
4 developing solar projects or working in solar  
5 for five years now. The past just under two  
6 years have been spent developing this project  
7 here in Christian County. I am really excited  
8 to bring it in front of you today.

9           Like Jim mentioned it was approved for  
10 special use in 2019. There are some factors,  
11 which we will get into that led us to change our  
12 footprint.

13           So, what we are seeking tonight is for  
14 the Zoning Board to recommend for approval,  
15 recommend to the County Board to approve our  
16 special use application amendment.

17           So, let's get right into it. Hickory Point  
18 Solar is an affiliate of Invenergy, and  
19 Invenergy is the largest privately held  
20 renewable energy developer in North America. I  
21 know it is a mouthful, but these numbers really  
22 speak for themselves as far as our project count  
23 and how much energy we put onto the grid.

24           What I really want to focus on though is

1 that bottom right figure, 30 million dollars of  
2 annual local economic investment. It is quite a  
3 significant figure. These projects are economic  
4 drivers, and I am really excited to show you how  
5 the Hickory Point Solar project will contribute  
6 to that 30 million dollars.

7 So, let's zoom in a little bit on the  
8 project itself. I know on the screen it is  
9 probably a little small there, but there is a  
10 number of tiles on the right, and what I want to  
11 highlight is that this is a 250 megawatt  
12 facility. It is a utility scale facility, and  
13 that is in layman's terms enough power to power  
14 40,000 American homes.

15 You will see there our development timeline  
16 in the bottom left. Our anticipated schedule is  
17 to start construction by the end of next year,  
18 and then be operational in 2025.

19 To give you a little bit more of a taste of  
20 this project history I know we have already  
21 mentioned it twice, this was approved for  
22 special use in 2019. On this slide that you can  
23 see here the red represents the previously  
24 approved project, and the blue represents our

1 amendment application that we have in front of  
2 you. The reason we will discuss this when we  
3 get to the engineering details, but there is  
4 historical mining in the area, and we needed to  
5 set our project away from that. So, that's the  
6 reason that those parcels have shifted.

7 I want to again zooming out, this is going  
8 to be a presentation of zooming in and out. So,  
9 here is us zooming out.

10 This is where the project is in the County.  
11 It is located entirely in an AG 1 District. It  
12 is about seven miles or so west of Taylorville,  
13 and about three miles south of Tovey. From a  
14 township perspective it is mostly Bear Creek and  
15 South Fork. There is two parcels in King  
16 Township, and if you are looking, this is the  
17 site plan. If you flip to Exhibit 1 of your  
18 application, you will see a more complex version  
19 of this site plan. I wanted it to show up  
20 clearly on the presentation.

21 So, the parcels that I mentioned in King  
22 Township are these in the very far southwest.  
23 So, to help contextualize where we are looking a  
24 little bit, this is the corner of King Township

1 in the bottom left of this map.

2 What you are looking at is the orange area  
3 is our fence line. The gray, of course, are our  
4 modules. You see the blue lines in between  
5 them, those are our underground collection  
6 facilities to connect our rays together; and  
7 then all of the colored shapes in the middle  
8 that is our interconnection facility, so the  
9 additional facilities that we will be  
10 constructing on site.

11 UNIDENTIFIED AUDIENCE MEMBER: Could  
12 you show that on that screen because we couldn't  
13 see when you were over here pointing.

14 MR. GREG VASILION: Oh, yes, sure.

15 UNIDENTIFIED AUDIENCE MEMBER: Thank  
16 you.

17 MR. GREG VASILION: This is King  
18 Township down here. There are two parcels here.  
19 So, this is the corner of King Township, and  
20 that's what I was pointing at when I was over  
21 here.

22 UNIDENTIFIED AUDIENCE MEMBER: Thank  
23 you.

24 MR. GREG VASILION: I apologize. I

1 know it is hard with multiple screens here.

2 So, that's a zoomed out look, and again  
3 let's zoom in and look at the actual technology,  
4 what's going to be installed. Solar panels are  
5 primarily composed of glass and aluminum with  
6 silicon as well. The silicon is what converts  
7 the sunlight into electricity. I won't get too  
8 into the nitty-gritty of the technical specs.

9 That's what Mike is here for if we need  
10 to get into that, but what you are looking at  
11 here is a pretty good example of the type of  
12 technology that our project would be utilizing.  
13 They are located on trackers. So, what that  
14 means is that as the sun is moving through the  
15 sky through the day, they will track with the  
16 sun from East to West, from sunrise to sunset  
17 for maximum efficiency. But I think the most  
18 critical piece of this photo is not the panels  
19 themselves, it is what's under the panels.

20 I know a lot of times when you think about  
21 solar project, we aren't sure what a large scale  
22 project is going to look like. We will talk  
23 about vegetation a little bit more, but the  
24 ground underneath these panels will be entirely

1 vegetated, which is great for a number of  
2 reasons, but a big one, and we will talk about  
3 drainage right now, is reducing run-off and  
4 increasing water retention.

5 Drainage is a really important part of any  
6 project that's taking place in Christian County.  
7 It is an extremely flat county. There is a lot  
8 of agricultural drain tile, and so we have gone  
9 to great lengths to understand the drainage  
10 characteristics of the site.

11 We will be setting back from the public  
12 drainage facilities so we are minimizing any  
13 impact on them. The drainage district, of  
14 course, will have access to their facilities to  
15 maintain, et cetera, et cetera. And of course,  
16 we will be complying with all State and laws set  
17 forth in the Agricultural Impact Mitigation  
18 Agreement.

19 That document was handed out to you all  
20 before this meeting. We have an agreement with  
21 the Department of Agriculture called  
22 Agricultural Impact Mitigation Agreement.  
23 That's known as the AIMA, and that outlines a  
24 lot of specific drainage requirements as well.

1           Additionally Exhibit 12 in the application  
2 will show all of the private tile. We have  
3 corresponded and coordinated with our landowners  
4 to collect all of the private tiles so that we  
5 have a sense of where those facilities are  
6 located.

7           When you are talking about drainage, sorry  
8 this is going to be a drainage presentation; but  
9 when we are talking about drainage, it is  
10 critical not only to think about what we have  
11 installed underground, but also what's going on  
12 at the surface. That's really an important part  
13 of when you are thinking about the hydrological  
14 characteristics of a site.

15           At the end of the day when folks are  
16 picturing a solar facility, sometimes I have  
17 people ask me if it is going to be like a  
18 parking lot with solar panels on it, or they are  
19 asking if it is just going to be barren of  
20 vegetation, but these fields are fully  
21 vegetated. This is another great picture that  
22 shows what that can look like. That vegetation  
23 again is very helpful for water retention. When  
24 you have an agricultural field, there is a lot



1 more run-off than you are going to see when you  
2 have a solar site.

3 So, again I just want to paint that picture  
4 for everybody the vegetation of the site is a  
5 really important part of the function of the  
6 site, but also the aesthetics of the site, which  
7 gets us into talking about the neighbors and  
8 notification.

9 I have spent a lot of time in this County  
10 and know many of you on the Zoning Board. You  
11 may recognize me from City meetings. I have sat  
12 in on many County Board meetings as well. I  
13 understand the importance here of making sure  
14 that we are going above and beyond to notify the  
15 neighbors of the project.

16 We have, of course, complied with the  
17 ordinance as far as sending out the mailers,  
18 putting notice in the newspaper, but we also did  
19 take the additional unrequired step of knocking  
20 the doors of the non-participants who were in  
21 and around the project area. Everyone within a  
22 half mile of the project area got a knock from  
23 us; and of course, there were some folks who  
24 weren't home, and they all got a door hanger,

1 and that door hanger had my cell phone  
2 information as well as the e-mail you see up  
3 there, which is hickoryhotline@invenergy.com.  
4 That's live if anyone wants to shoot an e-mail,  
5 that will go to me. We welcome that feedback  
6 from the community.

7 When we are talking about impact to the  
8 neighbors, one of the things that we get asked a  
9 lot about is the visual impact. So, this is our  
10 screen plan.

11 This is Exhibit 8 in our application if you  
12 want to look at it. I will go to this screen  
13 first. When we are looking at this, really the  
14 main crux of this document are these yellow  
15 lines. If you look, you can see them here for  
16 example, here, here, here, and those yellow  
17 lines represent areas that we are going to be  
18 vegetating. So, I am going to go to the next  
19 slide to show you what it looks like.

20 For you all on the Zoning Board I will  
21 point over here. The color is really washed up  
22 on this one, but there is some here, some yellow  
23 here. These yellow lines are where we are going  
24 to be establishing vegetative screening; but

1        what does that look like, it looks like this.

2                These are the four species that we are  
3        anticipating using for vegetative screening, and  
4        you can see they are planted kind of like movie  
5        theater seats. They are staggered so as to  
6        increase coverage and maximally reduce the  
7        visual impact of the project.

8                To get into a few of the check boxes that  
9        we had to comply with in order to put this  
10       application together, environmental studies are  
11       really a big part of that. So, when it comes to  
12       the environmental aspects of this project we  
13       have to coordinate with U.S. Fish and Wildlife  
14       as well as the Department of Natural Resources.  
15       We got a thumbs up from both of them on this  
16       project, but also we take the additional step  
17       of -- we have been around a long time, and  
18       Invenergy knows how to site these projects.

19                So, the project is responsibly sited to  
20       avoid any potentially sensitive habitats. So,  
21       less than, or sorry, approximately 1 percent of  
22       the project is forested area or wetlands. The  
23       rest of it is all agricultural, which does not  
24       present a big risk for sensitive species.

1           Another one of the check boxes that we will  
2 go through is engineering diligence. We need to  
3 make sure that the project is suitable from an  
4 engineering perspective. The most critical  
5 piece here is the coal mines that I discussed  
6 before. This is the impetus for us needing to  
7 adjust our project area. So, we hired a  
8 specialty consultant, and we worked closely with  
9 them to determine exactly where the mines are,  
10 what the likelihood is of those mines subsiding,  
11 where those subsidence events could occur, and  
12 then critically what effect it would have on our  
13 project.

14           So, we have cleared it. We have setback  
15 from those mines appropriately, and have  
16 effectively taken that risk out of the equation,  
17 which is why again our project boundary has  
18 shifted and why we are in front of you today.  
19 That's why we are requesting the amendment.

20           Some other engineering things that are  
21 important is when we are talking about these  
22 projects, we want to make sure that we are  
23 talking about compliance across the board, and  
24 we will be complying with every Illinois State

1 law especially we are talking about things like  
2 sound, for example. It is very minimal sound,  
3 and we will comply with the Illinois State  
4 Statute when it comes to sound.

5 One of the most critical things from this  
6 project right up there with drainage is  
7 decommissioning, and that's what happens to the  
8 project after we are finished with it and it is  
9 taken out. The short answer if I could, the  
10 headline of it is that we have to remove those  
11 facilities. There is a number of things that  
12 hold us to that standard including the County's  
13 ordinance, but also the standards set forth in  
14 the AIMA that you have in front of you, and in  
15 addition to the agreements that we have with our  
16 landowners. In the event that for some odd  
17 reason we are unable to do that, we do have a  
18 security that we have to post with the County,  
19 which will cover the full decommissioning costs  
20 of the project. Those costs are outlined in  
21 Exhibit 13 of the application.

22 I do want to hit on this before I go to the  
23 next slide, this isn't just ripping the panels  
24 out and saying adios. We are required to

1 restore that land to similar condition, and that  
2 brings me to talking about our compatibility  
3 with other uses in the agricultural zone.

4 I won't hit every single one of these  
5 bullet points, but at the end of the day these  
6 projects are kind of like CRP programs on  
7 steroids. They are vegetated well like I said.  
8 We talked a lot about the neighboring impacts,  
9 but from a business perspective if you are a  
10 farmer farming next to one of these facilities,  
11 it is very non-intrusive. They are not going to  
12 encroach. They don't make noise. They don't  
13 make a lot of smell. There is no odor that  
14 comes from them. So, they are pretty friendly  
15 neighbors in an agricultural zone.

16 Additionally they have a lot of economic  
17 benefits. It is something I touched on right at  
18 the beginning of this presentation. This  
19 project will be an economic driver, and that  
20 comes primarily in the form of tax dollars, and  
21 again we have Dr. Dave Loomis here who can speak  
22 to this in greater detail.

23 But the short form is that the State of  
24 Illinois has a formula for calculating how much

1 tax a facility like ours will pay over the  
2 course of the project, and we are estimating  
3 during the 30 year life of this project that  
4 number will be 33.7 million dollars to various  
5 taxing entities in the County, and the vast  
6 majority of that, or not the vast majority, but  
7 the majority of that is going to be going to the  
8 Morrisonville School District including 3.3  
9 million dollars to Christian County, and that's  
10 over 30 years.

11 So, I have a table in the next slide of the  
12 annual averages. That 17.5 million dollars to  
13 Morrisonville is extremely significant, and we  
14 do have a resolution of support from the School  
15 District, which you do also have in front of  
16 you.

17 This is just a table of how we get to that  
18 33.7 million dollars broken down by entity. I  
19 won't go through and read them all, but we can  
20 certainly come back if there are questions about  
21 it.

22 Now I just want to get to the final part of  
23 this, which is, I know you all know this already  
24 so I will breeze through it, the factors for

1 approval. In the ordinance there are three  
2 factors for, to be considered by the Zoning  
3 Board.

4 One is whether the project will adequately  
5 protect public health, safety, and welfare. And  
6 the next is the effect that it will have on  
7 neighboring properties. And the next is if it  
8 is near any other facilities like hospitals, et  
9 cetera.

10 Again I won't dig through every single one  
11 of these, but the project will protect the  
12 health, safety, and welfare. We discussed this  
13 earlier in the presentation, but will also I  
14 just want to flag here that the project will  
15 coordinate with local emergency services as  
16 well. That includes fire districts, ambulance  
17 districts, et cetera.

18 We talked a lot about neighbors. I do want  
19 to mention one other thing about neighboring  
20 properties is -- Mike MaRous is here, and he put  
21 together Exhibit 11 of that application that you  
22 have in front of you, which is a market impact  
23 analysis, which details property values in solar  
24 areas. So, I just want to flag that as an



1 additional, an addition to all of the neighbor  
2 stuff that we have talked about that's an  
3 additional resource for you.

4 Then the last condition is whether there  
5 are any schools, hospitals, et cetera near the  
6 project. I mentioned this before. This is a  
7 well sited project. There are not very many  
8 residences. We are not near any schools,  
9 hospitals, et cetera. It is all in the AG 1  
10 District. So, as such it is an appropriate  
11 place for a solar project.

12 And accordingly I put the green check on  
13 there, and my request to the Zoning Board is a  
14 recommendation to the full County Board to  
15 approve the special use amendment for the 250  
16 megawatt Hickory Point Solar Energy Facility in  
17 an AG 1 District.

18 So, that's my presentation. I wanted to  
19 keep it brief. My name is Greg again. My  
20 contact information is up there. Feel free to  
21 write it down or do what you will with it, but  
22 if there are any questions, I am happy to take  
23 them at this time.

24 CHAIRMAN OVERHOLT: Are there any

1 questions from the Board?

2 At this time we will take any public  
3 comments regarding this proposal. As a reminder  
4 please address the Board Chairman, state your  
5 name, and you have three minutes to speak.

6 Go ahead. Does anybody want to speak?

7 Yes, ma'am. Would you please state your  
8 name.

9 MS. MARSHA CIMARUSTI: My name is  
10 Marsha Cimarusti, and I live in Morrisonville,  
11 and I am going to be across the road from the  
12 projected site.

13 COURT REPORTER: Ma'am, could you spell  
14 your full name for me, please.

15 MS. MARSHA CIMARUSTI: M-A-R-S-H-A,  
16 C-I-M-A-R-U-S-T-I.

17 I appreciate you guys doing the  
18 presentation. It is unfortunate though a lot of  
19 the things that you are referring to none of us  
20 saw or had in our hands so that we could follow  
21 along or get the information. Like what about  
22 our -- you touched very lightly on our property  
23 values, but you didn't say are they going down,  
24 are they going up, staying the same, are we

1 going to get any kind of guarantee to that? So,  
2 those kind of things are not addressed.

3 Also I looked in the County Board where it  
4 is being changed from wind to solar. It says  
5 that the company would do everything they could  
6 to make sure that it didn't interfere with TVs  
7 Wi-Fi, et cetera. We are out in the country.  
8 That's our life line. There was no solution in  
9 there if there was a problem. It was just you  
10 are going to try and do your best, and too bad  
11 for us if it doesn't work. I would like to see  
12 some point people, some solutions offered and  
13 put in there. That's a big one.

14 Four hundred to 500 people, what kind of  
15 jobs are they going to be doing, and where are  
16 they all going to be housed? I have chickens.  
17 I don't like them getting killed by people  
18 racing up and down the street.

19 Explain to me how this is all going to work  
20 with that many people in our area.

21 MR. JAMES GRIFFIN: We can address all  
22 of your questions at the end. I didn't want to  
23 cut you off if there is more.

24 MS. MARSHA CIMARUSTI: I would ask

1 that the vote not be taken tonight, that we  
2 have another meeting, and we have a chance to  
3 study some of this stuff. And I for one did  
4 not have anybody at my house and knocking on  
5 my door.

6 So, it was kind of difficult, and I would  
7 appreciate having more information and more time  
8 to study it because you guys all know what's  
9 going on, and we don't.

10 Also the good neighbor plan or property  
11 value guarantee plan, would your company be  
12 willing to do anything like that?

13 MR. GREG VASILION: I will speak  
14 to that.

15 I think the first thing to discuss is  
16 the property values, and I do want to lean on  
17 Mr. MaRous who is here tonight who put together  
18 the property value assessment and the  
19 application, which has been at the Zoning Office  
20 publicly available since May 15th.

21 Mike, could you come and speak to that,  
22 please.

23 MR. MICHAEL MAROUS: Good evening, my  
24 name is Michael MaRous, President of MaRous &

1       Company, 1550 North Northwest Highway, Park  
2       Ridge, Illinois. I am a general certified  
3       appraiser of the State of Illinois, which is the  
4       highest form of licensure. I hold an MAI  
5       designation. I am Past President of the Chicago  
6       Chapter of the Appraisal Institute. I also am a  
7       broker in the State. I am also a counselor of  
8       real estate. I have published. I have spoken  
9       and I have authored numerous articles, and I  
10      think I am named in about 20 appraisal books.

11             So, in this situation what we did is we did  
12      a property value analysis of this proposed 250  
13      solar project. We looked at the issues that you  
14      heard, the size, the location. We looked at the  
15      demographics of the area. We looked at the  
16      population of the footprint, which is about 25  
17      persons per square mile.

18             When we do these studies, we always,  
19      whether it is an industrial building, a shopping  
20      center, a residential development, we probably  
21      have done 200 studies looking at proposed  
22      projects. We look at traffic. We look at truck  
23      traffic. We look at safety. We look at noise.  
24      We look at odor. We look at lights, things that

1 impact property values, but we also look at the  
2 economic benefits, which you saw up there of 30  
3 plus million dollars. But it is not only what's  
4 coming in, what is the cost. Is there an effect  
5 on schools, no. Is there an effect on public  
6 safety, are there other infrastructure  
7 requirements that you are going to have with an  
8 industrial building, or residential subdivision,  
9 or many other types of developments.

10 So in this situation I went out. I have  
11 been in the area at least three times looking at  
12 the project. We researched sales of properties  
13 in the area, which are in the report. We also  
14 studied ag land. Obviously this is a very  
15 fertile, desirable agricultural area. But we  
16 looked at it basically in four pieces.

17 We looked at, we call it matched pairs,  
18 which we are looking at sales of residential  
19 properties that are close to solar panels, solar  
20 arrays, solar farms, and similar properties in  
21 the same market area, similar characteristics,  
22 similar age, similar lot size, similar building  
23 size to see if there is any impact on value. In  
24 my report I think I have got 25 to 30 examples,

1 and we didn't find any indication of any  
2 negative impact on value.

3 We also -- I also interview assessors in  
4 the State that have major solar, and I call  
5 them, and I say number one, have there been any  
6 complaints, formal appeals filed with an  
7 allegation of diminution of value based on  
8 proximity to solar, and if there were, was there  
9 any reduction made, and are you valuing property  
10 in proximity with solar any differently than  
11 similar properties in the township and the  
12 county.

13 I have done it in the States of Illinois,  
14 Iowa, Indiana, Minnesota, Wisconsin, Ohio, and  
15 probably interviewed over 150 assessors of  
16 thousands of acres, not one formal appeal. None  
17 of the assessors are finding any negative impact  
18 on value.

19 It is something when a major solar farm  
20 comes in, there is concern from the citizens  
21 because there is uncertainty. They don't know.  
22 It is adding something new. So, there is  
23 concern, so they watch it. But they find that  
24 it becomes basically part of the ag community,

1 and adds an economic benefit, and it generally  
2 adds to the stability of the community, and if  
3 anything, adds value.

4 The other issue is we look at peer reviewed  
5 articles. There is really only three out.  
6 There is lot of blogs on the internet, but there  
7 is only three peer reviewed articles, and each  
8 are kind of interesting; but when they are  
9 correlated to a project like this in a  
10 population density like this, again there is no  
11 negative impact on property values.

12 Last, I don't call brokers in the county  
13 where the proposed project is because I don't  
14 want to put that person at odds with somebody  
15 that is upset. It is their profession. So,  
16 what I do is we talk to brokers that have had  
17 experience with major solar to see are buyers  
18 not looking at properties, has this impacted  
19 property value. What's interesting what keeps  
20 coming back, there are some people that don't  
21 like solar. There are some people that do like  
22 solar, but what they find is with anything not  
23 everybody likes every property. There is demand  
24 for the property.



1           A lot of people again like the stability  
2           and certainty that it brings, and the economics  
3           that it brings, and the more conservative modern  
4           houses, proximity to shopping, proximity to  
5           medical, and they found no negative impact. So,  
6           that just kind of summarizes a little bit of  
7           what's in my 100 plus page report.

8           I have appraised in my career probably over  
9           12,000 properties and done a lot of work in  
10          Central Illinois. I had the honor of graduating  
11          from U of I Champaign, got married in Central  
12          Illinois. I have a lot of experience, and I am  
13          a native boy. So, any questions?

14                   CHAIRMAN OVERHOLT: Thank you very  
15          much.

16                   MR. GREG VASILION: The second question  
17          that you had -- I lost you Marsha, where are  
18          you? Hi. The second question that you had was  
19          about interference with --

20                   COURT REPORTER: I am sorry, Greg, I  
21          cannot hear you.

22                   MR. GREG VASILION: It is a positioning  
23          game.

24                   The second question that you had was about

1 TVs, radios, et cetera. Solar projects are a  
2 low profile project. The maximum height that  
3 they are going to reach at full tilt is 15 feet.  
4 They are not in a position to interfere with any  
5 of those particular technologies. So, we aren't  
6 expecting interference on that front.

7 UNIDENTIFIED AUDIENCE MEMBER: What if  
8 we do have a problem with our Wi-Fi after you  
9 put these up? What can we do because trees  
10 interfere with our Wi-Fi?

11 MR. JAMES GRIFFIN: Certainly the  
12 project is responsible to ensure that the  
13 residents of the community don't suffer any  
14 issues in their day-to-day lives, and so there  
15 is a complaint resolution process; and if there  
16 is an issue with the project, whether it is TV  
17 reception, which again is not going to happen,  
18 but if there is some issue with the project,  
19 that's why they establish that hotline that Greg  
20 had talked about before, the e-mail address.  
21 And once the project gets under development,  
22 they will have a local office.

23 So, we would encourage you, any complaints  
24 or concerns you have go right to the project,

1 and we will do what we can to help resolve  
2 those. But we want to be a good neighbor, and  
3 we want to be responsive to any concerns that  
4 you might have. But telecommunication  
5 interference is not going to be a concern, but  
6 again if you feel that it is, we will discuss it  
7 with you.

8 UNIDENTIFIED AUDIENCE MEMBER: What  
9 would be the average length of time from the  
10 time that say I go into your office and say my  
11 Wi-Fi is out, or there has been so many trucks  
12 on the road I am getting big dips, from the time  
13 I talk to you about it until the time that it is  
14 resolved?

15 MR. GREG VASILION: One thing that I  
16 didn't touch on, but it was in one of my slides  
17 was the -- when we are talking about the  
18 economic impact, one of those things is four --

19 COURT REPORTER: I am sorry, Greg, I  
20 cannot hear you.

21 MR. GREG VASILION: We will have four  
22 long term operational staff, who are  
23 facilitating the site. They will be on site  
24 managing it, keeping it up-to-date, et cetera.

1 Those folks are folks that are going to be  
2 members of the community. They are going to be  
3 living here, working here. And these are folks  
4 who, you know, on other projects of ours, the  
5 community members have their cell phone numbers.  
6 They know who they are.

7 It is not even a matter of I am going to  
8 march down to the office and ask to speak with  
9 somebody that is like, that's not going to text  
10 John, he is the service manager. So, those  
11 complaints, anything like that would get  
12 resolved very quickly because that's what the  
13 team is there to do. They are there to keep the  
14 site up-to-date, and also to make sure that if  
15 there are any issues, they are resolved.

16 UNIDENTIFIED AUDIENCE MEMBER: Can you  
17 get me a little more of a smaller timeline,  
18 because I mean, okay, scenario my Wi-Fi goes  
19 out. We don't know if it is you. We don't know  
20 if it is the company, whatever. I talk to you.  
21 I have done everything on my side, done my due  
22 diligence. It turns out I never had this  
23 problem before the panels were there. I go to  
24 you. I understand you are saying you want to

1 work with us, and you will be part of the  
2 community, but it makes a difference if we are  
3 going three days without Wi-Fi versus maybe 30  
4 without Wi-Fi, 45 days.

5 I am wondering what is your average? I  
6 know you can't be specific, but I would like  
7 some kind of number.

8 MR. GREG VASILION: Sure, again like  
9 you said being specific on that is pretty  
10 challenging to say yes, the tech will be out  
11 there in 24 to 48 hours. I don't have that  
12 answer for you, but I will say as we are talking  
13 about this, this Wi-Fi communication issue truly  
14 it is not something that's going to be an  
15 impact; but the staff will be available, and  
16 they are pretty quick to deploy. I imagine if  
17 you called, or messaged, or went into the  
18 office, they would be out there like the same  
19 day depending what else is going on at the site;  
20 but I can't say up here, I don't want to commit  
21 ourselves to like oh, Greg said that they would  
22 be here within ten to twelve hours. The  
23 situations will change depending on what's going  
24 on on site that day, what the issue is, et

1 cetera, et cetera.

2 UNIDENTIFIED AUDIENCE MEMBER: You keep  
3 talking about the office. Where is the office?

4 MR. TARR: Ma'am, have you signed in?

5 UNIDENTIFIED AUDIENCE MEMBER: No.

6 MR. TARR: Okay. You need to sign in  
7 and come up and be recognized to ask questions.

8 MR. GREG VASILION: The office is going  
9 to be -- actually if I could rewind in the  
10 application here. Sorry to go so far back.

11 UNIDENTIFIED AUDIENCE MEMBER: So, now  
12 I have signed in. Where is the office?

13 MR. GREG VASILION: So, the office is  
14 right here. It is the smallest of the dots.  
15 There is a green dot up there, and that's where  
16 our operations and maintenance building is. So,  
17 it is -- that is 1225 North Road, or is that  
18 1275, but that green dot up there is where the  
19 office is.

20 UNIDENTIFIED AUDIENCE MEMBER: We can't  
21 see the green dot.

22 MR. GREG VASILION: It is straight  
23 above my hand. You see that little triangle.  
24 It is directly north of there. It is laid out

1 in our site plans.

2 Part of when you submit to the County, we  
3 have to lay out all of our facilities, and  
4 that's an important one, the operations and  
5 maintenance building. So, it has a footprint,  
6 and I recognize that everyone is far away, and  
7 it is hard to see on the screen here, but it is  
8 just south of, I believe that's 1275 North Road.

9 UNIDENTIFIED AUDIENCE MEMBER: What's  
10 the cross street?

11 MR. GREG VASILION: It looks like it is  
12 415 East and 1275 North.

13 CHAIRMAN OVERHOLT: Is there anyone  
14 else that would like to address the Zoning Board  
15 of review? Yes, sir. Please state your name.

16 MR. BRIAN MOORE: My name is Brian  
17 Moore, and I live on 1050 North Road. I just  
18 wanted to, I guess, share a couple of opinions  
19 or thoughts in the question on the appraisal.

20 I happen to be a broker, a real estate  
21 broker of The Real Estate Group, and I live in  
22 the area. I do work in Central Illinois, and  
23 Christian County, and Sangamon County. A lot of  
24 the information that the appraiser said was

1 accurate. They go behind to back up property  
2 values.

3           However, the thing that has been my  
4 experience in this market whether it be wind  
5 farms, whether it be solar power, up in Logan  
6 County people don't want to buy houses that are  
7 in those areas and pay for the same prices as a  
8 house that's outside of that area.

9           My concern from being where I am at, I am  
10 really questioning because we are fixing up our  
11 home to add some value, and I am really  
12 questioning if I put this extra hundred, hundred  
13 fifty thousand in my house, if I am going to get  
14 it out if I ever decide to sell it some day with  
15 the project where it is.

16           I am not opposed to solar. However, I  
17 think it is naive for us to think that it is not  
18 going to affect our property values.

19           From where we live to roads and everything  
20 else I haven't had a problem with our  
21 infrastructure in getting anywhere we need to  
22 go. So, I don't see some of those benefits  
23 really, much of a benefit to us that live in the  
24 area that we are at. I just wanted to share



1           that with everybody.

2                       From actually living here and working in  
3           the market, I have experience in working with  
4           properties in the country, and I hear from  
5           people that are buying and people that are  
6           selling. So, thank you.

7                       CHAIRMAN OVERHOLT: Thank you, sir.  
8           Okay, who is next? Ma'am, would you come up.

9                       MS. RANDI RIEMANN: Do I need to use  
10          the microphone, or am I loud enough -- loud  
11          enough.

12                      Okay. My name is Randi Riemann. I am the  
13          Junior Senior High School Principal of  
14          Morrisonville, and obviously you guys saw on the  
15          presentation that we stand to, potentially if  
16          numbers hold, 17.5 million dollars over the  
17          course of this project through 2050. Is that  
18          right, Greg? Yes, it is. I just found it.

19                      So, some of the things that I want --  
20          whether you are against this, for it, whatever,  
21          I wanted you to kind of like take it from our  
22          perspective as a school district because I am in  
23          the same boat. If I was in this position and  
24          had to decide if that was going to be our land

1       that this was going to be put on what my stance  
2       would be, I don't know.

3               When you look at it from our school  
4       district, and this is why our Board ultimately  
5       passed the resolution to support this is the  
6       fact that with that amount of money that could  
7       come into our district that lessens our  
8       dependence on the taxing body, any specialty  
9       taxes, like a 708 Board, a one cent tax. It  
10      lessens our dependence on that.

11             Our enrollment tends to fluctuate, going  
12      up, going down. General State aid is tied to  
13      enrollment.

14             So, if we were to have, to be the  
15      beneficiaries of part of this tax base, then  
16      that's going to lessen our dependence on those  
17      property taxes. That's also going to give us  
18      the opportunity to do some things that we maybe  
19      can't do right now because of our funding  
20      sources. We would like to be able to extend our  
21      elective curriculums.

22             Right now we have -- ag is our main one.  
23      We have some business classes. We would like to  
24      put in a full on art. We would love to expand

1       our music. We would like to expand our business  
2       classes. The only way we can do that is with  
3       staff. The only way we can hire staff is with  
4       money.

5               The other piece that is really popular and  
6       really needed right now is the mental health  
7       perspective, being able to offer more social  
8       work services. More mental health services is  
9       huge. We have one guidance counselor for our  
10      K12 District. So, in order to have adequate  
11      resources and things that the students need,  
12      this potential tax money for our district would  
13      go a long way towards that.

14             Then the last piece that I would like  
15      everybody to consider is that we like most other  
16      districts around are considered one to one.  
17      Each student has a Chrome book or some piece of  
18      technology that they are learning from on a  
19      daily basis. Those Chrome books have a shelf  
20      life of about three years. So, keeping that  
21      technology current is also something that  
22      becomes a burden to a district in their  
23      budgeting process.

24             So, again with this money that's projected

1 to come in if everything holds and we get that,  
2 that's going to be a huge impact to our district  
3 financially, and those would be the things that  
4 I would like for you guys to consider.

5 Again personally it would be a wash on what  
6 I would do, but for our district the support  
7 would be huge.

8 COURT REPORTER: Miss, could you please  
9 spell your name for me.

10 MS. RANDI RIEMANN: Yes, Randi,  
11 R-A-N-D-I, Riemann, R-I-E-M-A-N-N.

12 CHAIRMAN OVERHOLT: Did I see another  
13 gentleman's hand in the back? Sir, go ahead.

14 MR. SHAWN HAMMERS: My name is Shawn  
15 Hammers, Christian County Solid Waste Director.

16 COURT REPORTER: Please spell your  
17 name.

18 MR. SHAWN HAMMERS: S-H-A-W-N,  
19 H-A-M-M-E-R-S. I had a chance to review the  
20 plan, Greg, and what I didn't see on there  
21 necessarily was a storm water pollution  
22 prevention plan regulated by the Environmental  
23 Protection Agency.

24 I saw that you had a couple measures that

1       you talked about for sedimentation of the ground  
2       in certain areas that you planned to do that.

3       Was this plan something that was in current  
4       development, something that was going to be --

5                   CHAIRMAN OVERHOLT:   Speak up.

6                   MR. SHAWN HAMMERS:   I am curious on  
7       whether the current plan had the storm water  
8       pollution prevention plan, or whether there was  
9       plans to add it.

10                  In addition, I had a chance to look at the  
11       decommissioning cost estimates, and I didn't see  
12       any cost estimates for the actual disposal or  
13       recycling costs for the solar panels or  
14       materials on site.  It was very vague in regards  
15       to how much material and volume would be sent to  
16       the active landfill, and what kind of burden  
17       that may potentially put onto the County for  
18       long term waste management planning.

19                  Right now I don't believe that there are  
20       any statutory regulations for recycling of  
21       panels.  I just kind of wanted to know what your  
22       take was on it, and if that was something that  
23       was going to be prioritized.

24                  In addition you mentioned the assurance

1 bond that was in any case that the business  
2 would not be fit to continue. I saw the  
3 calculations for that, but in terms of  
4 decommissioning are those calculations at  
5 present rate for disposal or recycling of the  
6 panels and equipment, or is there a more  
7 appropriate number that could be calculated  
8 through inflationary time between the life of  
9 these solar panels? Right now 2023 rates may be  
10 X; but 25, 30 years from now if the County was  
11 on the site to have to decommission the site,  
12 those costs would be much more of a burden to  
13 the County compared to the initial numbers of  
14 2023.

15 MR. GREG VASILION: I appreciate it,  
16 Shawn, a couple of points there to discuss.

17 First is the storm water pollution  
18 prevention plan. Jim, could you speak a little  
19 bit more to the timing on that? That is  
20 something that as we move towards construction,  
21 that's when the storm water pollution prevention  
22 plan gets into place. At this stage when we are  
23 applying for our special use permit zoning, it  
24 is not a part of the diligence that we conduct.

1                   MR. JAMES GRIFFIN: Correct, that's a  
2 pre-construction requirement. It is a State law  
3 that you submit and receive a permit from IEPA  
4 for a storm water pollution prevention plan, and  
5 the project will, of course, have to follow that  
6 requirement, and we will do so.

7                   MR. GREG VASILION: Then regarding the  
8 decommissioning you mentioned the cost and the  
9 2023 dollars. Yes, the way that that is  
10 accounted for is that that amount is to be  
11 updated every few years in order to account for  
12 changes in labor costs, inflation, et cetera.  
13 So, those numbers are the values that are there  
14 initially, and then those are updated to keep up  
15 with the times. That's reflected by, we had a  
16 bond in 2019, and this would have been an update  
17 to that value.

18                   MR. JAMES GRIFFIN: That's also -- that  
19 required update is required by the AIMA  
20 agreement that Greg mentioned. That's the  
21 agreement with the Department of Agriculture,  
22 which governs on a statewide basis project  
23 decommissioning. That requires that the project  
24 decommissioning estimate be updated as the

1 project life continues so that you have a  
2 current estimate for decommissioning based on  
3 current values.

4 MR. SHAWN HAMMERS: Then the last part  
5 in regards to decommissioning and the effect  
6 that it will have on local landfills in terms of  
7 volume.

8 MR. GREG VASILION: Part of the  
9 decommissioning is when you talk about the  
10 recyclability of the materials, these materials  
11 in the field, whether it is now or in the  
12 future, they are valuable. We are talking  
13 aluminum, steel racking. The panels themselves  
14 have inherent value. So, the after market for  
15 those materials is strong. We expect it to be  
16 strong.

17 As far as the specific impact on landfills,  
18 Jim, you want to discuss that?

19 MR. JAMES GRIFFIN: The study doesn't  
20 really go into current landfill capacity. What  
21 the study does assume that the materials that  
22 are recyclable will be salvaged. It does not  
23 assume -- because it is conservative it doesn't  
24 assume that the panels will be say resold and



1 recycled for future use, but that is the most  
2 likely outcome, but that also would greatly  
3 increase the amount that the panels could be  
4 sold for for another project. So, that's a --  
5 to be more conservative it assumes that it is  
6 only going to be salvage value the materials,  
7 the metals that are recycled. Then the  
8 remaining parts and materials for the facility  
9 are put into a landfill, and it assumes some  
10 distance in the report. I don't recall it  
11 offhand, but so many miles away. Obviously that  
12 figure would adjust based upon what landfills at  
13 the time of the project are commissioned or  
14 currently in service and have capacity for  
15 something like this.

16 MR. SHAWN HAMMERS: For the  
17 photovoltaic panels themselves --

18 COURT REPORTER: I am sorry, sir, I  
19 can't hear you.

20 MR. SHAWN HAMMERS: For the  
21 photovoltaic panels themselves a lot of that is  
22 glass itself, which is recyclable, but obviously  
23 decommissioning the glass from the inside  
24 components is a difficult thing to do

1       successfully at this moment and cost efficient.  
2       The glass on the panels is the main part of the  
3       panels. Is that planned to be tried to be  
4       recycled, or is that going to go straight to the  
5       landfill?

6               MR. JAMES GRIFFIN: The plan is that  
7       anything, any material with a value would be  
8       recycled, and that's accounted for in the  
9       decommissioning plan. The metals, the glass  
10      that have a market value for recycling would be  
11      recycled.

12             MR. SHAWN HAMMERS: So, due to the  
13      potential lack of market value now and in terms  
14      of getting the glass from the panels they will  
15      most likely not be recycled.

16             MR. JAMES GRIFFIN: Well, I would say  
17      correct. In five years this project wouldn't be  
18      recycled. Those panels would be moved to a new  
19      project because they would still be fully  
20      functioning, and so there would be no reason to  
21      remove the metals and glass and recycle that  
22      material. Those panels would just be  
23      re-utilized at a different site. So, that's  
24      what would happen in the few year term.

1           Obviously the decommissioning agreement  
2           doesn't assume that. It assumes that everything  
3           is just going to be salvaged and there is no  
4           market, but that's what would happen. These  
5           have a 25, 30 year life span. They are still  
6           producing energy at a relatively high percentage  
7           of what they originally did. So, there is real  
8           value in these panels. If they were to be  
9           removed from the site, it is most likely that  
10          they would simply be reused somewhere else.

11                   CHAIRMAN OVERHOLT: Thank you very  
12          much. Anybody else want to speak?

13                   UNIDENTIFIED AUDIENCE MEMBER: Maybe I  
14          misunderstood, but you said the panels were only  
15          good for 25 to 30 years, and this project is  
16          going to be 25 to 30 years. How are they going  
17          to be reused somewhere else?

18                   MR. JAMES GRIFFIN: I think the  
19          question had to do with in the near term, within  
20          the next several years. So, the answer was if  
21          for some reason, which has never happened on a  
22          renewable energy project in the Midwest, but it  
23          had to be decommissioned within five years of  
24          starting operation, those panels would simply

1 be dismantled and transferred to a new site  
2 because they are so valuable. That's what would  
3 happen.

4 Now, 30 years from now no, the  
5 decommissioning plan assumes that the materials  
6 would just be salvaged and they won't be reused  
7 as panels, although they could still be, but it  
8 is a conservative decommissioning estimate.  
9 Frankly 30 years from now we will have a much  
10 better, I think, robust system for the recycling  
11 of these types of panels, and that's likely to  
12 be in existence although it is in some state  
13 right now.

14 MR. GREG VASILION: I do want to add to  
15 that too. The 30 years when we are talking  
16 about the life of the panels, generally that's  
17 what the manufacturer's warranty is about that  
18 time period. At 30 years they aren't going to  
19 shut off, go dark, and be useless. They may be  
20 less efficient than they are now, but it is not  
21 like the site will suddenly be going dark after  
22 30 years.

23 CHAIRMAN OVERHOLT: Anyone else? Go  
24 right ahead, ma'am.

1 MS. GAYLA OYLER: My name is Gayla  
2 Oyler. We own, my family, we own some property  
3 like kind of right smack in the middle.

4 COURT REPORTER: Ma'am, could you  
5 please spell your name for me.

6 MS. GAYLA OYLER: G-A-Y-L-A, and Oyler,  
7 O-Y-L-E-R. One thing that came up 25 years that  
8 can be 50 years, and at their discretion, right,  
9 Greg?

10 MR. GREG VASILION: You are talking  
11 about the specifics of the agreement?

12 MS. GAYLA OYLER: Yes.

13 MR. GREG VASILION: I can't really get  
14 into the specifics of each landowner's  
15 agreement. There is confidentiality.

16 MS. GAYLA OYLER: Okay. Well, there is  
17 four people involved in our property, and some  
18 thought about signing on for solar. Some  
19 didn't. We were in the middle of a split in the  
20 land to each person. Mainly because of lack of  
21 time nobody signed on.

22 So, I am kind of neutral here. My  
23 questions may not sound like that. When we were  
24 approached, I know I was somewhat surprised that

1       this wasn't already an approval because I kind  
2       of got the impression that it was, and we were  
3       told you are going to be surrounded by panels,  
4       which does seem to be the case. So, I found  
5       that a list disconcerting, I guess, that I had  
6       the impression that it was already approved, and  
7       that we would be surrounded, and that was the  
8       way it was going to be.

9                So, would we have signed on had we already  
10       had our farm split, possibly because of that,  
11       but because of delays in the split of our  
12       property we have not. One person says money is  
13       not everything.

14               I would wonder about if there has been any  
15       studies done on health to people that do live in  
16       that area. I don't -- I thought about building  
17       a house out there, but in relation to property  
18       values even though I own it I am less likely to  
19       build a house out there because of the change in  
20       the scenery. You just don't know.

21               I do know, I have heard rumors there is  
22       huge solar farms going in like over in Waverly  
23       and Lowder area, and I am wondering how many we  
24       need taking up prime farmland, and also the fact

1 that any company can sell to anybody any time.

2 So, those were just some of the thoughts  
3 that I had, and like I said I am not negative  
4 against solar, and you guys have been very nice.

5 The other thing was I got the impression  
6 that people signed on for several years, and we  
7 only found out about it like in the last couple  
8 of years. We are like right in the middle, you  
9 know, so I was like why shouldn't we have heard  
10 about that a little bit sooner, and then maybe  
11 we could have done something different.

12 Anyway I guess that's basically all that I  
13 had, just my thoughts. Like I said, Greg is  
14 nice and all, and Keith was nice.

15 CHAIRMAN OVERHOLT: Thank you very  
16 much. Thank you.

17 Anyone else from the public care to make  
18 any comments? Sir, would you please come up  
19 front, state your name.

20 MR. ERIC ALLISON: Eric Allison, farmer  
21 landowner in the area. What about the heat  
22 island effect of large solar farms?

23 MR. GREG VASILION: We can discuss  
24 that. I have heard this concern before. It is

1 categorically not a thing. I mentioned in the  
2 early slides these sites are fully vegetated.  
3 Like I said these are CRP programs on steroids.  
4 There will not be a heat effect.

5 MR. ERIC ALLISON: Well, anything I  
6 read on the internet says the 6 to 8 degree  
7 temperature rise in the middle of the solar  
8 farms, and they claim that dissipates within a  
9 hundred feet.

10 MR. GREG VASILION: I can't speak to  
11 what's on the internet, but I can categorically  
12 say that that is not going to happen.

13 MR. ERIC ALLISON: That's not going to  
14 happen. So, if I farm right next door, what are  
15 your setbacks?

16 MR. GREG VASILION: So, we will be  
17 complying about the Christian County setbacks.  
18 It's 50 feet from the property line. So, if you  
19 are farming next to it, it will be 50 feet away.

20 MR. ERIC ALLISON: They say that the  
21 setbacks need to be more than, need to be at  
22 least a hundred feet for no ambient temperature  
23 rise. In anything that I have read says that  
24 your setbacks need to be a hundred feet.



1                   MR. GREG VASILION: We are following  
2 the Christian County ordinance.

3                   MR. ERIC ALLISON: I understand that.  
4 What about road use? I am next to -- we farm  
5 just south of the 4,000 acre one in Sangamon  
6 County.

7                   MR. GREG VASILION: Do you want to  
8 speak to that?

9                   MR. JAMES GRIFFIN: I can speak to  
10 that. We circulated to the Zoning Board  
11 proposed findings and recommendations, which  
12 include conditions. Two of those conditions  
13 were from the prior approval from the County  
14 Board. That's a condition -- in this case I  
15 make reference to condition number two, which  
16 states that the applicant shall enter into a  
17 written agreement with Christian County  
18 concerning the use of County roads, bridges, and  
19 rights of way relating to the project. So, that  
20 was a condition of the prior approval. We are  
21 proposing it should be a condition again, and  
22 that road use agreement would cover things such  
23 as ensuring that the roads are maintained and  
24 sufficiently adequate to handle the construction

1 traffic. That any damage to those roads are  
2 repaired by the project at the project's own  
3 cost, and to govern where project traffic can go  
4 down, what type of roads they can do. So, that  
5 is a very common type of arrangement in a  
6 project like this and we would propose and the  
7 County should have that as a condition for this  
8 agreement.

9 MR. ERIC ALLISON: Today I came over  
10 the Christian County farm coming down County  
11 Line Road from Virden, and I met five trucks on  
12 that township road going to the solar farm out  
13 there. So, you need to deal with where  
14 definitively they can drive because they are  
15 looking at their GPS's shortest route, and they  
16 are out on township roads.

17 COURT REPORTER: Sir, before you leave  
18 could I have you spell your name for me, please.

19 MR. ERIC ALLISON: Eric, E-R-I-C,  
20 A-L-L-I-S-O-N.

21 We have had to get after the concrete  
22 people and everybody else to keep them off the  
23 township roads. We have threatened to close the  
24 road for 90 days, but they now are going,

1 staying on the County and the State highways.

2 MR. COPENBARGER: I have a real  
3 quick -- so, you said the agreement, the  
4 previous agreement was with Christian County  
5 Roads and Bridges. Does that also include the  
6 Townships that are within Christian County that  
7 aren't in the jurisdiction of the County but the  
8 Townships?

9 MR. JAMES GRIFFIN: Correct.

10 MR. COPENBARGER: So, it is every road  
11 in the County within your footprint?

12 MR. JAMES GRIFFIN: Correct.

13 MR. COPENBARGER: Thank you.

14 CHAIRMAN OVERHOLT: Any questions from  
15 the Board, from the Board of Appeals? At this  
16 time we will take public comments. Any more  
17 discussion from the public?

18 MR. COPENBARGER: Jim Copenbarger, are  
19 you ready for questions from the Board?

20 CHAIRMAN OVERHOLT: Yes.

21 MR. COPENBARGER: You skipped right  
22 through it. So, I think some of us have some.

23 CHAIRMAN OVERHOLT: I didn't mean to  
24 skip right through it. I meant for the Board to

1 question Invenergy.

2 MR. COPENBARGER: Okay. That's where  
3 we are at now?

4 CHAIRMAN OVERHOLT: Yes.

5 MR. MERKER: If I may, there is a term  
6 that permeates the whole project, all of the  
7 paper that you have given us and everything  
8 else, and that's the life of the project. What  
9 is the life of the project?

10 MR. GREG VASILION: We generally  
11 estimate it to be 30 years.

12 MR. MERKER: Okay. Is there any  
13 requirement that you set a specific figure like  
14 30 years? Does anything require --

15 MR. GREG VASILION: Within the County's  
16 ordinance, no, there is no requirement on the  
17 length of the life.

18 MR. MERKER: Okay. Looking at the  
19 financial information that you have provided,  
20 Page 35 of this document.

21 MR. GREG VASILION: Are you in Exhibit  
22 9 right now?

23 MR. MERKER: Pardon.

24 MR. GREG VASILION: Are you in Exhibit

1 9 right now?

2 MR. MERKER: I am in -- actually I am  
3 looking at Table 11.

4 MR. GREG VASILION: I might  
5 preemptively call Dr. Loomis up here, the  
6 economic report, I assume.

7 MR. MERKER: Yes.

8 MR. GREG VASILION: Dr. Loomis.

9 MR. MERKER: Well, here is my question.  
10 This is a pretty simple one. Table 11 in this  
11 particular document is tax revenue from Hickory  
12 Point Solar Project for the school districts.  
13 It lists Morrisonville at 17.5 million dollars.  
14 This document that you just gave us this evening  
15 says 33.7 million in tax revenue over the  
16 expected 30 year life of the project.

17 MR. GREG VASILION: Yes.

18 MR. MERKER: So, we have different  
19 lives. This project has several lives like a  
20 cat?

21 MR. GREG VASILION: No, no. I will let  
22 Dr. Loomis speak to the project life  
23 assumptions, but 30 years is generally the  
24 expected life of the project.

1                   MR. MERKER: Well, then if we go back  
2 to Table 11, it shows a 25 year schedule for tax  
3 revenue.

4                   MR. GREG VASILION: Yes, sure. I think  
5 to get a little bit into the nitty-gritty, these  
6 projects exist as long as there is somebody to  
7 buy the power.

8                   MR. MERKER: Well, there is an  
9 important point to be made with this.

10                  MR. GREG VASILION: Yes, sure.

11                  MR. MERKER: And that is that this  
12 shows tax revenues at 25 years, but this says  
13 there is a 30 year life of the project. Does  
14 that mean for that last five years there are  
15 going to be no tax revenues?

16                  MR. GREG VASILION: I will leave to  
17 Dr. Loomis to explain how the taxing actually  
18 works.

19                  DR. DAVID LOOMIS: My name is David  
20 Loomis, D-A-V-I-D, L-O-O-M-I-S.

21                  So, my assumption, and I only did the  
22 calculations for the 25 years, so that's listed  
23 in a previous list of assumptions. Page 31 of  
24 the report lists out those assumptions.

1           The law governing how solar projects are  
2           taxed, are valued for taxation purposes I should  
3           say is governed by State law. So, I only  
4           calculated my 25 years, but let's look at that.  
5           Thirty years at year 26 the taxing body would  
6           continue to receive taxes from this as long as  
7           the project is there, and in fact, the valuation  
8           increases according to the rate of inflation.  
9           So, there is a trending factor that goes in  
10          there. It is not static, and so actually taxes  
11          would be up. So, this is a more conservative  
12          look. By doing it over 25 years you are going  
13          to actually start -- the project will be fully  
14          depreciated, and then you are going to start to  
15          see the trending factor actually increase the  
16          taxes that will come from the project.

17                   MR. MERKER: I am sorry, I don't  
18                   understand what you are trying to tell us.

19                   MR. JAMES GRIFFIN: The project will  
20                   continue to generate real estate taxes as long  
21                   as it is in existence.

22                   MR. MERKER: At what level?

23                   MR. JAMES GRIFFIN: At the level set by  
24                   the State law.

1           MR. MERKER:   What is that level set by  
2           the State law?

3           DR. DAVID LOOMIS:   So, again going to  
4           that Page 31 of the report, it says the cash  
5           value of a solar farm is \$218,000.00 per  
6           megawatt on that date in 2017, and then it gets  
7           adjusted for inflation.  They call it a trending  
8           factor, but it is the consumer price index.  So,  
9           you increase its value from that point on each  
10          year, and then it is subject to a 4 percent  
11          depreciation value, but the depreciation value  
12          maxes out.  There is a maximum amount of  
13          depreciation that you can take on the project.  
14          So, by the end of that 25 years it will, that  
15          maximum depreciation will have been hit so that  
16          all you are seeing is the inflation factor.

17          MR. MERKER:   So, what will be, the  
18          actual depreciating value at 25 years be?

19          DR. DAVID LOOMIS:   This is not the  
20          actual cash value, but this the equalized  
21          assessed value.  We will look at year 25 it is  
22          \$14,516,000.00.  So, 14.5 million dollars in  
23          year 26.  Then that's going to get an inflation  
24          factor to actually increase that EAV.



1           MR. MERKER:  So, what I am trying to --  
2           okay, here is what I am asking.  If we don't, if  
3           this project didn't exist and we had just  
4           farmland down there, we would receive a certain  
5           amount of tax money.  All right.  With this  
6           project according to what you have submitted to  
7           us as documentation there is -- let me step back  
8           from that a second.

9           There is a projected tax on this land now,  
10          and that would include, of course, the  
11          construction -- well, that would all fall into  
12          the EAV, is that correct?

13          DR. DAVID LOOMIS:  Correct.

14          MR. MERKER:  Is that correct?

15          DR. DAVID LOOMIS:  Yes.

16          MR. MERKER:  We owe a fiduciary to our  
17          citizens of the County.  One of the things that  
18          I think this Board needs to make certain of is  
19          that we don't have a negative outflow of cash  
20          when we get to the end of the project.  Do you  
21          understand what I am saying?

22          DR. DAVID LOOMIS:  Yes.

23          MR. MERKER:  So, if the depreciated  
24          value for conversation, if the depreciated value

1 is zero at that year 25, technically we would  
2 receive no tax revenues, correct?

3 DR. DAVID LOOMIS: That never happens.

4 MR. MERKER: That never happens  
5 because?

6 DR. DAVID LOOMIS: Because there is a  
7 maximum depreciation rate. You can't go -- you  
8 can't depreciate it to zero.

9 MR. MERKER: So, the project will be  
10 carried on the books at some value even though  
11 it has no value?

12 DR. DAVID LOOMIS: It has value. It is  
13 operating. It runs.

14 MR. MERKER: So, let's go back to that  
15 25 and 30 year difference. From years 25 to 30  
16 are we going to receive tax dollars?

17 DR. DAVID LOOMIS: Yes, lots of money.

18 MR. MERKER: Okay. That takes me to  
19 where I want to be. What I would like to see is  
20 an estimate of exactly what each taxing district  
21 is going to receive over this 30 year period.  
22 What I can't fathom doing is going to the  
23 Superintendent of Morrisonville and saying well,  
24 you know what, because of depreciation, et

1           cetera, we are actually not going to give you  
2           any money this year.

3                     DR. DAVID LOOMIS:  No, no, that is not  
4           going to be the case.  In fact --

5                     MR. MERKER:  But let's go back to what  
6           I would like to see.  What I would like to see  
7           is your estimates of what that tax revenue is  
8           going to be by taxing district, not just by the  
9           overall 33 million dollars in accounting.

10                    DR. DAVID LOOMIS:  If you look in the  
11           report again, I only calculated the first 25  
12           years.

13                    MR. GREG VASILION:  Can I jump in  
14           quickly with the 30 years.  As we are discussing  
15           this, it is commonplace for us to use 30 years  
16           as an assumption for the project life cycle as I  
17           put the slide together.  Dr. Loomis put 25 years  
18           into the report, but 30 years in this  
19           presentation that is truly a typo, an error on  
20           my part.  Every assumption is for 25 years  
21           because I was pulling the numbers directly from  
22           this report.

23                    So, my apologies for the confusion that  
24           that created as we were discussing this.  I hope

1           that clears up a little bit. It is 25 years.

2                       MR. MERKER: So, you supplied us with  
3 Exhibit 9?

4                       MR. GREG VASILION: Yes.

5                       MR. MERKER: I guess what I am saying  
6 is I would like to see -- each of these  
7 districts I would like for you to estimate what  
8 the tax revenue is going to be. We understand  
9 that there is no precision in these kinds of  
10 calculations, but you should have some kind of a  
11 formula or some kind of, something that you are  
12 using -- what I want to do is I want to make  
13 sure before the Board approves this that there  
14 is no place in the long term of the project  
15 where the monies aren't going to be there.

16                      DR. DAVID LOOMIS: I think you are  
17 exactly right. You will see, just to give you  
18 an idea here, and this is the total, on Table 8  
19 of my report you will start to see at those  
20 later years, years 23, 24, 25 that the actual  
21 taxes are starting then to increase, and you  
22 will see that replicated in every taxing  
23 jurisdiction. That's what I meant by those  
24 inflation rates. So, what will happen -- I can

1 calculate and I would be happy to provide a  
2 supplement for the exact numbers for those next  
3 five years, but an estimate would be a little  
4 over a million dollars per year for five years.

5 So, Greg's numbers are conservative. They  
6 are underestimating. His number of 34.7 million  
7 as the total is going to be underestimated.  
8 When he said 30 years, I only calculated for 25.  
9 It will add another five million dollars to the  
10 total tax revenue that will come in for those  
11 additional five years.

12 MR. MERKER: So, kind of what we have  
13 here is the famous line, a failure to  
14 communicate in terms of these numbers.

15 MR. GREG VASILION: It truly is just a  
16 typo to say 30 years. These are 25 year totals,  
17 and what you are asking for specifically with  
18 each district that is outlined in the report.  
19 Each district does have a table showing all 25  
20 years and the value that it will be receiving  
21 each year.

22 Like Dr. Loomis mentioned, you can see  
23 those values as the project depreciates they  
24 decrease over time. So, year one will be your

1 biggest payment, but then I believe it is around  
2 year 17 or 20 or something, those numbers do  
3 start to come back up. You can see that for  
4 each district that is getting tax dollars.

5 MR. MERKER: What does cause that?  
6 What causes that to come back up?

7 DR. DAVID LOOMIS: So, you have got two  
8 forces at work in the early years. You have got  
9 that 4 percent depreciation, which is just 4  
10 percent a year, and then you have what inflation  
11 is going to be working to raise that value as  
12 well, and they are working at odds with one  
13 another.

14 If you have a year like we had last year  
15 where inflation hit a high of 9 percent, you  
16 will actually see the EAV go up; but when it  
17 hits that fully depreciated, not down to zero,  
18 but down to the minimum that you can or maximum  
19 depreciation, minimum value, then the project  
20 starts increasing, or the EAV starts increasing.  
21 And you can see that in year 2044 it hits the  
22 minimum because it is fully depreciated at that  
23 point, and then all you have is that inflation  
24 factor that's taking into account.

1           MR. MERKER:    So, you have a report.  
2           That's already calculated what each taxing  
3           district would have over the 25 or 30 years?

4           MR. GREG VASILION:   Twenty-five.

5           MR. MERKER:    Twenty-five.

6           MR. GREG VASILION:   That's Exhibit 9 of  
7           the application.

8           MR. MERKER:    That report shows a  
9           positive tax revenue inflow to the districts for  
10          all districts through all years?

11          MR. GREG VASILION:   Yes, and I do want  
12          to say that we have talked to the assessor about  
13          this as well to discuss the tax implications of  
14          the project.

15          In fact, Dr. Loomis, correct me if this  
16          isn't the case, but there is no scenario where  
17          this is going to result in a certain taxing body  
18          losing out on tax dollars because it will not  
19          depreciate to zero.  There is never a point to  
20          where the facility has no value so to speak.  
21          That's all set forth by the State in a formula.

22          So, as much as I wish I could say this is  
23          all coming out of the goodness of our hearts, it  
24          is the State formula that we really have to

1 subscribe to.

2 DR. DAVID LOOMIS: That's for the  
3 value. The tax rate is set by the County Board,  
4 the School Board, et cetera. So, the rate is  
5 fully within your control. It is just how do we  
6 value this property that's within your taxing  
7 jurisdiction, and then it is up to the various  
8 bodies as to what they set the tax rate at and  
9 their budgets at.

10 MR. MERKER: Now, I am assuming this  
11 report is a proprietary document?

12 MR. GREG VASILION: It is part of the  
13 application, so it is public.

14 MR. MERKER: It is public, so we can  
15 look at it?

16 MR. GREG VASILION: Yes, it is in the  
17 binder that you all have. It is Exhibit 9.

18 MS. ADCOCK: Page 33.

19 MR. MERKER: Page 33.

20 MR. GREG VASILION: Yes, that will give  
21 you all of the bodies that you see on the screen  
22 here, you can look and see the 25 year breakdown  
23 for each and every one of these.

24 MR. MERKER: Okay. All right. Last



1 step of this. I am looking at Page 33 here, tax  
2 revenue. What I would like to know is what the  
3 estimated, I guess, valuation would be for each  
4 of these, for the Morrisonville School District,  
5 for the Taylorville road fund, for all these  
6 different things I would like to be able to look  
7 at numbers and say yep. This way -- we don't  
8 have any idea if this project isn't built, we  
9 have no idea what the tax revenues will be.  
10 They would just float along like they have for  
11 the last, I don't know, couple hundred years.

12 MS. ADCOCK: I think he means the  
13 original agricultural land, what would be the  
14 tax revenue if it wasn't built versus what it is  
15 today or with this project.

16 MR. MERKER: That's what I am trying to  
17 arrive at. I am sorry it took so long to get  
18 there.

19 MR. COPENBARGER: So, what I am  
20 thinking of right now what he is talking about.  
21 I own, say I own 100 acres, and it is farmed,  
22 and it is probably \$3,000.00 we are going to  
23 say. As a landowner leasing to you guys I still  
24 have to pay taxes on my land. You are paying

1 taxes on your infrastructure on my land, right,  
2 is that correct?

3 MS. ADCOCK: He is nodding.

4 MR. GREG VASILION: Dr. Loomis is the  
5 tax expert.

6 MR. COPENBARGER: Maybe the agreement  
7 says that you pay the taxes of the landowner.

8 DR. DAVID LOOMIS: It will depend on  
9 how that, how the PIN, parcel identification  
10 number, is on there, but typically for solar it  
11 is taking the underlying land and the value of  
12 the solar installation on top of it.

13 MR. COPENBARGER: So, you pay the  
14 landowner -- you may not be able to tell me all  
15 that. So, as a landowner I am probably not  
16 paying any taxes. It would be all you guys  
17 paying taxes.

18 MR. GREG VASILION: Not to get into the  
19 intricacies of the agreement, but we are sent  
20 the tax bill for our project.

21 MR. COPENBARGER: You are leasing  
22 ground from me. So, that's your tax bill.

23 MR. GREG VASILION: Yes, all of the  
24 participation in our project is through

1 voluntary easements. So, we have an easement on  
2 the ground, and we pay the tax bill for our  
3 facility, yes.

4 MR. COPENBARGER: So, what you are  
5 getting at is if it was -- how many acres you  
6 guys, is it 2,000?

7 MR. GREG VASILION: It is about 2,000  
8 acres.

9 MR. COPENBARGER: So, you were asking  
10 what was that tax revenue before and what will  
11 it be now.

12 MR. MERKER: Yes.

13 MR. COPENBARGER: It is 33 million, but  
14 maybe it was, I don't know, maybe it is 28  
15 million with farm ground, probably not.

16 DR. DAVID LOOMIS: It is orders of  
17 magnitude lower.

18 MR. COPENBARGER: It is an increase for  
19 sure.

20 DR. DAVID LOOMIS: A large increase.

21 MR. MERKER: Are you guys satisfied  
22 with that?

23 MS. ADCOCK: Well, I think --

24 MR. MICHAEL MAROUS: Mike MaRous, the

1        appraiser, value land for tax appeals all of the  
2        time. That 2,000 acres at \$30.00 per acre  
3        that's \$60,000.00 per year, \$25.00 per acre it  
4        is \$50,000.00. You are talking a million. It  
5        is almost 40 to 50 times the amount comparing  
6        existing agricultural land to the land as  
7        improved with the solar farm.

8                    MS. ADCOCK: Adrian Adcock, I have a  
9        question. How does this pertain to PTELL  
10       accounting?

11                   DR. DAVID LOOMIS: So, under PTELL the  
12       County and anybody who is under the PTELL  
13       jurisdiction would have the ability to, when  
14       this comes into the County would have the  
15       ability to increase their budget if they would  
16       so choose to do so; or they could follow the  
17       PTELL cap, keep their levy the same, and lower  
18       their tax rate with this increase in the EAV.

19                   MS. ADCOCK: Who would get the decrease  
20       then?

21                   DR. DAVID LOOMIS: All taxing  
22       jurisdictions, the tax rate would go down to  
23       everybody.

24                   MS. ADCOCK: If the tax rate goes down,

1 do the schools get as much money?

2 DR. DAVID LOOMIS: That would be up to  
3 the -- so, the school -- that would be  
4 independent. The school district would set  
5 their tax rate.

6 MR. GREG VASILION: The amount of money  
7 they would be getting from the project would not  
8 change. Chad Coady, you spoke to the assessor,  
9 and he would attest to that as well. There is  
10 really no other way to look at it other than  
11 economic positive from a tax perspective, but it  
12 is complicated.

13 MS. ADCOCK: I have an additional  
14 question. In the decommissioning plan it  
15 actually says the life span of 35 years. So, I  
16 know we are jumping around, but what is the life  
17 span of the project?

18 MR. GREG VASILION: Yes, as you are  
19 looking at different reports there are varying  
20 levels. We talked about being very conservative  
21 with the tax dollars. That's a version of  
22 conservatism for the decommissioning plan. When  
23 we are putting these plans together, we want to  
24 be as conservative as possible. So, we are

1 presenting things in the quote, unquote, worse  
2 case scenario. So, for the decommissioning plan  
3 the conservative estimate was 35 years.  
4 Generally the project life cycle is between 25  
5 and 35 years. We generally will say it is about  
6 a 30 year life cycle.

7 MS. ADCOCK: Okay, sorry, so why would  
8 we be conservative that you are estimating the  
9 life span to be more?

10 MR. GREG VASILION: Well, in the event  
11 that we were to model out those changes that  
12 happen every so often to the decommissioning  
13 plan like we talked about, updating those costs,  
14 the longer that decommissioning plan accounts  
15 for, the higher that number gets, which is the  
16 most conservative case.

17 MR. JAMES GRIFFIN: The 25 year tax  
18 projection that we are doing, year 26, 27, 28  
19 all that's happening is in the projection it is  
20 going up 2.95 percent. So, there is really no  
21 magic in going -- you can do all the numbers  
22 yourself. Just add 2.9 percent on year 25, and  
23 you will get year 26, year 27 add another. So,  
24 there is no -- that number just keeps going up

1 by that rate. How many years you want to use it  
2 it really doesn't matter.

3 MS. ADCOCK: But Dr. Loomis, you are  
4 using a 429 million as the basis for this, is  
5 that correct?

6 DR. DAVID LOOMIS: Yes.

7 MS. ADCOCK: So, forgive me, I don't  
8 remember if it was in the decommissioning or the  
9 market value, there was an area that said 250  
10 million to 429. Can you explain what that  
11 difference is?

12 MR. GREG VASILION: It is a range.  
13 Again that 400 million dollars is the most  
14 conservative estimate, 250 would be the more  
15 aggressive estimate. It is just depending on  
16 the procurement costs for the equipment, labor,  
17 and things like that. We are at that stage of  
18 the project where we haven't yet procured  
19 contractors, for example. So, we want to make  
20 sure that we are giving a range that encompasses  
21 the potential project cost, and that's why you  
22 see that number in the property value  
23 assessment, just a bigger range.

24 MS. ADCOCK: So, is the 429 the basis

1 for your table then or no?

2 DR. DAVID LOOMIS: So, could you repeat  
3 your question?

4 MS. ADCOCK: Yes. I was trying to  
5 understand your assumptions in there about the  
6 429, and so I was asking if the 429 million is  
7 part of your basis for what your tax revenues  
8 are in the table on Page 33.

9 MR. JAMES GRIFFIN: He is scrolling  
10 through that. The taxes are based on the number  
11 of megawatts for the project because that's what  
12 the State sets it as.

13 Now, what Mr. Loomis also did is he did an  
14 economic value impact study beyond taxes. Go  
15 ahead, Dave, explain that.

16 DR. DAVID LOOMIS: So, when --

17 CHAIRMAN OVERHOLT: Could I have your  
18 attention, please. Let's take a ten minute  
19 recess, and the doors will be open. Let's try  
20 to get back to our seats in ten minutes. Thank  
21 you very much.

22 (Whereupon the deposition was in  
23 recess.)

24 CHAIRMAN OVERHOLT: It would seem to me



1 as an outside observer, also as a member of the  
2 Board that we can't make a decision on this  
3 overnight or tonight, that we should maybe  
4 entertain this for another month, give everybody  
5 on the Board a chance to review the materials,  
6 and give these people a chance to respond,  
7 Invenergy.

8 So, therefore, the Chair would entertain a  
9 motion to table this to the next meeting where  
10 we will take it up again.

11 MR. COPENBARGER: I have got a  
12 question. Would it be beneficial if we submit  
13 our questions maybe to Blake, and he could give  
14 it to them so that then -- I mean if we don't  
15 communicate what we are wanting to know, I am  
16 not sure -- we are going to be right back at the  
17 same place, aren't we?

18 CHAIRMAN OVERHOLT: That would be very  
19 helpful if you would do that. If you know there  
20 are questions, submit them to Blake, and let him  
21 pass it on to Invenergy.

22 MR. COPENBARGER: I think Adrian has  
23 got some more questions. Are you limiting our  
24 time to 8:00 and we are done? Is that what you

1 are trying to do?

2 CHAIRMAN OVERHOLT: No, I am just  
3 trying to --

4 MR. COPENBARGER: Move it on.

5 CHAIRMAN OVERHOLT: -- trying to move  
6 on.

7 MR. COPENBARGER: I think we would like  
8 our tax assessor here, Chad Coady, at the next  
9 meeting. I mean he is the guy that's going to  
10 know what the tax implications are for the  
11 County.

12 MR. TARR: I would be happy to reach  
13 out to him. I know he had other commitments  
14 tonight and couldn't make it, but I would be  
15 happy to reach out to him.

16 MR. COPENBARGER: Just an idea, when we  
17 had other lengthy meetings or complicated ones  
18 we actually didn't -- we did it quicker than a  
19 month, but I don't know if that's something that  
20 you would want to do or we can do.

21 MR. TARR: Sure, we would be open to  
22 that.

23 MR. COPENBARGER: Like have a special  
24 meeting.

1 MR. TARR: I think we can call one.

2 MR. JAMES GRIFFIN: Certainly if there  
3 is an opportunity before next month's regular  
4 meeting for us to return, we would certainly be  
5 willing to do that, and get you whatever  
6 additional information you need so that the  
7 process can continue to move forward.

8 MR. COPENBARGER: My thought would be  
9 we would read -- everybody here wants though to  
10 know what we are doing. So, somebody would need  
11 to read them all. Here is what was submitted,  
12 and then you guys -- does that make sense?

13 MR. GREG VASILION: Yes.

14 MR. COPENBARGER: I will make a  
15 motion -- this is Dave Copenbarger, that we  
16 suspend the meeting tonight until we have more  
17 questions that can be answered and have Chad  
18 Coady here, if possible, to address the tax  
19 implications and answer any questions of the  
20 homeowners they may have with taxes, and perhaps  
21 I mean he may not know about the assessed  
22 valuations in the future, but I think he is key  
23 to this, a lot of this information.

24 MS. HOWARD: I would second that.

1                   MR. JAMES GRIFFIN: Just procedurally I  
2 would recommend that the Board clarify that the  
3 public hearing portion of this application has  
4 closed, which is my understanding is what's  
5 happened, and the Board is now deliberating  
6 including perhaps requesting additional  
7 questions, but from a public notice perspective  
8 I think it is important to identify the public  
9 hearing is closed, and that way there doesn't  
10 have to be another mailed and published notice  
11 for your next meeting. I would request that.

12                   UNIDENTIFIED AUDIENCE MEMBER: So, in  
13 other words, what you are saying the public  
14 won't be invited to the next one?

15                   MR. JAMES GRIFFIN: No, it will be a  
16 public meeting, of course, public meeting, yes.

17                   UNIDENTIFIED AUDIENCE MEMBER: But what  
18 you are saying whatever we think or feel doesn't  
19 matter anymore, it is just with the Board.

20                   MR. JAMES GRIFFIN: No, it is just so  
21 we don't have to mail out several hundred  
22 notices again for the next meeting.

23                   CHAIRMAN OVERHOLT: The motion has been  
24 made and seconded that this matter be tabled for

1 a period of time, possibly the next month,  
2 monthly meeting, and let's have a roll-call vote  
3 on this.

4 MR. COPENBARGER: Could we amend that  
5 or a special meeting called before a monthly  
6 meeting, Jim, if that happens.

7 CHAIRMAN OVERHOLT: Yes, we could do  
8 that. Myself I am going to vote present.  
9 Adrian Adcock.

10 MS. ADCOCK: Yes.

11 CHAIRMAN OVERHOLT: David Copenbarger.

12 MR. COPENBARGER: Yes.

13 CHAIRMAN OVERHOLT: Joe Dorr. Glen  
14 Goodrich. JoAnn Howard.

15 MS. HOWARD: Yes.

16 CHAIRMAN OVERHOLT: Gary Merker.

17 MR. MERKER: Yes.

18 CHAIRMAN OVERHOLT: Okay. Motion  
19 passes.

20 MR. GREG VASILION: Is it all right if  
21 I interject? I just do want to put this on the  
22 screen quickly, and I will leave it up. This is  
23 my contact information. I know there is a lot  
24 of folks in the crowd who are adjacent to the

1 property, and would love to chat with you, any  
2 questions that you do have.

3 Like I mentioned before we knocked at the  
4 doors, we left the door hangers, but I do want  
5 to make sure that information is out there, and  
6 that's my cell phone. So, call me, text me. I  
7 would love to hear from you before the next  
8 hearing, and we can sit down and chat about  
9 whatever concerns you have, or we will chat at  
10 the meeting, whatever works.

11 MR. BRYAN SHARP: Oh, motion to  
12 adjourn.

13 CHAIRMAN OVERHOLT: Okay, one other  
14 item. Are there any referrals from the  
15 Christian County Board? Mr. Chairman, do we  
16 have any referrals?

17 MR. BRYAN SHARP: No, sir.

18 CHAIRMAN OVERHOLT: Are there any  
19 questions from the Board? Any further  
20 discussion for the Board on any matters?

21 The Chair will entertain a motion to  
22 adjourn, entertain a motion to adjourn. Is  
23 there a motion to adjourn.

24 MS. ADCOCK: I have a motion to

1 adjourn.

2 MR. COPENBARGER: Seconded.

3 CHAIRMAN OVERHOLT: Then it has been  
4 motioned and seconded. The meeting is  
5 adjourned. Thank you.

6 (Which were all of the proceedings had  
7 on the Zoning Board of Appeals on June  
8 27, 2023.)

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1 STATE OF ILLINOIS )  
2 COUNTY OF CHRISTIAN ) SS

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4 I, Sandra K. Haines, a Notary Public and  
5 Certified Shorthand Reporter, do hereby certify  
6 that on June 27, 2023 the foregoing Zoning Board  
7 of Appeals was taken down stenographically by me  
8 and afterwards reduced to typewritten form by  
9 me, and that the foregoing transcript contains a  
10 true and accurate translation of all such  
11 shorthand notes.

12 Given under my hand and seal this 5th day  
13 of July, 2023 at Taylorville, Illinois.

14

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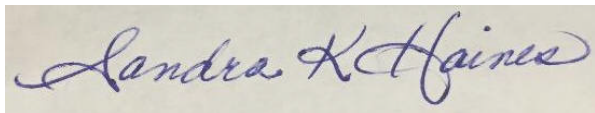
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