

**In The Matter Of:**  
*WOODFORD COUNTY*  
*ZONING BOARD OF APPEALS*

---

*PUBLIC HEARING*  
*November 16, 2020*

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*Area Wide Reporting and Video Conferencing*  
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WOODFORD COUNTY  
ZONING BOARD OF APPEALS

TRANSCRIPT OF PUBLIC HEARING  
REPORTED REMOTELY  
LIBERTY BIBLE CHURCH  
EUREKA, IL  
November 16, 2020  
4:00 PM - 8:00 PM

Reporting Remotely:

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ZONING BOARD:

Kim Holmes, Chairwoman  
Teresa Gauger  
Jerry Lay  
Dean Backer  
Marty Clinch  
Ansel Burditt

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**ALSO PRESENT:**

**COUNSEL PRESENT FOR  
WOODFORD COUNTY:**

**MR. ERIK GIBSON, ASA**

**COUNSEL PRESENT IN PERSON FOR  
TRI-GLOBAL ENERGY:**

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**COUNSEL PRESENT IN PERSON FOR  
PAUL QUIRAM, TROY JANSSEN &  
DAVID BURROUGHS:**

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PUBLIC HEARING

1 (The time is 4:00 PM.)

2 KIM HOLMES: All right. Let's start  
3 this again. We're going to start this hearing.  
4 This is the Woodford County Zoning Board of  
5 Appeals hearing. It is November 16th, 2020, four  
6 o'clock on a Monday. (Roll call)

7 BY LISA JORDING:

8 Q. Teresa Gauger?

9 A. Present.

10 Q. Jerry Lay?

11 A. Here.

12 Q. Dean Backer?

13 A. Here.

14 Q. Marty Clinch?

15 A. Here.

16 Q. Ansel Burditt?

17 A. Here.

18 LISA JORDING: All right. Today we are  
19 here for petitions 2020-11-S for Greene, Clayton,  
20 Minonk and Panola Townships. 2020-24-V Greene  
21 Township. 2020-25-V Greene Township. 2020-26-V  
22 Greene Township. 2020-27-V Greene Township.  
23 2020-28-V Greene Township. 2020-29-V Greene  
24 Township. 2020-30-V Greene Township. 2020-31-V

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1 Greene Township. 2020-32-V Greene Township.  
2 2020-33-V Greene Township. 2020-35-V Greene  
3 Township. 2020-36-V Greene Township. 2020-37-V  
4 Greene Township. 2020-38-V Greene Township.  
5 2020-39-V Greene Township. And 2020-40-V Greene  
6 Township.

7 This is going to take a little bit.  
8 I, Lisa Jording, recording secretary for the  
9 Woodford County Zoning Board of Appeals do hereby  
10 certify that petition 2020-11-S Greene Township,  
11 Clayton Township, Minonk and Panola Townships, by  
12 Tri-Global Energy, LLC for Panther Grove Wind,  
13 LLC, for special use to locate and operate a Wind  
14 Energy Conversion System to be owned and operated  
15 by Copenhagen Infrastructure Partners was  
16 published in the Woodford County Journal -- hold  
17 on. Which date? I can't recall. Hold on. Was  
18 published in the Woodford County Journal on  
19 October 29, 2020 and that all adjacent landowners  
20 within 250 feet of each turbine were hereby  
21 notified by mail.

22 I, Lisa Jording, hereby certify that  
23 petition 2020-24-V in Greene Township by  
24 Tri-Global Energy for Panther Grove Wind LLC, for

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1 a wind variance in tall structure setback to  
2 reduce the wind turbine setback to 9,440 foot from  
3 Unzicker RLA to allow for siting of turbine 11.  
4 Stated distances are from the center of the wind  
5 turbine location. Applicant requests an  
6 additional 400 foot buffer to be allowed to  
7 accommodate a 150 foot relocation, and 250 foot  
8 for blade overhang, was published in the Woodford  
9 County Journal on October 29th, 2020, and that all  
10 adjacent landowners within 250 feet were notified.

11 I, Lisa Jording, hereby certify that  
12 petition 2020-25-V in Greene Township by  
13 Tri-Global Energy for Panther Grove Wind LLC, for  
14 a wind variance in tall structure setback to  
15 reduce the wind turbine setback to 8900 foot from  
16 Unzicker RLA to allow for siting of turbine 12.  
17 Stated distances are from the center of the wind  
18 turbine location. Applicant requests an  
19 additional 400 foot buffer be allowed to  
20 accommodate a 150 foot relocation, and 250 foot  
21 for blade overhang, was published in the Woodford  
22 County Journal on October 29th, 2020, and that all  
23 adjacent landowners within 250 feet were notified.

24 I, Lisa Jording, hereby certify that

PUBLIC HEARING

1 petition 2020-26-V in Greene Township by  
2 Tri-Global Energy for Panther Grove Wind LLC, for  
3 a wind variance in tall structure setback to  
4 reduce the wind turbine setback to 10,060 foot  
5 from Unzicker RLA to allow for siting of turbine  
6 13. Stated distances are from the center of the  
7 wind turbine location. Applicant requests an  
8 additional 400 foot buffer be allowed to  
9 accommodate a 150 foot relocation, and 250 foot  
10 for blade overhang, was published in the Woodford  
11 County Journal on October 29th, 2020, and that all  
12 adjacent landowners within 250 feet were notified.

13 I, Lisa Jording, hereby certify that  
14 petition 2020-27-V in Greene Township by  
15 Tri-Global Energy for Panther Grove Wind LLC, for  
16 a wind variance in tall structure setback to  
17 reduce the wind turbine setback to 8740 foot from  
18 Unzicker RLA to allow for siting of turbine 15.  
19 Stated distances are from the center of the wind  
20 turbine location. Applicant requests an  
21 additional 400 foot buffer be allowed to  
22 accommodate a 150 foot relocation, and 250 foot  
23 for blade overhang, was published in the Woodford  
24 County Journal on October 29th, 2020, and that all

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1 adjacent landowners within 250 feet were notified.

2 I, Lisa Jording, hereby certify that  
3 petition 2020-28-V in Greene Township by  
4 Tri-Global Energy for Panther Grove Wind LLC, for  
5 a wind variance in tall structure setback to  
6 reduce the wind turbine setback to 6,260 foot from  
7 Unzicker RLA to allow for siting of turbine 16.  
8 Stated distances are from the center of the wind  
9 turbine location. Applicant requests an  
10 additional 400 foot buffer be allowed to  
11 accommodate a 150 foot relocation, and 250 foot  
12 for blade overhang, was published in the Woodford  
13 County Journal on October 29th, 2020, and that all  
14 adjacent landowners within 250 feet were notified.

15 I, Lisa Jording, hereby certify that  
16 petition 2020-29-V in Greene Township by  
17 Tri-Global Energy for Panther Grove Wind LLC, for  
18 a wind variance in tall structure setback to  
19 reduce the wind turbine setback to 6,420 foot from  
20 Unzicker RLA to allow for siting of turbine 17.  
21 Stated distances are from the center of the wind  
22 turbine location. Applicant requests an  
23 additional 400 foot buffer be allowed to  
24 accommodate a 150 foot relocation, and 250 foot

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1 for blade overhang, was published in the Woodford  
2 County Journal on October 29th, 2020, and that all  
3 adjacent landowners within 250 feet were notified.

4 I, Lisa Jording, hereby certify that  
5 petition 2020-30-V in Greene Township by  
6 Tri-Global Energy for Panther Grove Wind LLC, for  
7 a wind variance in tall structure setback to  
8 reduce the wind turbine setback to 5,290 foot from  
9 Unzicker RLA to allow for siting of turbine 18.

10 Stated distances are from the center of the wind  
11 turbine location. Applicant requests an  
12 additional 400 foot buffer be allowed to  
13 accommodate a 150 foot relocation, and 250 foot  
14 for blade overhang, was published in the Woodford  
15 County Journal on October 29th, 2020, and that all  
16 adjacent landowners within 250 feet were notified.

17 I, Lisa Jording, hereby certify that  
18 petition 2020-31-V in Greene Township by  
19 Tri-Global Energy for Panther Grove Wind LLC, for  
20 a wind variance in tall structure setback to  
21 reduce the wind turbine setback to 6850 foot from  
22 Unzicker RLA to allow for siting of turbine 19.

23 Stated distances are from the center of the wind  
24 turbine location. Applicant requests an

PUBLIC HEARING

1 additional 400 foot buffer be allowed to  
2 accommodate a 150 foot relocation, and 250 foot  
3 for blade overhang, was published in the Woodford  
4 County Journal on October 29th, 2020, and that all  
5 adjacent landowners within 250 feet were notified.

6 I, Lisa Jording, hereby certify that  
7 petition 2020-32-V in Greene Township by  
8 Tri-Global Energy for Panther Grove Wind LLC, for  
9 a wind variance in tall structure setback to  
10 reduce the wind turbine setback to 7880 foot from  
11 Unzicker RLA to allow for siting of turbine 20.

12 Stated distances are from the center of the wind  
13 turbine location. Applicant requests an  
14 additional 400 foot buffer be allowed to  
15 accommodate a 150 foot relocation, and 250 foot  
16 for blade overhang, was published in the Woodford  
17 County Journal on October 29th, 2020, and that all  
18 adjacent landowners within 250 feet were notified.

19 I, Lisa Jording, hereby certify that  
20 petition 2020-33-V in Greene Township by  
21 Tri-Global Energy for Panther Grove Wind LLC, for  
22 a wind variance in tall structure setback to  
23 reduce the wind turbine setback to 7890 foot from  
24 Unzicker RLA to allow for siting of turbine 22.

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1 Stated distances are from the center of the wind  
2 turbine location. Applicant requests an  
3 additional 400 foot buffer be allowed to  
4 accommodate a 150 foot relocation, and 250 foot  
5 for blade overhang, was published in the Woodford  
6 County Journal on October 29th, 2020, and that all  
7 adjacent landowners within 250 feet were notified.

8 I, Lisa Jording, hereby certify that  
9 petition 2020-35-V in Greene Township by  
10 Tri-Global Energy for Panther Grove Wind LLC, for  
11 a wind variance in tall structure setback to  
12 reduce the wind turbine setback to 5780 foot from  
13 Unzicker RLA to allow for siting of turbine 24.

14 Stated distances are from the center of the wind  
15 turbine location. Applicant requests an  
16 additional 400 foot buffer be allowed to  
17 accommodate a 150 foot relocation, and 250 foot  
18 for blade overhang, was published in the Woodford  
19 County Journal on October 29th, 2020, and that all  
20 adjacent landowners within 250 feet were notified.

21 I, Lisa Jording, hereby certify that  
22 petition 2020-36-V in Greene Township by  
23 Tri-Global Energy for Panther Grove Wind LLC, for  
24 a wind variance in tall structure setback to

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1 reduce the wind turbine setback to 3,500 foot from  
2 Unzicker RLA to allow for siting of turbine 25.  
3 Stated distances are from the center of the wind  
4 turbine location. Applicant requests an  
5 additional 400 foot buffer be allowed to  
6 accommodate a 150 foot relocation, and 250 foot  
7 for blade overhang, was published in the Woodford  
8 County Journal on October 29th, 2020, and that all  
9 adjacent landowners within 250 feet were notified.

10 I, Lisa Jording, hereby certify that  
11 petition 2020-37-V in Greene Township by  
12 Tri-Global Energy for Panther Grove Wind LLC, for  
13 a wind variance in tall structure setback to  
14 reduce the wind turbine setback to 3,140 foot from  
15 Unzicker RLA to allow for siting of turbine 26.  
16 Stated distances are from the center of the wind  
17 turbine location. Applicant requests an  
18 additional 400 foot buffer be allowed to  
19 accommodate a 150 foot relocation, and 250 foot  
20 for blade overhang, was published in the Woodford  
21 County Journal on October 29th, 2020, and that all  
22 adjacent landowners within 250 feet were notified.

23 I, Lisa Jording, hereby certify that  
24 petition 2020-38-V in Greene Township by

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1 Tri-Global Energy for Panther Grove Wind LLC, for  
2 a wind variance in tall structure setback to  
3 reduce the wind turbine setback to 5,510 foot from  
4 Unzicker RLA to allow for siting of turbine 27.  
5 Stated distances are from the center of the wind  
6 turbine location. Applicant requests an  
7 additional 400 foot buffer be allowed to  
8 accommodate a 150 foot relocation, and 250 foot  
9 for blade overhang, was published in the Woodford  
10 County Journal on October 29th, 2020, and that all  
11 adjacent landowners within 250 feet were notified.

12 I, Lisa Jording, hereby certify that  
13 petition 2020-39-V in Greene Township by  
14 Tri-Global Energy for Panther Grove Wind LLC, for  
15 a wind variance in tall structure setback to  
16 reduce the wind turbine setback to 6,410 foot from  
17 Unzicker RLA to allow for siting of turbine 28.  
18 Stated distances are from the center of the wind  
19 turbine location. Applicant requests an  
20 additional 400 foot buffer be allowed to  
21 accommodate a 150 foot relocation, and 250 foot  
22 for blade overhang, was published in the Woodford  
23 County Journal on October 29th, 2020, and that all  
24 adjacent landowners within 250 feet were notified.

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1 I, Lisa Jording, hereby certify that  
2 petition 2020-40-V in Greene Township by  
3 Tri-Global Energy for Panther Grove Wind LLC, for  
4 a wind variance in tall structure setback to  
5 reduce the wind turbine setback to 9500 foot from  
6 Unzicker RLA to allow for siting of turbine 29.  
7 Stated distances are from the center of the wind  
8 turbine location. Applicant requests an  
9 additional 400 foot buffer be allowed to  
10 accommodate a 150 foot relocation, and 250 foot  
11 for blade overhang, was published in the Woodford  
12 County Journal on October 29th, 2020, and that all  
13 adjacent landowners within 250 feet were notified.

14 JERRY LAY: Madam chairman, I'd like to  
15 move to relax the rules of the ZBA bylaws to allow  
16 for cross examination after every witness due to  
17 the volume of witnesses anticipated this evening  
18 and further in the hearings.

19 KIM HOLMES: The chair recognizes that  
20 motion. Do we have a second?

21 TERESA GAUGER: I second that.

22 KIM HOLMES: Roll call, please.

23 ROLL CALL BY LISA JORDING:

24 Q. Jerry Lay?

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15

1 A. Yes.

2 Q. Dean Becker?

3 A. Yes.

4 Q. Marty Clinch?

5 A. Yes.

6 Q. Ansel Burditt?

7 A. Yes.

8 KIM HOLMES: Do we have any other  
9 observations or motions before we begin.

10 TERESA GAUGER: Madam chairman, I move  
11 to consolidate all special use and variance for  
12 Panther Grove Wind LLC facility into one hearing.

13 JERRY LAY: Second.

14 KIM HOLMES: Chair recognizes the motion.  
15 Seconded by Jerry Lay. Roll call.

16 ROLL CALL BY LISA JORDING:

17 Q. Kim Holmes?

18 A. Yes.

19 Q. Teresa Gauger?

20 A. Yes.

21 Q. Jerry Lay?

22 A. Yes.

23 Q. Dean Backer?

24 A. Yes.

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1 Q. Marty Clinch?

2 A. Yes.

3 Q. Ansel Burditt?

4 A. Yes.

5 KIM HOLMES: I would ask the petitioner  
6 for the applicant to come forward at this time.

7 (Witness sworn.)

8 MR. KEYT: Is it okay if I remove my  
9 mask? First of all, thank you to the board for  
10 making time for this, and in your schedules. Also  
11 to the administration, Lisa and her staff, for all  
12 the amount of work that goes into doing this.  
13 It's a tremendous amount of effort to put this  
14 thing together. Get all the notices out, etc.  
15 So, thank you to the administration and her staff  
16 as well. I'm just the attorney. So, hopefully  
17 you won't hear from me for very long or very often  
18 tonight.

19 And also I'd like to thank the church  
20 for making this facility available. It's not  
21 often you get a facility like this that's  
22 available. (Background noise) Sorry about that.  
23 And also thank you to the court reporter.

24 My name is Andy Keyt, I'm with the law

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1 firm Heyl Royster in Peoria. Is that Ann  
2 Parkinson? If ever you can't hear me, Ann, just  
3 raise your hand and I should be able to see you.  
4 Myself, Andy Keyt, along with my law partner John  
5 Heil, we represent Panther Grove. Like I said,  
6 hopefully you won't be hearing from us too often.  
7 All of the information and evidence will come  
8 through the witnesses that we have. But I do want  
9 to give sort of just a broad overview of a few  
10 things.

11 So, just a ten thousand foot view of the  
12 project itself. So the project is for up to 86  
13 wind turbines in the eastern portion of Woodford  
14 County. The petition was obviously for wind  
15 turbines, and obviously the number of underground  
16 cabling that connects those that are buried  
17 underground. And then obviously an operations and  
18 maintenance facility.

19 And while you may think of it, the  
20 footprint of the project obviously is -- can be  
21 large, as any project like this would be.

22 But, one thing is that this project has  
23 just 84 acres that is actually surface area, or  
24 area above ground that is affected. That amounts

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1 to quite a bit less than one percent of the total  
2 area where the footprint of the project is. And  
3 out of that is a significant tax and jobs creation  
4 that comes with this development.

5 Let me talk also briefly about these two  
6 companies, these two businesses that are here.  
7 So, Tri-Global Energy and Copenhagen  
8 Infrastructure Partners have joined up on this  
9 project. These two entities are among the two of  
10 the most respected and experienced wind energy and  
11 renewable energy companies in the world, in the  
12 country.

13 And I just wanted to note that this  
14 isn't a project where these two companies come in,  
15 develop something, throw it down and then leave  
16 and never come back.

17 It is truly a partnership of, a glove in  
18 hand partnership with the local community that is  
19 there. It's got overwhelming support within that  
20 project area. And with the area where the project  
21 is.

22 In terms of the application itself, I  
23 see you have it in front of you, the application  
24 itself is, as Lisa had read off, a special use

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1 permit application under Section 24, which is your  
2 general special use permit requirements, and  
3 Section 28 of your Woodford County zoning code.  
4 Then there's also of course variances that are  
5 requested under Section 31 of the tall structures  
6 ordinance.

7 I believe you've combined the two into  
8 one hearing, which is good. But you're not  
9 hearing the evidence twice.

10 In terms of written materials,  
11 throughout the nights that we have hearings, there  
12 will be additional written materials as we go  
13 along. I have copies of those written materials  
14 to pass out.

15 There may be, or there will be obviously  
16 a large amount of oral testimony that will come in  
17 as well from witnesses.

18 So, and there's various number of  
19 experts that will be offered as well in terms of  
20 sound or ecology or property values.

21 And we brought all those people to give  
22 people of the community an opportunity to ask them  
23 questions. They're all subject matter experts.  
24 And that's why we bring them here to the county.

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1 There may be some that have to appear virtually  
2 for whatever reason, but I think we will be able  
3 to handle that as we move along.

4 In terms of the relevant issue,  
5 ultimately the relevant issue is whether or not we  
6 met the requirements of the code. The question  
7 that comes before the board isn't whether or not  
8 wind farms are allowed in Woodford County. That's  
9 already been resolved via the allowance of them  
10 within the zoning code. It ultimately comes down  
11 to whether or not we have complied with the  
12 Woodford County zoning code. And if we have, then  
13 those two permits and the variances should issue.

14 In terms of procedure, we have already  
15 combined the hearings into one. That was one  
16 thing I was going to ask you for, so one of the  
17 issues is, in your procedural bylaws, you have a  
18 90 day requirement to pull building permits from  
19 the time that a variance or special use is  
20 granted. That's in Article 12, Section 6. If you  
21 are inclined to grant this, this isn't something  
22 we need to resolve right now. If you are inclined  
23 to grant them, we would need additional time  
24 beyond that; that's something we can address later

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21

1 on. I just wanted to broach that topic now with  
2 you.

3           Secondly, there's a couple of -- there's  
4 actually two variance standards that are listed in  
5 your code. One we're required to address within  
6 the application, which is under Section 25 of your  
7 variance code. The other one is under the tall  
8 structures ordinance, which is Section 31. I  
9 think the variance requests are appropriately  
10 designed and should be heard under the -- whether  
11 or not they comply with Section 31 of your  
12 variance code as opposed to Section 25. I think  
13 that's just something we would need clarity on  
14 sometime in the future.

15           Our application, the evidence that you  
16 will hear, all addresses both of those sets of  
17 factors that are listed out and complies with  
18 them. But, just something I think that at some  
19 point in time before we close out the hearings,  
20 we'll need some clarity on that.

21           In terms of witnesses, we obviously have  
22 a number of witnesses here today. We will try and  
23 get through those and we will try and be as  
24 expeditious as possible getting through them.

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1 Each of them has some sort of presentation for  
2 you, for you to have and for you to ask questions  
3 of them.

4 I think tonight we will have several,  
5 but I think in terms of taking the order, rather  
6 than have a few witnesses come up and then present  
7 more on Thursday, or adjourn until Thursday, I  
8 think there are a number of interested land owners  
9 or witnesses that I think it might be helpful to  
10 fill the time tonight or in the future hearings  
11 with having those individuals come up and give  
12 their testimony as well.

13 In terms of exhibits, one thing I -- our  
14 application and the exhibits I think are already  
15 in the record. I would suggest those would be  
16 part of group Exhibit No. 1. There may be  
17 obviously other written materials that come up,  
18 and we can mark them as we go.

19 And then finally, I sit on a ZBA in  
20 Peoria. I have represented counties around the  
21 state in the process of zoning hearings like this.  
22 And represented a number of developers in  
23 processes that are similar to this.

24 We certainly understand that you're

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23

1 taking time out of your schedules. I think most  
2 people don't realize when you serve on a zoning  
3 board, it's essentially a volunteer position that  
4 you have. And so we greatly appreciate your time  
5 tonight. We greatly appreciate the community  
6 coming out, whether you are pro or against, either  
7 way. We're here to help answer any questions that  
8 people may have.

9           The only thing I would ask of the board  
10 is that before you make a decision, listen to all  
11 of the evidence that is out there. Once the  
12 evidence is done, sit down, make your decision,  
13 and that's all they can really ask of you.

14           So, we do have a number of witnesses.  
15 If there's no questions for me, I think we're at  
16 the stage where we would turn to our witnesses.

17           Tonight we have Tom Carbone and Chris  
18 Green from Tri-Global are giving presentations.  
19 Henrik Tordrup and Sean Toland from Copenhagen  
20 Infrastructure Partners are giving presentations  
21 as well.

22           And then we also have, if I understand  
23 it correctly, there's a couple of school  
24 superintendents that would like to give their

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24

1 testimony. I would suggest that with them, just  
2 out of consideration at least obviously they have  
3 very busy schedules and dealing with issues beyond  
4 our walls here tonight, that they be allowed to  
5 give their presentation.

6 And then also Mr. Unzicker as I  
7 understand it is prepared to speak as well. And  
8 then a number of land owners that we would call  
9 up. In terms of subject matter experts, in terms  
10 of sound, or ecology, property values, our plan is  
11 to have them for Thursday or meetings later on as  
12 opposed to trying to fill time. It's difficult to  
13 get them all scheduled to bring them all in at the  
14 right time and right spacing.

15 But with that, if there's no questions  
16 from the board, I will turn it over to Mr.  
17 Carbone, and he will be our first witness.

18 (Witness sworn.)

19 KIM HOLMES: If you would just give us  
20 your name, address, and other information you  
21 would like us to know.

22 MR. CARBONE: My name is Tom Carbone.  
23 I'm president of Tri-Global Energy. I reside in  
24 Dallas/Fort Worth area of Texas. It's

## PUBLIC HEARING

25

1 C-A-R-B-O-N-E. When you come from the northeast  
2 like I do, they produce the "E" at the end of  
3 Carbone.

4 Well, also would like to thank the  
5 zoning board for just for being here tonight, but  
6 also for your attention during the next few  
7 meetings. Coming out on a magnificent fall day in  
8 a wonderful Texas sized sanctuary like this, it  
9 really is quite an honor for me to be here  
10 tonight. My presentation will be about my  
11 company, Tri-Global Energy, which is the developer  
12 of the project, followed by presentation of  
13 Copenhagen Infrastructure, and then Chris Green  
14 will come up from my company to give you more  
15 information about the project itself.

16 The picture on this first slide actually  
17 looked a lot like the scenery that I saw flying in  
18 here yesterday afternoon into the Bloomington  
19 airport. It reminded me very much of flying into  
20 Lubbock, about the same size airport, turbines off  
21 in the distance on the horizon. The main  
22 difference when you look down from an airplane  
23 flying into Lubbock, you see irrigation pivots and  
24 circles, as opposed to nicely oriented squares and

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1 rectangles as you see out here.

2 This picture was taken of a wind project  
3 that started operation last month owned by  
4 Copenhagen Infrastructure Partners we call Bear  
5 Cat. And it's the second phase of a very large  
6 project of roughly 360 megawatts.

7 38 years in the energy business. I  
8 don't think that's really the main accomplishment.  
9 My main accomplishment is that I have five  
10 children. Two daughters in-laws, two son in-laws,  
11 and eight grandchildren. As you can imagine,  
12 Christmas is getting pretty expensive now every  
13 year.

14 I've had the pleasure to run large and  
15 small companies. Of the 38 years that I've been  
16 in energy, the last 18 have been in renewable  
17 energy. And of those 18, nine of them are my  
18 company, which I would have to say has probably  
19 been the most rewarding part of the 38 years in  
20 the business.

21 So, a little bit on the company history.  
22 We were founded about ten years ago by a serial  
23 entrepreneur named John Billingsley. John is  
24 coming on 81 years old next month. You will find

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1 John in the office every day and on Saturdays as  
2 well. John grew up on a cotton farm in the  
3 panhandle of Texas about 40 miles or so out of  
4 Lubbock, Texas. He's, as I said, a serial  
5 entrepreneur. He's owned banks and farms and  
6 ranches and manufacturing companies. Finally  
7 retired about 15 years ago and got bored and  
8 decided to start our company. And I joined John a  
9 year or two after the company was started.

10 Since the company's inception, we have  
11 partnered now with well over 3,000, I think close  
12 to 3,500 landowners. Not all those landowners  
13 actually own land in our projects. Some of them  
14 are actually investors in our company as well.

15 We have leased over a million acres. In  
16 the first four years of our company we had leased  
17 well over a thousand square miles of land.  
18 Predominantly in the panhandle of Texas and West  
19 Texas where our roots were.

20 To date we've completed ten wind project  
21 developments that are operational for almost 1.8  
22 gigawatts, 1.9 gigawatts, 1900 megawatts. As I  
23 said in the opening slide, our most recent wind  
24 project is just south of us in Odessa, Texas.

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1           The whole company was started really on  
2 the idea of bringing economic development to what  
3 had been at the time, in this time frame that we  
4 started the company in 2009, 2010, 2011 a really  
5 severe drought in Texas. Farming prices were  
6 depressed. The children were not coming back  
7 after college back to the family farms. A lot of  
8 the older farmers are moving closer to the cities  
9 for health care reasons. And John, having come  
10 out of that environment, decided that we need to  
11 do something more than just farming in order to  
12 maintain the farm. And John really believes that  
13 making a living off the land is really a  
14 tremendous, a reward that God had given us.

15           So, the development of our projects, at  
16 least these first ten, have been able to mobilize  
17 about 2.7 billion dollars of investment into these  
18 rural communities of Texas, and now hopefully here  
19 in Illinois as well. And over their life,  
20 expected to generate about 800 million dollars of  
21 local taxes and royalties to landowners.

22           In our development efforts we've  
23 invested 125 million, a portion of our money, but  
24 also a lot of money that's come from the

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1 landowners themselves. In the early days of our  
2 company, we didn't have a lot of money like a lot  
3 of start-up companies don't have. And we involved  
4 the landowners and the local communities in the  
5 investments of developing these projects to pay  
6 for all the subject matter experts that do all of  
7 the work, whether it's wind or environmental or  
8 engineering or aviation, a lot of which you will  
9 hear from during the course of these meetings.

10 A lot of the money that it took to bring  
11 those experts into these projects came out of our  
12 pockets and the pockets of our landowners and our  
13 communities. We're happy to say that we've been  
14 able to return quite a bit of that money, and this  
15 is just on the first ten projects. We have all  
16 together 32 projects in development or completed.  
17 About 105 million. And this is over a fairly  
18 short period of time. About five years. Really  
19 since late 2014 and 2015.

20 The present pipeline includes, in  
21 addition to the ten that are complete, 16 wind  
22 projects and six solar projects. I will show you  
23 a few maps here in a minute of where they're  
24 located.

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1           We expanded out of Texas four or five  
2 years ago into Nebraska, here in Illinois,  
3 Indiana, Virginia, and Pennsylvania. And working  
4 very closely with the communities, with the boards  
5 and landowners in those communities, part of our  
6 sort of our heritage.

7           So these are statistics from the  
8 American Wind Energy Association. That's the  
9 industry association that we all belong to, and it  
10 monitors the development of the wind industry in  
11 the United States, as well as acts as a conduit  
12 with the governments, both local and federal, in  
13 terms of policy towards the development of wind  
14 energy and other renewable energy. Tri-Global  
15 ranked fourth in 2019. We don't have the 2020  
16 statistic out yet. But ranked fourth in terms of  
17 projects under construction.

18           And ranked in the top ten, number four,  
19 as well in terms of developers in 2019 of getting  
20 projects installed. 636 megawatts, pretty close  
21 to what was installed throughout the whole State  
22 of Illinois in that same year.

23           So, we're pretty proud of this. It's  
24 not something that we dwell on. But, we think it

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1 was because of the types of people that we have  
2 attracted to the companies, with the partnerships  
3 that we have with our communities, with our  
4 landowners. They're all part of the success. And  
5 we're very proud of that. And really are honored  
6 by it.

7           About half of our staff grew up on farms  
8 or ranching operations or in the agri business.  
9 In my case I married into it. If you can't beat  
10 'em, join 'em. This particular town is a town  
11 called O'Donnell. It's just south of Lubbock, a  
12 town where John Billingsley grew up. How many of  
13 you here, I'm a product, I grew up in the 1960s on  
14 Sunday nights watching Lassie and Bonanza and  
15 Disney. How many of you here did the same,  
16 perhaps it was in your grandparents parlor, which  
17 was what we did every Sunday night. We went and  
18 had dinner at our grandparents house, and then  
19 after dinner went into the parlor and watched  
20 those shows. My favorite character on Bonanza was  
21 the character Hoss. And a little town in Texas is  
22 where Hoss came from. I think when John  
23 Billingsley grew up in the town of O'Donnell, it  
24 probably had no more than a population of 1,200.

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1 But, this is true for a lot of towns out in West  
2 Texas and the panhandle, we've seen a reduction in  
3 population over time. Hopefully not the case  
4 here.

5 But we really think one of the positive  
6 things about wind development is it's not a huge  
7 developer of jobs. Although the jobs that they do  
8 develop are high paying, technical jobs.

9 But also they don't create a burden on  
10 the communities in which they serve as well, in  
11 terms of infrastructure and things like this.  
12 They really do contribute a fair amount of net  
13 gain in terms of tax base and support for schools  
14 and support for landowners through royalties and  
15 things like this.

16 As I mentioned, a big piece of our  
17 heritage and looking forward is the strong ties to  
18 local communities. Really getting to know the  
19 folks that we work with locally. We're going to  
20 be in the community for decades, and so it's  
21 important for us to establish strong relationships  
22 and learn from each other and help each other as  
23 best we can.

24 In the early days of the company, as I

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1 mentioned, where we were involving the landowners  
2 in the communities in the investments in these  
3 projects, we really felt it was important that we  
4 had a group of local people acting as a board to  
5 look over how those investments were deployed.  
6 These are just some pictures of the various groups  
7 of men and women that were in these projects. And  
8 they represented everything from the large land  
9 ranches and farmers to the guy who runs the local  
10 Ace Hardware store. We have several doctors and  
11 lawyers on these boards. A Texas Tech professor.  
12 A few sheriffs. And they were very interested in  
13 the development of those earlier first ten  
14 projects.

15 I'm not going to go into this in great  
16 detail. I like to look at it from the standpoint,  
17 you got the old bearded men on the left in their  
18 60s, 70s and 80s, and the young ones on the right  
19 in their 40s and 50s. We have a small, the  
20 company itself is about 25 employees. We probably  
21 have a network of another 60 or 70 sub dramatic  
22 experts that work with us on a regular basis.

23 But, very efficient decision making. It  
24 really comes down to the old bearded men on the

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1 left, recommendations coming from the right.

2 All of these gentlemen here have many  
3 years in energy or in real estate or skills that  
4 are very much facilitating wind energy and  
5 renewable energy developments. There's a map of  
6 the United States and it's colored coded by the  
7 best winds.

8 So you look at colors that are purple  
9 and lavender. Those are your better winds. And  
10 colors that are in the greenish tones are your  
11 lesser winds.

12 As you can see, we have really up  
13 through the Great Plains of the US up into the  
14 upper Midwest, from Indiana all the way into  
15 Colorado, some of the best wind resources in the  
16 United States. And it's here where at least in  
17 terms of our wind business, where we elected to  
18 concentrate. And we also found in these  
19 particular areas that the values of folks that  
20 come out of sort of these farming and ranching  
21 communities and how they look at things were very  
22 consistent with how we approached wind development  
23 as well.

24 So, in Texas where we got started we

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1 have a total of 19 developments, ten of which are  
2 operational. Then outside of Texas and Nebraska,  
3 one in initial development, three developments  
4 here in the State of Illinois and two in Indiana.

5 (Technical difficulty.)

6 There was interest by the communities in  
7 solar development. And so we applied a lot of the  
8 skill sets that we had in wind development and  
9 learned some, brought some new people in to do  
10 solar development. So today we have six projects  
11 in development in solar, just one in Texas. We  
12 decided that Texas had gotten a bit overcrowded  
13 with wind solar developments. And so we moved  
14 into Indiana, Pennsylvania and Virginia, in terms  
15 of the more recent additions to our solar  
16 portfolio.

17 I'm not going to go through this list,  
18 but this is a list of the ten projects that are  
19 here. I would just call your attention to just a  
20 couple things. The amount of investment that  
21 needs to be mobilized in each of these projects to  
22 get them constructed. And here's where having a  
23 strong sponsor partner, as Copenhagen  
24 Infrastructure Partners is, involved in these

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1 projects. Of the ten projects that we have  
2 developed, Copenhagen Infrastructure Partners is  
3 actually involved in five of them. Three of them  
4 where they are the sponsor owner, and two where  
5 they brought supplemental investment to these  
6 projects to make them happen. But if you look on  
7 here, on the list, I know some of it's covered by  
8 the zoom. But, you will see some of the largest  
9 investors and operators and suppliers in the wind  
10 business, not just here in the US, but around the  
11 world involved.

12 And several of these projects, we've  
13 done multiple with the same partner. And I think  
14 that's a reflection of not only their commitment  
15 to the industry, but also our ability to continue  
16 on and sort of nurture the relationship that's  
17 been developed with these partners.

18 Pictures; I mean, you probably recognize  
19 the terrain in the panhandle of West Texas looks a  
20 lot like it is here. It's flat. Beautiful open  
21 skies. In fact, flying in here, like I said  
22 yesterday, it kind of reminded me of the many  
23 trips I make out to Lubbock and Amarillo.

24 One of two things I want to point out on

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1 this piece of information. You will notice along  
2 the top row, the first project that we did was 20  
3 megawatts. That's a small project today.  
4 Probably one that would not be seen as a terribly  
5 attractive investment given the work it takes to  
6 do even 20 megawatt today. But the rest of the  
7 projects along that top row are fairly large  
8 projects. A 500 megawatt project, a three hundred  
9 roughly 60 megawatt project we did with Copenhagen  
10 Infrastructure Partners. And a 478 megawatt  
11 project which went operational last year that we  
12 did with NextEra and Xcel Energy. Our two largest  
13 utilities in the industry in the US.

14 We have the capability to do projects of  
15 the size that we're talking about here in Woodford  
16 County.

17 The thing is of these projects which are  
18 two phases, half of the projects listed on this  
19 sheet were done with Copenhagen Infrastructure  
20 Partners. Again, they have been a strong partner  
21 with a very similar value set that we have in  
22 terms of getting these projects done. And what we  
23 liked about Copenhagen Infrastructure Partners is  
24 that they are long-term investors. They have a

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1 long term view in terms of their return on  
2 investment. And a lot of these wind projects, the  
3 time it takes to sort of see your one X even  
4 return of your cash, it goes out eight, nine  
5 years.

6 And so you need to have patience with  
7 that sort of investment and really understand the  
8 risks associated with it.

9 There's not going to be a test on this  
10 slide. It's a list of the 22 projects that we  
11 have in development. 16 wind and six that are  
12 solar projects. Several of these projects we  
13 already have identified partners for that we're  
14 working on. That group at the top of the page are  
15 projects that are moving towards a financing and  
16 construction just as Panther Grove is. A lot of  
17 them are in the same sort of process that we're  
18 talking about here tonight. A review of the  
19 community with the zoning boards to see if we have  
20 a project that's acceptable and is within  
21 compliance of all of the rules.

22 We're very proud of this list as well.  
23 It took a lot of good people, like Chris Green,  
24 one of our developers, to identify these

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1 opportunities, to mobilize the investment, to  
2 mobilize the landowners and the various boards,  
3 counties, zoning and otherwise, schools. To get  
4 behind these projects, so that ultimately over  
5 time we could see them constructed.

6 This will be my final slide and I think  
7 it will be a good segway into the presentation  
8 from Copenhagen Infrastructure Partners.

9 Put this slide up here to really show  
10 how, not just how a wind project is put together,  
11 but also how parties work with each other. As a  
12 developer, we originate the project, we come in  
13 early, we talk to landowners we see if there's  
14 even an interest. We talk to members of the  
15 county board, to the schools, to see if these  
16 folks want to get behind a project like this. It  
17 is a big undertaking. It represents many millions  
18 of dollars of investment for us to just develop  
19 these projects before they even go into  
20 construction and to really understand that. So,  
21 having good folks like Chris and Howard and others  
22 that you've met over the last year or two involved  
23 in these projects help us really prospect and  
24 understand where the opportunities are. Then the

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1 next step we do is try to secure land and go  
2 through the permitting process, which is one of  
3 the processes that we are in tonight. Start very  
4 early, the interconnection process. All of the  
5 requirements that need to get through to be able  
6 to export this power to the electrical grid and  
7 all of the requirements that you have to meet  
8 there. That's a long process. Probably longer  
9 than the one we're involved in here tonight. And  
10 then start the preliminary engineering, which is  
11 something that's needed before you go in front of  
12 the zoning boards.

13 So these are the types of things that we  
14 invest in that we bring the talent in to do. And  
15 then along the way, a company like Copenhagen  
16 Infrastructure Partners gets involved to support  
17 that effort, to provide competence behind the  
18 effort because they are the ones that ultimately  
19 will be funding the construction and bringing in  
20 all of the other tax advantage investments to get  
21 these projects done.

22 So, not just as important to identify  
23 where these projects will be, but also identify  
24 all of your partners, whether it be landowner

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1 partners, schools, etc., but also sponsor  
2 partners.

3 Our job at Tri-Global tends to be done  
4 after the first three to five years. Typically we  
5 stay involved until construction is complete. But  
6 that time we'll hand it off to our long term  
7 partner, which in this case will be Copenhagen  
8 Infrastructure Partners.

9 Board, that's my presentation.

10 KIM HOLMES: Does the board have any  
11 questions for Mr. Carbone at this time? We may  
12 have some interested parties that may come up.

13 MR. KEYT: I've got a copy of his  
14 presentation for the record. I have marked it as  
15 Panther Grove 2. I think we've referenced the  
16 application as Group Exhibit 1.

17 KIM HOLMES: All right. I'm going to, I  
18 have a list of interested parties. I'm going to  
19 be calling each one of you up in turn. If you  
20 choose not to come forward, that's fine at this  
21 time. If I call your name, please let me know.  
22 Jason Jording. All right.

23 MR. JORDING: Good evening, sir. My name  
24 is Jason Jording. I am an attorney, just got a

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1 couple questions for you. Thank you for your  
2 testimony. For the court reporter, my last name  
3 is spelled J-O-R-D-I-N-G.

4 QUESTIONS OF MR. CARBONE BY MR. JORDING:

5 Q. You mentioned you are going to bring  
6 several subject matter experts to testify that you  
7 work with on a regular basis.

8 A. Yes.

9 Q. The subject matter experts that you are  
10 going to bring to testify, have you worked with  
11 all of them before?

12 A. I will have to look at the list. Some  
13 are new to this project because prior to this  
14 project most of our developments were in Texas.  
15 And so we brought subject matter experts that were  
16 more familiar and experts in Illinois compliance  
17 with rules and codes.

18 Q. Of the subject matter experts you are  
19 going to have testify, how many have you worked  
20 with before?

21 A. That might be a better question for  
22 Chris, who will be up here shortly.

23 Q. Will you have your attorney or Chris  
24 answer that question for me?

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1           A.     Yes, sir. Absolutely.

2           Q.     Have any of the subject matter experts  
3 that you are going to bring to testify, have you  
4 worked with them more than once?

5           A.     Again, it would probably be best that  
6 Chris, who is our project development manager,  
7 answer that question. Some of these subject  
8 matter experts he may have worked with prior to  
9 his employment at Tri-Global Energy as well. So  
10 he would probably have a better answer for you.  
11 But quite a few of these on here we have worked  
12 for. Like, Burns & McDonald, Capitol Airspace,  
13 Comsearch, to name a few.

14          Q.     You pay these subject matter experts for  
15 their testimony?

16          A.     We pay them for the work that they do  
17 and the studies that they produce for the project.

18          Q.     And provide their opinion testimony in  
19 front of boards like this, right?

20          A.     To be honest, I don't know if we pay  
21 them to be here, to give testimony. We do pay  
22 them for the studies and the reports that they  
23 produce.

24          Q.     Is that a better question for Chris?

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1           A.       Probably a better question for Chris.

2           Q.       And you will have Chris answer all those  
3 questions, right?

4           A.       Like I said, I consider him -- I'm the  
5 president of the company, but I consider him the  
6 president of the project.

7           Q.       You mentioned in your direct -- this is  
8 my last line of questioning. You talk to members  
9 of the county board; I'm assuming you mean  
10 Tri-Global Energy, not yourself personally? Or  
11 you personally have talked to members of the  
12 county board?

13          A.       No, Tri-Global Energy.

14          Q.       Okay. That's probably a better  
15 question for Chris too?

16          A.       Yes, sir.

17          Q.       Thank you. I have three clients. I  
18 have David Burroughs, I have Paul Quiram and I  
19 have Troy Janssen. I didn't realize I was going  
20 to be subject to questioning at this point. But,  
21 David Burroughs is B-U-R-R-O-U-G-H-S. Troy,  
22 J-A-N-S-S-E-N. And Paul, Q-U-I-R-A-M. Can I have  
23 it used in a sentence?

24                   KIM HOLMES: Our next interested party

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1 is Gary Lutgens? Okay. Susan Johnson? Finck?  
2 Michael Stokes? Donald Rients? Steven Schirer?  
3 Jerry Welch? Karen Jones? Kari Rockwell? Do you  
4 have any questions of this witness at this time?  
5 Douglas Kaufman Dickson? Louis Schneider?  
6 Michael Alaksiewicz -- I'm sorry, I am butchering  
7 the name. Thank you. Looks like Robert Hanna  
8 Junior? Rush Seale? Teri Deverell? Barbara  
9 Allhouse? Kevin Remmers? Anthony Petta? Richard  
10 Kleen. Jeffrey Kleen. Was this Rob Lepper?  
11 Harold Roth? Do you have any questions for this  
12 witness at this time?

13 Charles Remmers? Kalin Aucutt? Bruce  
14 Johansen? Clarence Bachman? Robert Huschen?  
15 Ben Rogers? Tommy Chapman? Kenneth  
16 Aucutt? Anya Irons? Lowell Ioerger? Carol Reed?  
17 Stephen Schertz? Darren Schertz? Terry Squier?  
18 Patricia Squier? Ken Fehr? Gerard Fehr? Alan  
19 Haas, Christopher Jones.

20 James Campen? Thomas Harms? Gayl Wyss?  
21 Brent Hodel? Frederick Vodel? Jim Hodel? Roger  
22 Weber? Nathan Wiegand? Pearl Vissering? Richard  
23 Vissering? Keith Kelsey? Joe Kapraun? Lynn Barth?  
24 Keith Unzicker? James Baumann? Douglas Kaufman

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1 Dixon. Thomas Harms? And Dr. Ralph Markshall.

2 MR. GIBSON: All of those names that  
3 were just called, you all have signed up as  
4 interested parties, and in order to make this a  
5 more efficient hearing from now on after every  
6 witness that testifies we will just ask if any  
7 interested parties have any questions. At that  
8 time we will just ask that you raise your hand.  
9 We will go through everyone at that point rather  
10 than doing a roll call like that, due to the  
11 number of people that signed up.

12 KIM HOLMES: All right. If we have no  
13 further questions of this witness, we will go  
14 ahead and ask him to --

15 MR. CARBONE: Just a final comment. When  
16 I came in tonight, I had the pleasure of, you have  
17 a World War II vet in the room, Harold; that's a  
18 national -- the men and women of that era are  
19 national treasures, and given how close we are to  
20 Veterans Day, I just want to thank him for his  
21 service.

22 (Witness excused.)

23 KIM HOLMES: Our next witness, please.  
24 If you would state your name. All right.

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1 Gentlemen, if you would care to, do you want to be  
2 sworn in or affirmed?

3 (Witnesses sworn. )

4 MR. TORDRUP: Hello everybody. Can you  
5 hear me okay? My name is Henrik Tordrup. I'm a  
6 partner with the firm Copenhagen Infrastructure  
7 Partners, and we will be a long term sponsor and  
8 investor into the project. Thank you very much to  
9 the zoning board for your time and all your  
10 efforts and thank you to everybody for making the  
11 time to come in here on a Monday evening.

12 So quick introduction of myself and of  
13 my colleague, Sean. As I mentioned, I'm Henrik  
14 Tordrup, I'm one of the partners of CIP. CIP is a  
15 firm that I will get back to explaining, and my  
16 background is in energy throughout my whole  
17 career. Started off working with oil and gas for  
18 Danish oil and gas and a shipping company, and  
19 then later moved into the energy project side  
20 where first working for the Danish, a primary  
21 energy company, and then later started CIP  
22 together with my partners, and have been doing so  
23 for the last eight years.

24 Sean, he's one of our local people in

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1 the US. I'm also based in New York myself. And  
2 we stole Sean from one of the other big developers  
3 in the US when they were being restructured. We  
4 took Sean on board to help us build our business  
5 over here. And also have a vast, long track  
6 record within the industry.

7 So, quickly on CIP. We were formed in  
8 2012. And we set up an investment fund  
9 incorporation with one of the big labor parties,  
10 labor market pension funds in Denmark. So, that's  
11 a pension fund. Our system over there, it's a  
12 little bit different. So the pension fund is set  
13 up with different unions and then we set out to  
14 invest their money into the energy infrastructure  
15 space, where we're choosing to invest more money  
16 than they had done historically. Today we are 130  
17 people with 30 different nationalities with  
18 offices all over the world. We have offices in  
19 New York, Copenhagen, Tokyo and the Netherlands.  
20 In Taiwan, Germany and in London. We are more  
21 than -- we have 11 billion dollars under  
22 management, which are solely focused on investing  
23 in to energy projects. And we have funded -- to  
24 date, we have funded 20 different investments

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1 ranging from offshore wind, onshore wind, solar  
2 transmission, and waste to energy and biomass  
3 power plants.

4           So, I'll quickly go through the history  
5 of CIP. So, as an investment fund we set up  
6 vehicles where we invest our customers' money,  
7 ultimately being the pension holders in the  
8 different pension funds that we manage the money  
9 on behalf of.

10           And we have set up six different funds  
11 to date where we -- the first one was together  
12 with a single pension fund in Denmark. It was  
13 focused very much around the vicinity of Denmark,  
14 so we have with the name Copenhagen, which is the  
15 capital of Denmark. That small country in  
16 Scandinavia. It was very focused around the  
17 Northern European area and we invested all of the  
18 money into projects in the UK and projects in  
19 Germany.

20           Then following that, we also did another  
21 fund that invested into transmissions, so that is  
22 the big power block bringing the power; the power  
23 was for offshore wind turbines, so bringing the  
24 power from offshore into land, into the

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1 electricity grid so the consumers can access the  
2 power.

3           Then we wait, two years after we start  
4 up the firm we raised our second fund. We then  
5 grow an investor pool from a single Danish  
6 investor to 18 different investors, still focused  
7 primarily around Northern Europe. We then  
8 expanded the investment scope to the US, where I  
9 was the responsible -- went over here to start up  
10 the business, and there is where we did our first  
11 projects in the US, together with Tri-Global  
12 Energy. And we did three onshore wind projects  
13 down in Texas with them. We also entered the  
14 offshore wind business here in the US and  
15 pioneered that, and are the first ones due to  
16 build a large scale offshore wind farm in the US  
17 off the coast of Massachusetts. And we went into  
18 solar energy in North Carolina. Sean will get  
19 more into the different projects later on.

20           In fund three, we then expanded further  
21 both geographically, but also our investors. So  
22 we also introduced investors from the Middle East,  
23 Asia, Australia; no US investors in that fund,  
24 that came in later funds. And ultimately invested

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1 in the same types of projects, but on a more  
2 global scale.

3 We then last year raised a new market  
4 fund where we are investing into energy projects,  
5 in the list of the world, primarily focuses on  
6 South America, certain parts of Southeast Asia,  
7 and Northern Africa. And we are now in the  
8 process of investing our fourth major fund, our  
9 sixth fund in total, which has been broaden up to  
10 include North American institutional investors.  
11 Again, primarily pension funds, ranging from state  
12 pension funds, to teachers' unions pension funds,  
13 and today actually both across all of our funds,  
14 but in particular for our full fund the US is our  
15 biggest market and where we do invest most money  
16 into projects.

17 So, as mentioned, our team, we have 130  
18 individuals spread around the world. The majority  
19 of people are still sitting in Denmark. Our  
20 second largest office is the office we have here  
21 in New York, where we're based in New York City.  
22 And have 12 people working there.

23 So, where we are different compared to  
24 many other investment funds is that we are born

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1 out of the industry. So we are, most of us, are a  
2 range of engineering or legal or financial  
3 background working out of the industry, having got  
4 our hands dirty in projects and have been truly  
5 involved in being on site making projects a  
6 reality. Where others are normally sitting behind  
7 a desk doing so, which many other investment funds  
8 are set up that way, and we are fully focused on  
9 energy projects, which is a very unique thing  
10 because it's more normally the fund sits off in a  
11 corner of the product, and for us it is the entire  
12 product, and it's the only thing we do and then we  
13 strive to excel at doing only that.

14 We have a large focus on doing quite big  
15 projects, both because we think it's the most  
16 sustainable for economic terms; the bigger you can  
17 make it, the more economical you can make it. And  
18 in the end the cheaper and better product you can  
19 deliver to the end consumers that need the power.  
20 And we have a very strong UC commitment, meaning a  
21 social responsibility, environmental commitment  
22 both to the assay (sic) classes we invest in, but  
23 also to how we set our project to make sure we  
24 fulfill the highest standard set in what we

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1 deliver and take care of the community we operate  
2 in.

3           And we are also, all the investments we  
4 fund today, have been in renewable energy; focused  
5 in very much around CO2 reductions and the like.

6           So, I think I went through this already,  
7 where our offices are located around the world.  
8 And as you can also see from this slide, I mean  
9 the majority both in number of projects, but also  
10 in dollars out the door, the US is our biggest  
11 market, and it will be even more outspoken with  
12 projects like Panther Grove and a couple of the  
13 other projects that we are looking at to invest in  
14 over here in the US.

15           So, how we are set up. We are set up  
16 internally into different technologies to invest  
17 in, and we operate as a single team, but of course  
18 different people in the firm focus on different  
19 things. And they ask that we call it the  
20 technology platforms.

21           We operate under and are separated into  
22 five different platforms. One being offshore  
23 wind. That is actually where we -- it's a little  
24 bit where our niche was born. We are, sort of the

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1 old company we used to work in, a big part of the  
2 management team in CIP where we went out and  
3 started our own firm. That was what is today  
4 called Osgood (sic), which is the world leader in  
5 offshore wind. So we have a very strong niche  
6 there and a very large portfolio in offshore wind.  
7 But also given the history of Denmark, I don't  
8 know if people know, but a lot of commercial wind  
9 turbines, they were pioneered out of Denmark.  
10 There is more countries that had very big ambition  
11 on wind because it is also very windy there. Had  
12 very big ambitions at a very early stage.

13 So, also we have a lot of onshore wind  
14 experience in Denmark compared to the size of the  
15 country. Of course the projects were much smaller  
16 back then. And also in our old career we built up  
17 a lot of experience in the Danish and working with  
18 landowners in Denmark building our projects. That  
19 was more like one, two, three, four turbine size  
20 projects, where today it's on a completely  
21 different commercial scale of course.

22 Then we have a big business also with  
23 solar, which is becoming very big asset class at a  
24 very fast speed, also in light of costs coming

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1 down a lot for solar energy. And we have half a  
2 gigawatt. So, around the same size, a little bit  
3 more than the size of what Panther Grove will be.  
4 We have under construction and we have around  
5 three times what Panther Grove will be on the  
6 development.

7           Then on the thermal side we -- that's  
8 more conventional power plants. We have done  
9 eight projects. But those projects, they are  
10 then, all of them are either fired with straw  
11 (sic), so like a waste from coal production, or  
12 they are fired with biomass different types of  
13 wood chip, waste wood and the like. Or they're  
14 fired with actual waste. So waste incineration,  
15 which is done a lot in Northern Europe.

16           And then the other category falls into  
17 stuff like storage of energy, transmission lines  
18 and other types of transportation infrastructure  
19 for the electricity supply business.

20           So, CIP, how it was set up as a company,  
21 and why we work closely together with players like  
22 Tri-Global Energy, like Tom mentioned before, we  
23 are a full circle energy project investor. So we  
24 originate by trying to find the right developers

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1 to team up with to build projects. So we are  
2 normally not the company that's out, you know,  
3 signing up landowners to make a project happen.  
4 But we find developers that excel in doing that,  
5 and handling all of the earlier work of the  
6 projects.

7           And then when the project comes from  
8 being an idea into an actual project, where there  
9 is a route that we can deliver it, we then often,  
10 one to two years before start of construction, and  
11 we help with financing, we help with arranging  
12 procurement of all of the components, find the  
13 right contractors, set the project up for delivery  
14 so it can be constructed in a low risk and orderly  
15 fashion. And we set up to find buyers to buy the  
16 power afterwards, to make sure that the project is  
17 financeable. And we also arrange the financing  
18 and so forth. And then when we've done that, we  
19 set up the teams that will manage the  
20 construction. And the teams you will also meet  
21 out here on site when we go hopefully into  
22 construction.

23           And then we will set up the operations  
24 and maintenance, also afterwards, and monitor and

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1 make sure that the project delivers on both its  
2 obligations, but also deliver the power that is  
3 required to make the project viable and deliver  
4 that to the electricity market and manage to sell  
5 it into the market. And that's a lot of  
6 administrative stuff you have to do. You have to  
7 do for a project lifetime. And you have to plan  
8 for when things are being taken down to be  
9 repaired and all that stuff, where we have teams  
10 that are focused solely on that.

11 So, I think with that, I will hand it  
12 over to Sean to tell you a little bit more about  
13 the different projects.

14 MR. TOLAND: Good evening everybody. My  
15 name is Sean Toland. I am the vice president at  
16 Copenhagen Infrastructure Partners. I've been in  
17 the industry for about ten years now, developing,  
18 owning, operating, primarily wind projects all  
19 across North America, including here in Illinois.  
20 Most recently I was involved in the Big Sky wind  
21 project, which is up in Bureau and Lee Counties,  
22 which some of you may be familiar with. It's a  
23 pleasure to be here, and looking forward to  
24 working with everybody on this exciting project.

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1           I'll try to be quick. I know the Bears  
2 are playing tonight. So, starting out with some  
3 of the CIP's investments globally. As Henrik was  
4 alluding to, CIP is truly a global investor. We  
5 currently have more than 20 gigawatts of projects  
6 spread across the globe on across offshore winds,  
7 onshore winds, solar, transmission and waste,  
8 biomass and storage. And as you can see, from the  
9 US and Canada, to Europe, to Asia and Australia  
10 and beyond.

11           Focusing more specifically here on North  
12 America. We currently have more than ten  
13 gigawatts of projects either under development,  
14 construction, or in operations. Again, everything  
15 from onshore wind, offshore winds, hydro  
16 transmission, to solar PB.

17           A few projects that I will just point  
18 out briefly is our Travers solar project up in  
19 Canada, which we are preparing to start  
20 construction on here in December, will be Canada's  
21 largest solar project once built, and one of the  
22 largest solar projects in North America more  
23 generally. In addition, with respect to onshore  
24 wind specifically, we have built more than 850

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1 megawatts across five projects all with our good  
2 partners at Tri-Global Energy. So we are looking  
3 forward to making this project number six.

4 Lastly I will just touch briefly on ESG  
5 and global stewardship. So ESG stands for  
6 Environmental Social and Governments. And it's an  
7 important topic for CIP. Currently our projects  
8 power more than three million houses per year with  
9 clean renewable energy. And we're on track to  
10 continue to increase that number as we build more  
11 projects like Panther Grove. In addition, that's  
12 roughly the equivalent to power about 5.6 million  
13 or offset about 5.6 million tons of CO2 per year.

14 In addition, as Henrik mentioned, most  
15 of our investments are on behalf of pension funds  
16 around the world, with dedicated to labor workers;  
17 and again as Henrik mentioned, different pension  
18 funds across the world.

19 And finally, CIP is dedicated to  
20 sustainability. Partnering with our local  
21 communities like Woodford County. In addition,  
22 we're committed to partnering with counties beyond  
23 those that were located with our specific  
24 projects. One example is we're a financial

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1 supporter of the Human Practice Foundation, which  
2 is focused on improving education and developing  
3 social skills and entrepreneurships in some of the  
4 poorest areas of the world.

5 So with that, again, I'd like to thank  
6 you on behalf of CIP for welcoming us into your  
7 community, and we are looking forward to working  
8 with you on the Panther Grove project. Thank you.

9 KIM HOLMES: Do we have any questions by  
10 the board at this time of these two gentlemen? Do  
11 we have any questions from an interested party?  
12 Thank you, gentlemen. We'll go ahead and we'll  
13 continue on.

14 (Witnesses excused.)

15 MR. KEYT: I have a copy of their  
16 presentation. I have marked it as Panther Grove  
17 3. Our next witness would be Mr. Green from  
18 Tri-Global Energy.

19 KIM HOLMES: Do you wish to be sworn in  
20 or affirmed.

21 (Witness sworn.)

22 MR. GREEN: All right. First, once  
23 again, just like everyone else, I want to thank  
24 everybody for being here. Greatly appreciate the

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1 board and your time tonight. Lisa, very much  
2 help. It's Chris Green, C-H-R-I-S, last name  
3 Green like the color. I'm with Tri-Global Energy.

4 So, yeah, Lisa, thank you very much for  
5 everything you've done. This has been a two year,  
6 little over two year process, and everyone has  
7 been super professional. I would consider in this  
8 whole process, regardless if you're for or  
9 against, I think everyone has been very  
10 professional and very cordial to their neighbors  
11 regardless if you're for it or against it.

12 And I've been doing this now for  
13 probably eight years, and I would say probably the  
14 most cordial and kindest county that I've worked  
15 in, regardless of if you're against it or for it,  
16 neighbors still get along just fine. That hasn't  
17 been a lot of issue, and that's great to see, to  
18 see that in this community.

19 So, once again, just thank you for your  
20 time. Just real quick background on me. So, from  
21 Louisiana. Born and raised in Shreveport,  
22 Louisiana. Went to school for engineering. And  
23 then went back to graduate school and got an MBA  
24 as well from LSU. Still maintain my professional

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1 engineering license. It is from Louisiana. It is  
2 still a valid license even though it's from  
3 Louisiana. But, still maintain that.

4 I guess in my off time I'm hunting and  
5 fishing is kind of my main hobby. I also have my  
6 private pilot's license. I do fly single engines  
7 from time to time. It's been a while. Haven't  
8 really had the time to do it. Hope to get more  
9 time and allow myself to do it.

10 So my wife and I just moved back to  
11 Lafayette, Louisiana; we were living in Dallas,  
12 Texas. Just moved back there about a month ago  
13 just in time for the five hurricanes to hit. But  
14 she and I have two kids and we have got one more  
15 on the way.

16 Professional experience, I'm a senior  
17 development manager with Tri-Global Energy. I've  
18 been with them now since July 2018. My  
19 responsibility has been mainly focused on the  
20 PJM market, power grid, which I will get into  
21 later in the slide. But by and large that's kind  
22 of pigeon holed me into Illinois and Indiana.  
23 That's been the bulk of my wind experience, has  
24 actually been in the Midwest. The majority of it

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1 has been in Illinois.

2 Prior to joining Tri-Global Energy, I  
3 worked for another company called Leeward Energy.  
4 I started with them back in 2012. Actually  
5 managed operating wind projects before I got into  
6 developing new ones. So, I actually managed the  
7 oldest wind projects in the State of Illinois that  
8 was the Mendota Hills wind projects that's up near  
9 Paw Paw. That was also the last project I  
10 developed before this one, which we actually tore  
11 down that wind project and we rebuilt it. So  
12 that's 63 turbines, and we rebuilt it with 27 new  
13 ones. That project was completed back in '18,  
14 about the time I joined Tri-Global Energy. But,  
15 prior to Leeward I worked on the engineering side  
16 with a firm called Burns McDonald. They are a  
17 national engineering firm. Worked with them as an  
18 energy development engineer. So, supporting  
19 developers like myself and more from the  
20 engineering standpoint. I worked with them for a  
21 little over a year, and before getting into  
22 energy, I was a contractor for the Army Corps of  
23 Engineers into New Orleans. I helped with the  
24 redesign of all of the flood infrastructure post

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1 Hurricane Katrina projects. I did that for about  
2 three-and-a-half years before I got into the  
3 energy space.

4           So real quick, the name. You know, the  
5 name is based on whenever folks first settled here  
6 in the area, they referred to the area as Panther  
7 Grove. It was the area, kind of the confluence of  
8 Panther Creek and Crow Creek. That area was first  
9 referred to as Panther Grove. When we were  
10 looking for a name, we went around asking folks  
11 what names do you have? You got any ideas? And  
12 Panther Grove seemed to be the one that stuck. I  
13 will say that this name is -- we want it to be a  
14 name that the community likes. So, if the  
15 community wants another name for the project,  
16 we're happy to change the name to something else  
17 that the community likes. But, by and large the  
18 majority of the landowners that have been  
19 participating in the project have stuck to the  
20 name, and like the name. But, I just want to  
21 throw that out there, that this isn't -- it's not  
22 necessarily our say. It's more the community's  
23 say on the project's name, and open to changing  
24 that.

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1           So these next few slides I will try to  
2 not take too much time. I just want to discuss  
3 the wind energy industry in the greater context of  
4 the power generation market. And give some  
5 history as to why wind is where it is now. And  
6 why certain other generating sources such as coal  
7 have been dropping off. I will say I'm not an  
8 expert in this field. The majority of this that I  
9 learned is probably at the dinner table with my  
10 family. The majority of my family, being from  
11 Louisiana, is in the oil and gas industry. And  
12 they're constantly giving me stuff about being in  
13 the renewable space, so I have to defend myself,  
14 and over the years I've kind of learned some stats  
15 here.

16           So, the first thing to look at is on the  
17 left. It's just the US generation mix starting  
18 from 2000 to 2019. It's probably tough to see  
19 this, but the key indicator to look at is the  
20 coal. Coal generation has been reduced in half  
21 from 2000 to 2019. What has replaced that has  
22 been 90 percent natural gas power generation.  
23 That remaining ten percent has been renewables.  
24 And that ten percent has by and large pretty much

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1 been wind energy. So there's been obviously a lot  
2 of wind come on line.

3 But, the bulk of it has been natural gas  
4 generation. And I throw that out there that a lot  
5 of the legislation that's in place right now for  
6 renewables has just as much to do with the natural  
7 gas industry as it does anything else. Natural  
8 gas does return cleaner than coal. But the key  
9 thing about a natural gas engine is it can turn on  
10 and off quickly, so when wind and solar dies, a  
11 natural gas power plant can turn on quickly. Much  
12 cheaper than a coal or nuclear plant can ramp up  
13 and down.

14 So currently right now, wind generation  
15 now is at 7.2 percent of the entire power  
16 generation mix in the country. Five countries, or  
17 excuse me, six countries or states, it has greater  
18 than 20 percent of its generation mix is from wind  
19 energy. That's mainly in the Midwest; Oklahoma,  
20 Iowa, North Dakota, South Dakota, Nebraska and  
21 Kansas all have more than 20 percent. Iowa just  
22 next door, 42 percent of its power generation is  
23 from wind energy. Kansas is at 42 percent as  
24 well. And as far as growth, power generation

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1 growth, over the past 10, 20 years, wind is second  
2 to natural gas power generation.

3           It's growing, still growing rapidly.  
4 This past year, or the first three-quarters of  
5 2020 has been the fastest or the most wind has  
6 come on in three-quarters in wind's history in the  
7 US this past year, brought on 6,300 megawatts of  
8 wind generation.

9           One other slide is the presence, not to  
10 get into politics now, not the best time to do  
11 that, but the presence of wind in all is in 70  
12 percent of congressional districts across the  
13 country. There's quite a few in the south.  
14 There's not a lot of wind in the south. But, by  
15 and large the majority of your wind is in the  
16 central part of the country, which for the most  
17 part is Republican areas.

18           This chart here shows, it's a very good  
19 chart. It shows the decline of wind and solar  
20 generation. And it shows the study flat rate of  
21 coal generation. As you can see there was a  
22 point, an earlier point for wind back in 2010 and  
23 2011, and the key thing to note here is this  
24 unsubsidized. So if you take the subsidy out of

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1 the price, it's still cheaper to generate than  
2 coal. So is solar. Solar is also cheaper to  
3 generate than coal. A wind facility, with a  
4 natural gas power plant combined as one generator,  
5 is cheaper to generate than coal in most parts of  
6 the country. Obviously you have to have wind in  
7 that area.

8 This is another slide here just showing  
9 the price ranges, once again, of unsubsidized  
10 price ranges for the different types of power  
11 generators. You can see wind right here has the  
12 lowest, from 26 to 54 dollars per megawatt hour.  
13 That's its levelized cost of energy. Combined,  
14 gas combined cycle, which would be the cheapest  
15 dispatchable generation. So a generator that can  
16 turn off and on whenever you need it, it's the  
17 cheapest at \$44 to \$73. Coal is at \$65 to \$159.  
18 And nuclear is all the way out from \$129 to \$198.

19 One other slide too, so this is just  
20 again to give a background on energy subsidies.  
21 You hear a lot about how wind is subsidized. All  
22 energy sources are subsidized. Fossil fuels are  
23 subsidized. Nuclear energy is subsidized.  
24 Renewable energy is subsidized. If you look at

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1 the track record from 1950 to 2016, there's been  
2 145 billion dollar of energy subsidies in support  
3 for R&D for nuclear power. That was 85 billion.  
4 Fossil fuels with 60 billion. During the same  
5 time frame it was 34 billion for renewables.

6 You know, with any emerging technology  
7 there has to be an investment in R&D. That's been  
8 the premise behind solar and wind. My personal  
9 opinion is I wish there were no subsidies. I wish  
10 they would go away. I personally believe wind and  
11 solar at this point can stand on its own. It did  
12 need some help getting started. But, it's gotten  
13 so efficient now, so cheap, they can stand on its  
14 own. The projects that I used to manage, some of  
15 the earlier Illinois wind projects, they were  
16 selling their power for 60 and 70 cents. Excuse  
17 me; 60 and 70 dollars a megawatt hour. Contracts  
18 nowadays are going for much less. The majority of  
19 them in the Midwest are going for less than 20  
20 bucks. So, the pricing has gotten so much cheaper  
21 for wind.

22 Some just wind energy statistics real  
23 quick. So, it's estimated, and this is according  
24 to the American Wind Energy Association, that the

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1 wind energy industry contributed 120,000 jobs in  
2 the US, roughly 8,500 jobs in the State of  
3 Illinois are linked to wind. Over 208 billion  
4 dollars has been invested in wind in the US. 11  
5 billion in the State of Illinois. Wind energy  
6 projects have paid 1.6 billion last year, excuse  
7 me, wind energy last year in 2019 paid 1.6 billion  
8 to state and local governments and landowners in  
9 the US. They estimated 87 million was paid in the  
10 State of Illinois to local governments and  
11 landowners. US wind energy industry, or US wind  
12 energy projects produced enough power in 2019 to  
13 power 27.5 million homes. That is a lot of homes.  
14 And offset 198 million metric tons of carbon  
15 dioxide in 2019. That's equivalent of removing  
16 43 million average passenger vehicles off the road  
17 in the US.

18 Also, 103 billion gallons of water was  
19 conserved last year as well. One other just quick  
20 stat. I like to look at this as well, to kind of  
21 see, are we shooting ourself in the foot here with  
22 doing wind relative to competing with other  
23 countries?

24 Interestingly enough, the US is second

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1 by a sizeable amount to China when it comes to  
2 wind energy. So China has got currently right now  
3 236,000 megawatts of wind energy in its country.  
4 US is second at 105. That was as of the end of  
5 2019. I think we're closer to 111,000 megawatts  
6 now. And then it goes down to Germany, India,  
7 Spain.

8 So, the majority of our first world  
9 countries are developing sizeable amounts of wind  
10 energy at the current moment.

11 So I'm going to start getting into  
12 Illinois, why we're here. Why is the project here  
13 in Illinois? Why are we developing with wind  
14 projects in Illinois? So as you can see the map  
15 here, same one that Tom had, the majority of your  
16 wind is in the central part of the country. You  
17 can see there's some winds in the State of  
18 Illinois. If you look at this, you're like, man,  
19 why aren't you in Nebraska or these states in the  
20 middle of the country? It looks like their wind  
21 is so much better. There is still good winds in  
22 the State of Illinois, which I'm sure you can  
23 attest to. But, the key is it has the highest  
24 wind speeds in the power market that it's in.

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1 It's in a market called PJM, which stands for  
2 Pennsylvania Jersey Maryland. Which I'll go to  
3 the next slide. So, that grid, Pennsylvania  
4 Jersey, Maryland, extends basically from here to  
5 New York City.

6 So there's various utilities that are  
7 members within that grid. Commonwealth Edison is  
8 a utility that is a member of that grid.

9 PJM market is also a highly liquid  
10 market. Unlike some other markets, you can  
11 actually have demand; say you've got a Harley  
12 Davidson manufacturing facility in Pennsylvania.

13 (Technical difficulty.)

14 You have the highest wind speeds in  
15 this PJM market. So there's a lot of buyers are  
16 out there right now, and this is just -- real  
17 quick, this is the different -- so like PJM,  
18 there's other grid operators. There's MISO that  
19 is also right here in the state. And there's SPP  
20 which controls the utilities in the central part  
21 of the US. There's Ercot in Texas. NISO in New  
22 York. And New England ISO and then California  
23 ISO. These ISOs, or regional transmission  
24 organizations, they control the utilities and they

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1 control the projects that can tap into that grid.  
2 In this particular one that we filed an  
3 interconnect application into, is into PJM going  
4 through ComEd's system, which I will talk about  
5 here shortly.

6 So back to PJM, and back to it being a  
7 very highly liquid market. It's attracting what  
8 the industry used to be more utility buyers. So,  
9 ComEd and Constellation and Ameren, the big  
10 utilities buying the power, what had started  
11 occurring, I don't know, five or six years ago,  
12 you had a lot of corporate and industrial buyers  
13 buying the power 'cuz they had a facility. You  
14 got Ford or GM has a facility, and they want to go  
15 green.

16 My personal take is a lot of it is just  
17 that the power is so cheap. They buy the power  
18 because it is simply so cheap. But you have a lot  
19 of corporate industrial buyers now buying this  
20 power in markets like PJM. But, a lot of this  
21 corporate industrial buying is occurring in the  
22 PJM market just because of how that market is set  
23 up. It makes it a lot easier to transact like  
24 that and not be physically located anywhere near

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1 the generator.

2           And one thing to highlight about this  
3 project is we actually signed, we have a power  
4 purchase agreement for this project. Something  
5 that's, I would say is a huge bonus. A major  
6 development milestone is getting someone to buy  
7 the power out of the project. So we have already  
8 contracted with AEP, which is one of the largest  
9 utilities in the country. We have contracted with  
10 them to buy the power out of this project,  
11 obviously if it gets permitted and constructed.  
12 But, they agreed to buy all 400 megawatts, or buy  
13 up to 400 megawatts of generation out of this  
14 project. Their intent is to serve various  
15 corporate and industrial buyers within their  
16 utility. One of the largest ones is Google is  
17 going to be buying quite a bit of the power out of  
18 this project. They're constructing a new data  
19 center in Ohio. This project will serve a lot of  
20 that data center's demand.

21           Okay. So, I guess the remaining part of  
22 my presentation is going to be more getting into  
23 the project. And I will just say, I'm going to  
24 give more of a higher level of the project itself.

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1 And a high level of the application. As Tom  
2 alluded to earlier, we have consultants that are  
3 going to be coming in and speaking on their  
4 specialty. But, the rest of this will be about  
5 the project itself.

6 So, the permit application, we're  
7 requesting up to 400 megawatts of wind generation.  
8 That's anywhere from 67 to 86 wind turbines.  
9 Would love to be able to sit here and tell you,  
10 the board, exactly the turbine that we're going to  
11 use. We pretty much know the one that we're going  
12 to use. The unfortunate thing is, if we get a  
13 permit for just that one turbine, that turbine  
14 manufacturer is going to try to gouge us on the  
15 pricing. So we have to try to keep this as open  
16 as we can to keep the project as economical as we  
17 can. I will say the three turbine manufacturers  
18 that we have in this application are one, I get  
19 into it here shortly, but GE is first in the US.  
20 Vestas is second in the US as far as the amount of  
21 turbines in the country. And Nordex is forth in  
22 the US. So these are all top tier wind turbine  
23 manufacturers. These are not fly by night. These  
24 are very solid wind turbines. Very proven

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1 technology in the US. And also in the world.

2 So the wind turbine capacity that we're  
3 requesting would be 4.3, up to six megawatts per  
4 turbine. The blade tip height range is 591 to  
5 648. The wind turbine tower height range itself,  
6 so just where the nacelle sits is 334 to 394. So  
7 the acreage currently right now it says 31,000, we  
8 actually are closer to 33,000 acres of land have  
9 been leased for this project. The footprint, if  
10 you just go -- if you wrap a line around all of  
11 the exterior turbines, just draw a straight line  
12 around all the turbines, go from turbine to  
13 turbine, that's about 20,000 acres of land. So  
14 that's what we're considering to be the footprint  
15 is 20,000 acres.

16 And of those 20,000 acres, we're  
17 estimating to only remove 84 acres of crop  
18 production for the permitted facilities in the  
19 project.

20 So, our desired start of construction  
21 would be Q3 of 2021. Obviously we have to get a  
22 permit, and the interconnect. We need a study to  
23 come back from the interconnect component. But,  
24 we would ideally like to start construction on

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1 this project in Q3 of 2021. And start operations  
2 in Q3, Q4 of 2022. And we're going to have  
3 someone speak more on the specifics of the  
4 construction schedule, and the actual construction  
5 process at another night.

6 So real quick, the land summary. So we  
7 have got over 230 landowners that we have  
8 agreements with. And that's over 32,000 acres of  
9 land in portions of Clayton, Minonk, Greene,  
10 Panola and Roanoke Townships. The wind leases  
11 allow for complete development, setback waivers,  
12 installation and operation of all required wind  
13 facilities with an operations term of 40 years.  
14 So that's what's in our wind leases.

15 As I mentioned, the footprint is roughly  
16 20,000 acres. Of those 20,000 acres, which I will  
17 show you here shortly, roughly 80 percent of the  
18 land within that 20,000 acre footprint is signed  
19 up. Some of that is too close to say the town of  
20 Panola where we couldn't sign it up or couldn't  
21 use it, but of that footprint roughly 80 percent  
22 is signed up. We also have agreements with 145  
23 residences. 47 of those are what we would say are  
24 wind lessors. So homes that have -- that are

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1 owned by folks that also signed wind leases. 98  
2 of them are stand-alone homestead residences that  
3 just have a home that signed a waiver.

4 A couple items that are specific in the  
5 residential waivers, they allow for turbines to  
6 get up to 1,000 feet. The majority of the  
7 turbines are still further than 1,500 feet. But,  
8 the agreements allow for us to get up to a 1,000  
9 feet, but not closer than that.

10 Some quick stats which I think are very  
11 telling stats. So, if you have -- there are 188  
12 homes within one mile of a wind turbine. 113 of  
13 those 188 have signed agreements. There are 90  
14 homes within that 20,000 acre footprint. 75 of  
15 those 90 homes signed agreements. That's 83  
16 percent of those residences within that 20,000  
17 acre footprint. 100 percent of the residences  
18 within close to a half a mile, 2,350 feet, signed  
19 agreements.

20 And we'll have a shadow flicker and  
21 noise expert come here on another night to speak  
22 on the specifics of that. And something you will  
23 learn as you get out beyond that kind of four  
24 times the height, there's very minimal noise and

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1 shadow flicker. So, the folks that are going to  
2 hear this, and deal with the issues, have all  
3 signed agreements.

4 We also have a -- we do have one fixed  
5 wing airstrip setback waiver with the Unzicker  
6 fixed wing RLA which was mentioned earlier, and  
7 that is the reason for the 16 variances that are  
8 in the application. We do have six transmission  
9 easement agreements as well, allowing for just  
10 cable crossings to go across these properties.  
11 And then we do have two options to purchase  
12 agreements for the project's substation and the  
13 O&M building area.

14 Let me just show you this map here of  
15 the footprint and the homes that are signed up in  
16 it real quick. I don't think this map was  
17 included in the printouts for you 'cuz we just had  
18 the slides. But, we'll make sure to print all  
19 these maps out that I'm presenting here tonight so  
20 you have hard copies of those.

21 But, what you can see here is the dashed  
22 blue line to the right. The dashed blue line is  
23 what we're considering the footprint. All of the  
24 green hatched parcels are parcels that had signed

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1 leases for this project. You can see, there's a  
2 sizeable amount of land still outside of what we  
3 would consider the project footprint that did sign  
4 agreements.

5 The other key thing to note is all of  
6 the green homes are homes that signed agreements,  
7 waivers for the project, which you can see is the  
8 majority of the homes within the footprint.

9 This is, this table is going to be tough  
10 to see, but it is in the application itself. This  
11 is just a breakdown of the acreage of the 20,000  
12 acres. We're estimating roughly only 84 acres of  
13 land actually is going to be removed out of crop  
14 production. The majority of that is the access  
15 road leading up to the turbine and then the  
16 turbine itself. But, that's -- I don't know what  
17 the percentage is, but it's well under a half a  
18 percent or even less of land that we actually have  
19 leased, that versus what we're going to actually  
20 remove out of production.

21 So a quick summary of the special use  
22 permits request and variance that we are  
23 requesting from the county, or approval from the  
24 county for.

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1           So, we have -- we're requesting up to  
2   400 megawatts. Tip height is 591 to 648. The one  
3   thing that we are requesting is the ability to  
4   locate the turbine within 150 feet of where it is  
5   shown in the application maps. That is to  
6   accommodate mainly the land owner request as far  
7   as moving turbines and their associated access  
8   roads to better align the road with how they're  
9   going to farm their land. Also, to miss drain  
10  tiles. So it's mainly to allow for that. It's  
11  also to allow us, this project is laid out on  
12  using GIS data, aerial imagery. We do need to go  
13  survey these fields to confirm that where we're  
14  locating the turbines are indeed in compliance  
15  with the setbacks. Everything has been laid out  
16  based upon GIS data and aerial imagery.

17           Real quick, just to explain the site  
18  maps. So, this is the site maps that are included  
19  in your appendix to the application. We shadow  
20  all of the various tip heights of the turbines  
21  that we included in the application. We show what  
22  we call or refer to it as a buildable area. So  
23  whenever you layer in all of your setbacks, your  
24  residential setbacks, your nonsigned property

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1 setback, transmission line setback, all of the  
2 different setbacks, you layer that in and tell the  
3 GIS program okay; spit out the area where you can  
4 actually locate a turbine. And you might have  
5 20,000 acres of land leased; I should have  
6 probably had that stat here. I bet of those  
7 20,000 acres you could probably only build on  
8 1,500 of them once you include all of the  
9 setbacks. But, it creates this buildable area  
10 right here, which this turbine, this set of  
11 turbines, there's a large area that we could  
12 actually place the turbines on.

13 But when you're reviewing those maps,  
14 these areas are the areas that we can -- we're  
15 showing that we can locate the turbines on, and be  
16 in compliance with the setbacks.

17 We're also requesting special use  
18 permits for two options for our O&M building. One  
19 option is to utilize/refurbish the existing  
20 warehouse and home on pin 0535300008 in Clayton  
21 Township. Its location is also included in the  
22 application. But real quick, this is just a  
23 general location of that property. It's off of  
24 2400 there in Clayton Township. 2400 east in

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1 Clayton Township.

2           The second option would be to build a  
3 new facility adjacent to our project substation,  
4 which would be on pin 0536100003 in Clayton  
5 Township. That property is right off of Highway  
6 116.

7           So this is the location of that property  
8 there. It's between Benson and -- between Benson  
9 and I 39. It's where the ComEd power lines, the  
10 big steel power lines cross this property. The  
11 other option is to build the O&M building adjacent  
12 to that substation, very similar to existing wind  
13 projects that's out there, the Minonk project. It  
14 would be a very similar arrangement to that one.

15           One thing that we do want to commit to  
16 around the substation and also even around, if we  
17 do construct the O&M building here, is to place  
18 vegetation around it, so you're not just looking  
19 at a chain fence and a bunch of electrical  
20 equipment. We would like to try to make it look  
21 as aesthetically pleasing as we can, considering  
22 it's on 116.

23           This is just a quick picture of -- try  
24 this again. This is just a quick picture of what

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1 the O&M building would look like if we constructed  
2 it. It would be roughly an eight to ten thousand  
3 foot metal building that would have an office in  
4 it for the project staff, as well as would host  
5 the spare parts and other maintenance tools and  
6 equipment.

7           The other item too is the 16 variances.  
8 All of those variances are to allow us to install  
9 16 wind turbines within the setback from the  
10 Unzicker airstrip. Our interpretation of the tall  
11 structures ordinance is basically you can't  
12 install anything taller than 200 feet around a  
13 fixed wing airstrip. These 16 turbines are closer  
14 than that. So we're requesting a variance to  
15 install those. I will say we have met the  
16 obligations of the tall structures ordinance, in  
17 that we have executed an agreement with the owner  
18 of the airstrip. We have received FAA approval  
19 for the location of those turbines. And we have  
20 also received approval from the IDOT for the  
21 location of those turbines.

22           These are the wind turbines that are in  
23 the application. You have got the  
24 GE 5.5 158. Vestas V 150. Nordex N 149 and

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1 Nordex N 155. The GE turbine is currently rated  
2 at a 5.5. The Vestas V 150 is currently rated at  
3 a 4.3. The Nordex, both Nordex units are  
4 currently rated at a 4.8. As they stand right  
5 now, we do request the ability to have the  
6 capacity of these turbines increased, because what  
7 happens is they're constantly coming out with some  
8 software enhancement or something like that, that  
9 allows the production of these turbines to  
10 increase. So we would request the ability to  
11 allow them to increase. The noise and shadow  
12 flicker will not change from what is reported in  
13 our application. So the impacts will not change.  
14 The size of the height of the turbines will not  
15 change. We are just requesting that the capacity,  
16 the rated capacity of the turbine, we're  
17 requesting that we have the ability to increase  
18 what is stated in here up to a cap of six  
19 megawatts per turbine.

20 So back to what I'd stated earlier, so  
21 GE is currently first in terms of installments in  
22 the US. Vestas is second and Nordex is fourth.  
23 This is just a quick -- images are going to pull  
24 up here. I'm having issue with pulling up images.

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1           So this is just a chart showing you, GE  
2 is a sizeable leader. Roughly half of the  
3 turbines installed in the US are GE. Followed by  
4 Vestas, which is roughly, I would say about a  
5 third of the turbines in the US are Vestas. Then  
6 you've got Nordex down here, which I would say is  
7 closer to about 7 to 8 percent of the turbines in  
8 the US are Nordex machines. Then if you look at  
9 the same ranking worldwide, we're looking at GE is  
10 third across the world. Vestas is first. Nordex  
11 would be sixth. If you exclude Chinese  
12 manufacturers, Nordex would be fourth in the  
13 world.

14           So once again, these are proven wind  
15 turbines, not fly-by-night equipment. I would say  
16 top of the line equipment.

17           This is just a quick chart showing you  
18 the size of the turbines. The bulk of the  
19 efficiency out of these turbines, it's due to the  
20 lengthy increase, the length of the waves is what  
21 is driving the majority of the efficiency of  
22 these. The turbines have grown drastically over  
23 the past ten to 15 years. My personal opinion at  
24 least in the onshore, particularly in the Midwest,

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1 I think you are kind of hitting a point they're  
2 not going to get too much larger mainly because  
3 they can't logistically get them here. And due to  
4 setbacks, the majority of the land in the Midwest  
5 is 40s and 80s and 160s. And a lot of the  
6 counties, a lot of jurisdictions have the same  
7 setbacks that you have in Woodford County. And as  
8 you get above 650, you don't have a whole lot of  
9 space to locate these turbines.

10 So, my personal opinion is you're not  
11 going to see them getting a whole lot larger in  
12 tip height I should say than where we're at now.  
13 At least not in the Midwest. Now when you get out  
14 in Texas and other areas where there's massive  
15 amounts of parcels, that would be different. But  
16 in the Midwest I don't think you're going to see  
17 them getting a whole lot bigger.

18 The one key thing to note, that I do  
19 want to state, is we are only going to install a  
20 single model and a single size. So it will be the  
21 same model, the same size turbine. We are not  
22 going to come in and install a smorgasbord of  
23 turbines. It's going to be the same make, model  
24 size turbine. We want it to look uniform. We

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1 don't want it to look like a jumbled mess of a  
2 bunch of different turbines in the community. So,  
3 one model, one size.

4 Real quick, just going over the  
5 setbacks. So the layout that we have before you  
6 is in compliance with the setbacks. We're not  
7 requesting for any variances of setbacks. The  
8 only variance once again is the airstrip. We're  
9 in compliance with property lines, the 1.1 from  
10 the rail. Edge of public railroads, third  
11 property overhead transmission lines and  
12 communication towers. Also in compliance with the  
13 four times the tip height from non-signed  
14 residences. That was measured not from the  
15 residence itself. It was measured from the  
16 property surrounding the residence and verified by  
17 the zoning office. Once again, we don't have any  
18 turbines closer than 1.1 times the height from any  
19 residence. We're also further than 1.5 miles away  
20 from any incorporated communities and  
21 municipalities. And we are in compliance with the  
22 tall structures ordinance, except for we are  
23 requesting the variance around the Unzicker  
24 airstrip. But we believe we're in compliance with

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1 the tall structures ordinance around all other  
2 airstrips and heliports in the area.

3 Other setbacks that we incorporated into  
4 the layout that are not contemplated in the  
5 ordinance is a best management practice. Mainly  
6 it's a US Fish and Wildlife recommendation to stay  
7 a thousand feet away from suitable bat habitat.  
8 It's not something that the US fish requires you  
9 to do, it's just a good practice to do. And  
10 suitable bat habitat according to US fish is 15  
11 acres or more of contiguous acres. We're staying  
12 1,000 feet away from that.

13 So, when you're looking at those setback  
14 maps, it also takes into account this bat habitat  
15 as well. The other setback that we had to  
16 incorporate at the recommendation of the IDNR was  
17 a setback away from the Panther Creek. They  
18 considered the Panther Creek to be part of the

19 (Technical interruption.)

20 They recommended that we stay further  
21 than half a mile away from both the eastern and  
22 the western branch of the Panther Creek up to 1600  
23 North. Once we got above 1600 North, they believe  
24 that the creek had been channelized enough, and

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1 that there was no setback needed once we got north  
2 of 1600 North.

3 Here is just a quick map showing all of  
4 these setbacks. Here's a quick map showing very  
5 similar to the one we looked at a while ago, the  
6 footprint map, but it shows the setbacks from the  
7 towns. Also shows the setbacks from the fixed  
8 wing airstrips that are in the area. It shows  
9 that we are in compliance as far as setbacks from  
10 fixed wing airstrips.

11 Also shows the bat habitat here and also  
12 shows the IDNR's setback from the western and  
13 eastern arms of the Panther Creek. The other key  
14 thing to note in that map is, well, which we'll  
15 discuss in a later night, is all of the microwave  
16 communication beams that run through the project.  
17 We had a study performed to make sure they were  
18 not going to be impacting those, that our blades  
19 are not going to interfere with those signals.  
20 That has all been confirmed, as well as we've  
21 confirmed no other communication interference  
22 issues.

23 And like I said, that will be spoken to  
24 on another night. But this map shows all of the

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1 microwave beams that run through the project  
2 footprint. And we located turbines in a manner so  
3 that they are not interfering with those beams.  
4 That is everything to note from this map. But  
5 this is an appendix in your applications.

6 So back to the turbines. Obviously,  
7 we're capping the project at 400 megawatt. So as  
8 the turbine increases, the one benefit you get out  
9 of that is you're placing less turbines in the  
10 project. So, if we were to install the GE 5.5 as  
11 it's rated right now, it's 5.5 megawatts. Of  
12 those 86 turbine locations, we would only install  
13 73 out of those 86. The V 150 we would install  
14 all 86. The Nordex machine, we would only need 84  
15 of those 86 turbine locations.

16 Now, there are some turbines that are  
17 height restricted. And that if we go above this  
18 height, it would require us to request a variance,  
19 which we are not doing. There would be turbines  
20 76 and 86 we're showing to be height restricted at  
21 591. Turbines 23, 34, 54 and 81 are height  
22 restricted at 599. Turbines 57, 65, 70 and 78 we  
23 believe are height restricted at 640.

24 What that means is, if we were to go and

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1 install a turbine at 648, we would not -- we will  
2 not install a turbine at location 76, 86, any of  
3 the turbines that are restricted below 648, we  
4 will not install a turbine at those locations.

5 Just a quick slide on the  
6 interconnection. As I discussed earlier, the  
7 project is interconnecting into the Commonwealth  
8 Edison utility lines that run through the county.  
9 They basically run from Peoria to Chicago. It's  
10 actually four circuits of 345 KV lines that run  
11 through there. To tap into those lines you needed  
12 to file an interconnection request with PJM.  
13 That's who manages the filing and manages the  
14 studies and approval to tap into those lines. We  
15 have four interconnect applications in with PJM  
16 for this project. We filed two of them back in  
17 September of 2018. And we have filed two more  
18 subsequent ones to tack on some additional  
19 generation to the original filings in March of  
20 2019.

21 Here is a quick map. This map is just  
22 an overview map of all 86 turbines. And the  
23 collection cable routing connect all of those  
24 turbines. The key thing to note is the project

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1 substation area is off of 116, between Benson and  
2 I-39. We chose that location, obviously we needed  
3 a parcel where the power lines are running through  
4 in a parcel that was reasonably centrally located  
5 to the project. And this was the area that best  
6 fit those criteria. It's in Clayton Township  
7 between the town of Benson and I-39.

8 Here's actually a closer up view of the  
9 substation location map. Once again, the pin  
10 number, property number that we'd like to locate  
11 the substation on in this map is included in the  
12 application. It's 0536100003. As I mentioned  
13 earlier, and we're going to have our electrical  
14 engineer is going to come and give a brief  
15 overview of the substation and the underground  
16 electrical design. He will have some pictures as  
17 well of what the substation will look like.

18 But, we do, we will commit to placing  
19 vegetation around the substation to cover up the  
20 electrical equipment and fencing.

21 So, our electrical engineer will be here  
22 to speak further on this as well. This is just a  
23 plan view. So the electrical drawing of the  
24 substation for this project as it stands right now

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1 we've got it slated for three main power  
2 transformers. That's subject to change. But as  
3 it stands right now we have three main power  
4 transformers for this substation.

5 This substation will roughly take up  
6 about a 400 to 250 foot wide area. It will be  
7 very similar to the substation that's located at  
8 the Minonk project. Very similar in size to that  
9 one.

10 So, adjacent to the project substation,  
11 so you have the project substation, that's where  
12 all of the projects generation is consolidated.  
13 Then you have to also construct for ComEd. ComEd,  
14 you have to construct for them a switchyard, which  
15 is basically a bunch of switches and stuff mainly  
16 for safety. So if you're looking at that Minonk  
17 wind project, when you're looking at that  
18 substation, the bulk of all the equipment you see,  
19 is that's all ComEd's switchyard. The actual  
20 project substation for that Minonk project is the  
21 smaller area to the west. The larger yard is to  
22 the east; that's all ComEd's switchyard equipment.  
23 And then their project substation would be to the  
24 west.

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1           Our arrangement would be very similar.  
2   The ComEd switchyard is going to take somewhere  
3   around ten acres of land.

4           Real quick, just a permitting overview.  
5   So all permits, Government consultations that are  
6   required for now, including those required by the  
7   ordinance, have been obtained and have occurred.  
8   All longer lead time permits have been initiated.  
9   Any construction related permits will be obtained  
10   as the time nears. This permitting matrix,  
11   actually we have made a few additions to the  
12   permitting matrix from what has been submitted in  
13   the application. So we need to make sure that we  
14   get you a copy of this one. This one is the  
15   updated version of it.

16           I'm not going to go through each one.  
17   But, it lists all of the federal permits that are  
18   required for the project. All of the state  
19   permits that are required for the project, as well  
20   as the local permits that are required. It lists,  
21   this table also shows where we are in obtaining  
22   those permits, be it have we obtained them yet, or  
23   when will we need to obtain them prior to the  
24   start of the project.

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1           Real quick aviation overview, and we are  
2 going to have an aviation expert here to present  
3 on the aviation aspects. We also are going to  
4 have a radar expert as well speak on the radar  
5 aspects of the turbines as well. This is just a  
6 quick overview.

7           As I stated earlier, except for the wind  
8 turbines near the Unzicker airstrip in Greene  
9 Township, all other wind turbines are located in  
10 compliance with the county's tall structures  
11 ordinance which is Section 31 of the ordinance.  
12 Here's a map. The map showing all airstrips,  
13 fixed wing airstrips, are the blue. The purple  
14 symbols are the heliports. This map is in your  
15 application as well.

16           As I stated, the only one that we are  
17 getting closer than 10,000 feet to, the only fixed  
18 wing airstrip that we're getting closer than  
19 10,000 feet to is the Unzicker airstrip. Here's  
20 the map of the turbines around the Unzicker  
21 airstrip. This map is provided in the application  
22 as well. It shows the location of the turbines  
23 inside the two zones that are defined in the tall  
24 structures ordinance, which is the horizontal zone

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1 and the conical zone.

2           The other key thing to note here is,  
3 this orange or yellow area would be the IDOT  
4 approach surface. It should be noted and  
5 according to the IDOT they don't regulate private  
6 ROAs. So this approach service wouldn't apply  
7 here. But, if it did apply here, we are still in  
8 compliance with the IDOT's approach surface.

9           The FAA permit summary, we have received  
10 FAA determinations of no hazards, so that's the  
11 FAA permits for up to 649 feet for turbine  
12 locations. And these turbine locations correspond  
13 to the turbine locations that are in the  
14 application. So we have received determinations  
15 for turbines T5, T11, T12, T13, T15, T16, T17,  
16 T18, T19, T20, T22, T24, T25, T26, T27, T28 and  
17 T29. We have received FAA determinations of no  
18 hazard within 1,000 feet distance up to a height  
19 of 698 feet for turbines T2, T8, T10, T14, T19,  
20 T24, T32, T35, T37, T38, T39, T40, T41, T42, T43,  
21 T45, T46, T52, and T62.

22           It should be noted we filed, outside of  
23 the ones that we've already received  
24 determinations for, we filed for new permits back

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1 in October. And when we filed for those, we filed  
2 for modifications to these determinations within a  
3 thousand feet. So we believe we will get an  
4 expedited review on those because it's just a  
5 modification of an existing filing. All of the  
6 other new ones, it will take a little bit longer.  
7 We have been receiving our determinations for this  
8 project, we've been getting them two to  
9 three-month turnaround on getting our permits has  
10 been our track record.

11 One other key thing to note that we are  
12 committing to on this project is the installation  
13 of the aircraft detection lighting system. So  
14 rather than having the lights stay on at night  
15 blinking all the time, this aircraft detection  
16 lighting system product, also known as ADLS, the  
17 lights will stay off at night, and will only turn  
18 on if a plane is within a certain distance. It's  
19 taken a while for this to get approved by the FAA,  
20 but it is now approved. Once again, our aviation  
21 expert will be speaking on the details of it. I'm  
22 not an expert in it. I just know that we are  
23 committing to it. And generally how the system  
24 works. But, the lights will not stay on at night.

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1 They will only turn on when a plane is within a  
2 certain distance.

3 I believe the project in Marshall County  
4 is installing the same type of system that's being  
5 constructed now.

6 Okay. So, just going to go through a  
7 couple of slides on the benefits of the project.  
8 This first slide is just the economical benefits  
9 of the project. So landowner payments. We're  
10 estimating at 400 megawatts, everything I'm going  
11 to state in this slide is based on a 400 megawatts  
12 project. We're estimating landowner payments  
13 prior to the project actually operating will be  
14 somewhere in the tune of four million dollars.  
15 That's paying development term payments and  
16 construction payments. We're estimating landowner  
17 payment in year one to be somewhere around three  
18 and a half million. The landowner payments over  
19 the 30 year life will be somewhere around 112  
20 million dollars paid to the landowners over 30  
21 years.

22 Property tax revenue, we're estimating  
23 in year one at 400 megawatts where the turbines  
24 are currently sited in the application, we're

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1 estimating this project is going to pay somewhere  
2 around 4.8 million. It says 25 years, that should  
3 be 30 years. Estimating that it would pay close  
4 to 93 million dollars in property tax revenue over  
5 30 years. It's going to bring up a quick table  
6 showing the breakdown of the property tax  
7 payments. And this is also included in your  
8 application.

9           So of the 4.8, roughly three, call it  
10 3.4 million of that 4.8 is slated to go to the  
11 three school districts. The one benefit of how  
12 this project is laid out, it's just kind of  
13 located in a manner where it's most of the school  
14 districts are getting pretty equal amounts of  
15 money from the project. It wasn't really designed  
16 that way. It's just kind of how it played out.  
17 Even the community college is estimated to get  
18 \$303,000. All the fire districts, road districts,  
19 the townships themselves are set to get a decent  
20 amount of annual property tax revenue from the  
21 project. But, this table once again is included  
22 in the application packet.

23           Public roads, we have to enter into a  
24 road use agreement prior to the start of

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1 construction. We did enter, we started the  
2 negotiations with the county and townships back in  
3 February of 2020. We're still not there on the  
4 execution of the agreement. Our intent is to have  
5 an agreement that will satisfy the language of the  
6 ordinance, which is the townships and the county  
7 agreeing to the roads that we can use for the  
8 construction of the project, subject to the  
9 definitive road use agreement. We hope that we'll  
10 have the agreement done here shortly. There's a  
11 rule in the ordinance that states we have to, the  
12 townships, we have to come to an agreement on the  
13 roads that we can use prior to being granted the  
14 special use.

15           And I just fear that we might not have  
16 the definitive agreement done prior to that time.  
17 So, we're going to try to get the shorter version  
18 of an agreement achieved in the time of --  
19 potential time for a ruling on the special use.

20           But, we will try our best to come to an  
21 agreement on the definitive road use agreement by  
22 that time.

23           But I will say this, that the roads will  
24 be like new roads after we're done with the

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1 construction. They will be resurfaced. And  
2 everything will be repaired according to the road  
3 use agreement. And signed off on by the township  
4 road commissioners, as well as the county  
5 engineer.

6 Also, we're estimating somewhere  
7 between a half million to a million dollars in  
8 permit fees paid to the county, as well as part of  
9 the special use permit in building permits for the  
10 project.

11 Jobs, this is a large wind project.  
12 We're estimating during the 10 to 12 month  
13 construction period it will have somewhere around  
14 250 full-time jobs dedicated to constructing the  
15 project. Once the project is operational, we're  
16 estimating 20 on site full-time jobs, plus there's  
17 going to be many subcontractor jobs, such as road  
18 maintenance, snow removal, vegetation maintenance,  
19 drain tile maintenance, hauling. There will be  
20 quite a few ancillary jobs that are generated from  
21 this project.

22 Other benefits of the project, once  
23 again cheap domestic energy. That's how I look at  
24 these projects as well. This is energy that's

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1 being generated on US soil. This is domestic  
2 energy. I view that as a very positive thing. At  
3 400 megawatts, we're estimating this project to  
4 offset roughly 750,000 metric tons of carbon  
5 dioxide. That would be equivalent of removing  
6 162,000 vehicles from the road. Also, at 400  
7 megawatts we're estimating to save roughly 853  
8 million gallons of water that would be used under  
9 a standard power generator such as a coal  
10 generation plant.

11 Also, the project is going to help cut  
12 significant amounts of sulphur dioxide, nitrous  
13 oxide and other air pollutants. And once again,  
14 only 84 acres of land is actually getting removed  
15 for crop production.

16 One other quick slide, back to CIP's  
17 commitment to charity, and as well as Tri-Global  
18 Energy's commitment to charity. If approved,  
19 we're committing to donating roughly \$250,000 at  
20 the start of construction. We've targeted these  
21 four charities. Heartline and Heart House.  
22 That's an emergency shelter for women and children  
23 that services this area. Association for  
24 Developmentally Disabled of Woodford County. The

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1 Eastern Illinois Food Bank. Then the Central  
2 Illinois of Aging. These are the four agencies  
3 that we've been in touch with that would  
4 appreciate the funds, and we believe would go to a  
5 good cause for the area. So we're committing to  
6 250 grand at the start of construction, and then  
7 50 dollars per megawatt. So, at 400 megawatts,  
8 that's \$20,000. Excuse me, that's \$50.00 per  
9 megawatt per year. So, we're agreeing, at 400  
10 megawatts, paying roughly 20 grand to these same  
11 charities every year to help them out.

12           Something else too that we're working on  
13 with the school districts, is trying to develop an  
14 internship program. That's something we've been  
15 discussing. I've been in contact with Tom Welsh  
16 quite a bit over the topic as well as Dr.  
17 Rockwell. We want to try to develop a similar  
18 internship for junior and seniors that qualify.  
19 It would cover both the technical aspects of  
20 working in the industry, and as well as doing some  
21 field tech work. But that's something -- I wish I  
22 had the plan in place right now. That's something  
23 that we are committing to doing in conjunction  
24 with the schools.

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1           This is my last slide here. This is  
2 just showing you what's to come. And I just throw  
3 this out here that for better or for worse, we  
4 have more presentations coming up. The remaining  
5 presentations are going to probably be more boring  
6 because they're going to be much more technical.  
7 But, it's aspects that we have to cover to  
8 illustrate compliance with the ordinance.

9           So next coming up we still have to give,  
10 we intend to give construction overview that's  
11 going to be given by CIP's construction manager.  
12 Also the operations overview. How CIP intends to  
13 actually operate the project. We'll have an  
14 environmental expert, shadow flicker expert,  
15 permitting expert, we'll have a noise expert  
16 coming up, decommissioning expert going to discuss  
17 the decommissioning costs for the project, and the  
18 process for agreeing to the decommissioning  
19 amount. Public roads. Our local engineer,  
20 Farnsworth Group, is the one that's helping us  
21 with the public roads agreement. Joe Adams is  
22 actually here. He will speak for a few minutes on  
23 the public roads agreement. How that process is  
24 going to work.

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1           We also have a weather radar impacts  
2 professional, as well as an aviation FAA and the  
3 gentleman is also going to cover ADLS. Then we  
4 have a property impacts analysis expert who's  
5 going to discuss his findings that there are no  
6 impacts, property value impacts to wind. His  
7 study actually showed there was an appreciation if  
8 you had a home within the vicinity of the Minonk  
9 project. Those homes appreciated more than homes  
10 that were greater than seven miles away from the  
11 Minonk project. So you will be hearing the  
12 discussion of that.

13           And then we will have a communications  
14 interference consultant, and then an electrical  
15 engineer consultant. The good thing is the  
16 majority of their presentations shouldn't be more  
17 than 15 to 20 minutes. So it's not going to be  
18 nearly as long as ours given tonight. Depending  
19 on the amount of cross examining, I think that we  
20 can get done with our presentations two to maybe  
21 three hearings. The issue with -- I'd love to get  
22 them all here in one night. The issue is I hate  
23 to have them fly here and not have the ability to  
24 actually speak, especially considering the COVID

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1 and everything else that's going on. We're trying  
2 to stack as many folks as we can in one night so  
3 that we can get this done, and folks can get back  
4 to enjoying their lives. So, I think that's it.

5 KIM HOLMES: I'm going to go ahead and  
6 we're going to take a break at this time. Chris,  
7 would you like to go ahead though and keep  
8 yourself available for questions once we return  
9 from a break. We're going to take 15 minutes.  
10 Everybody be back here at 7:00.

11 (The time is 6:43 PM.)

12 KIM HOLMES: We're going to resume the  
13 meeting. It is 7:03. And Chris Green is on  
14 stage, and at this time I would like to ask the  
15 board if they have any questions of Mr. Green.

16 MR. KEYT: But just procedurally, I have  
17 Mr. Green's power point marked as Panther Grove 4  
18 for the record.

19 MR. GREEN: We still owe you the  
20 exhibits that I was clicking on. We need to print  
21 those on and get them to you.

22 KIM HOLMES: All right. Okay. Board,  
23 do you have any questions at this time for Mr.  
24 Green? Go ahead?

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1 QUESTIONS FOR CHRIS GREEN BY MR. CLINCH:

2 Q. Marty Clinch with the Zoning Board of  
3 Appeals. The question I've got is about, you  
4 touched on the cabling. Do I need to wait for  
5 somebody else to answer, 'cuz I got some specific  
6 questions about that, on your routing and  
7 everything like that.

8 A. I'll answer them to the extent I know  
9 the answer. But, if not, it might have to -- I  
10 will let you know if I can answer it or not.

11 Q. Okay. I noticed on your map that you  
12 had the routing and everything. What do you do  
13 when you cross over a stream? A body of water?  
14 What do you do with the cabling?

15 A. You typically bore underneath.

16 Q. Underneath the stream?

17 A. Yes, sir.

18 Q. Is there a distance, a depth, that you  
19 take them down to?

20 A. That, I don't know. When you go to  
21 design this and construct it, you will have to do  
22 it in coordination with the Army Corps, if there's  
23 any protected waterways, as well as the state, and  
24 you'll have to follow whatever they want you to

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1 follow. As far as crossing those, I don't know  
2 the specifics depths.

3 Q. That will be somebody else that will be  
4 able to answer that?

5 A. Yes.

6 Q. Okay. Thank you.

7 QUESTIONS FOR CHRIS GREEN BY MR. JERRY LAY:

8 Q. My name is Jerry Lay, L-A-Y, and I'm a  
9 member of the Zoning Board of Appeals. Good  
10 evening, Chris. A few questions here. On your  
11 slides, one mentioned there was -- subsidies was  
12 like 60 billion dollars for fossil fuels. Is that  
13 for the fossil fuels, was that for coal, or also  
14 for natural gas, or do you know?

15 A. I presume it's fossil fuels. That would  
16 be coal, anything fossil related. That was a  
17 report by Lazard Management that was produced in  
18 2016. The actual citation of that report is in  
19 the presentation, if you want to read details on  
20 the report.

21 Q. I don't need that much detail, I just  
22 wanted to know if you knew offhand there just for  
23 my information.

24 A. Yes, sir.

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1 Q. And would it be fair to say that with  
2 the increase in the wind turbines, there will also  
3 be an increase in natural gas, our generation, for  
4 the unreliability of the wind to be able to back  
5 up the wind turbines?

6 A. I think that's a safe assumption, but I  
7 think coal drops off, gas and wind, gas and solar  
8 steps in.

9 Q. But natural gas will just pick up  
10 because of the power generation to fill in for the  
11 lax, the times that solar and wind can't produce,  
12 is that correct?

13 A. Yes, sir. I will say battery storage is  
14 now becoming economical. So storage with wind,  
15 storage with solar now, in certain areas in the  
16 country, is cheaper than a dispatchable natural  
17 gas unit. It just depends on where you're at.  
18 But by and large I think for a period of time,  
19 yeah, it will be gas and solar and gas and wind.

20 Q. Okay. So, there's a possibility then  
21 more than likely that the CO2 will increase as  
22 solar and wind increase just because of the  
23 requirement of the natural gas, is that correct?

24 A. No, 'cuz it's going to replace coal.

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1 So, natural gas with solar, natural gas with wind,  
2 is substantially cleaner from a CO2 perspective  
3 than coal is.

4 Q. Okay. Speaking of, what did you call  
5 it, your O&M building?

6 A. I'm sorry?

7 Q. Yeah, the O&M building that you will  
8 have?

9 A. Yes, sir.

10 Q. What all is going to be stored  
11 externally there?

12 A. External? This will be much more a  
13 better question for the operations manager.

14 Q. Okay.

15 A. I'm developing the project, but I can  
16 generally tell you there will be some parts, but  
17 by and large the majority of everything is going  
18 to be stored inside. I mean, it needs to be  
19 protected. It's valuable tools, valuable  
20 equipment, valuable consumables. Majority of that  
21 is stored inside of that warehouse building.

22 Q. Possibly older damaged blades that got  
23 replaced?

24 A. I guess that's a possibility. Yeah.

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1 Q. I have passed other storage areas in our  
2 area, and I see there's usually a plethora of  
3 older blades lying around there, and I just  
4 assumed this would be the same here more than  
5 likely.

6 A. Probably not. That's a Gamesa project.  
7 They have got -- have a serial blade issue, so  
8 we're hoping this project won't have that. It's  
9 not something you see in the majority of your GE  
10 or Vestas projects.

11 Q. Okay. We live in a snow prone area here  
12 in Illinois. We get snow and it sticks around for  
13 quite a while. And ice storms also. But, how  
14 does the snow and or icing conditions affect these  
15 type of turbines you will be putting in?

16 A. To my knowledge it can impact, I guess,  
17 the production. And there gets to be a point, so  
18 there is -- everybody is going to have monitoring  
19 devices on them to calculate humidity, and if  
20 there's a potential for icing. And if the  
21 turbines do ice over, the turbine is designed to  
22 shut off because it can't handle the ice load  
23 that's on it and generate.

24 So, it'll shut itself off, and it won't

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1 turn itself on until that ice has shedded.

2 Q. What color will these turbines be?

3 A. They will be white.

4 Q. Switching just a little bit here, and  
5 you discussed several times the Unzicker RLA, and  
6 is that airport as it stands right now, without  
7 any variances or any windmills around it, is it  
8 within the IDOT standards?

9 A. I don't know.

10 Q. Okay. The standards that it meets, are  
11 those -- would it be fair to say those are the  
12 minimum standards that the IDOT requires?

13 A. I don't know.

14 Q. Did Mr. Unzicker reach out to TGE to  
15 request a lower level of safety by putting 16  
16 windmills or obstacles closer to his airstrip, or  
17 did TGE approach him?

18 A. I think we probably approached him.

19 Q. Okay. Is there, I'm assuming some kind  
20 of compensation for him accepting a lower level of  
21 safety?

22 A. There is --

23 Q. I don't need to know what it is.

24 A. I am not going to speak for Mr. Unzicker

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1 as to why he's moving forward with this agreement.  
2 I will say we came to an agreement with him.  
3 There is some compensation. But, I don't think  
4 that his decision is based upon that.

5 Q. I didn't need to know a number or  
6 anything. I just would like to establish this  
7 fact, that there was some compensation for a  
8 reduced level of safety here.

9 Does this airstrip have a functioning  
10 control to air traffic control tower?

11 A. I don't think it does.

12 Q. Okay. Didn't think so either. And I  
13 did read your insert here from Mr. Troy Riser, I  
14 believe it is, from IDOT down here. And he said  
15 it does meet the standards for IDOT. Do you know  
16 by those standards, does this airport or airstrip  
17 have a nonstandard traffic pattern?

18 A. I do not know. I am not the aviation  
19 permitting expert.

20 Q. You brought it up, I thought at least I  
21 should ask.

22 A. Yes, sir.

23 Q. By looking at the portion of the  
24 sectional map that's listed back here in your

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1 evaluations for the OE triple A under section NN,  
2 it has a depiction of the Unzicker map there. And  
3 it's got his name, the name on it, and an "R" and  
4 a red circle and some numbers alongside that. Do  
5 you have any idea what all that represents?

6 A. I believe that's his airstrip's code.

7 Q. And the numbers?

8 A. Numbers, I believe that's associated  
9 with that as well. I'm not sure. I'm not even --  
10 I don't even know exactly what you are referring  
11 to, to be honest.

12 Q. Pardon me?

13 A. Can I see what you're referring to? Is  
14 that okay?

15 Q. Yes, sir. See if you're familiar with  
16 this? This is I believe off of the FAA section  
17 right there.

18 A. I don't know what that is. I will say  
19 it's been five years since I have flown and looked  
20 at a sectional, so I need to shake that loose out  
21 of my head.

22 Q. I think I'll terminate now and you will  
23 have an aviation expert here, is that correct?

24 A. Yes, sir.

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1 Q. And Mr. Unzicker will be here, is that  
2 right?

3 A. Yes, sir.

4 Q. Okay. I have no further questions at  
5 this time.

6 QUESTIONS OF CHRIS GREEN BY TERESA GAUGER:

7 Q. Teresa Gauger, member of the Zoning  
8 Board of Appeals.

9 You touched lightly on the bat habitat.  
10 What about the active eagles nest, and I didn't --  
11 I've looked through all of it, and they never  
12 mentioned the pair of blue herons that are on  
13 2800. There's a deep drainage ditch between 1500  
14 North and 1600 North. And on four separate  
15 occasions this fall, I have seen those herons. So  
16 that is right in the midst of part of the project.  
17 And so I just wondered what the plan is for those.  
18 And I know the eagles nest is just on the edge of  
19 the project.

20 But, I'm just concerned on the  
21 feathering of the turbines and how that will be  
22 handled.

23 A. Sure. I will speak to, I guess the part  
24 of this that I know. We will have our

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1 environmental expert on Thursday. And I don't  
2 want you to feel like I'm passing the buck on  
3 this. It's just developing a wind project takes a  
4 whole lot of various experts to do this properly  
5 and I just can't give you the proper answer. But  
6 I will try to speak to it the best I know.

7           The project has been reviewed by the  
8 IDNR. We followed their process. Filed what they  
9 call an ECO CAT report. Basically send them a  
10 footprint, saying I want to develop a wind farm  
11 here. Here's about the number of turbines. The  
12 size of them. They take all that information and  
13 they run it through their data base of inventory  
14 sites, like the river; is there any geographic  
15 features that we need to be mindful of. And they  
16 also run it through species. Is there any  
17 endangered species. Is there a risk, a greater  
18 risk to endangered species in this area. And  
19 their report is in the appendix. They didn't  
20 mention anything about the herons. Their concern  
21 was mainly geared around the bats. And they  
22 recommended that to mitigate around that, this  
23 fall migration, nighttime pertalmet (sic), which  
24 we're committing to. But they didn't pick up on

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1 herons or eagles.

2 I will also say that we are following US  
3 Fish & Wildlife Services preconstruction  
4 monitoring. It's not something that you have to  
5 do. It's just a good practice. And we have had  
6 biologists out doing bird and bat counts since  
7 May, this past May. They're not picking up on any  
8 issues. We've also met with the US Fish and  
9 Wildlife Service. And they didn't find any issues  
10 with the site. It's like a lot of sites in this  
11 area. It's farm ground. It's plowed farm ground.  
12 There's not a lot of trees. There's not a lot of  
13 habitat. We are not near the Illinois River. We  
14 are not that close to the Mackinaw River.

15 So, all of the data that we have before  
16 us, all of the --

17 (Technical difficulty.)

18 MR. GREEN: I will just leave it we're  
19 also committing to doing three years of post  
20 construction monitoring in conjunction with the  
21 IDNR. So if there is an issue, that's going to be  
22 picked up at that point. So we will be putting  
23 together a plan that's going to be agreed to by  
24 the IDNR, as far as post construction monitoring

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1 for three years. That's going to detect any sort  
2 of potential issues, even more so than our  
3 preconstruction monitoring that we've been doing.

4 QUESTIONS OF CHRIS GREEN BY TERESA GAUGER:

5 Q. Okay. Thank you.

6 Another question, you touched on the  
7 road agreements with the county and the townships,  
8 and stated that the roads would be left in good  
9 condition.

10 What happens when something happens down  
11 the road, two years, and you have to bring the  
12 equipment in to replace blades and stuff? Is  
13 there a part in the contract that you will put the  
14 road back to that same condition?

15 A. Yes, ma'am. So, that's the other  
16 component of the agreement that's kind of pending  
17 right now. I will say the component of that will  
18 be, it's not just construction, it's the  
19 operations. And where we last left it with the  
20 county and the townships, is some sort of fee if  
21 there is an oversize, overweight vehicle. But, as  
22 far as damage, that's clear that if we cause  
23 damage to the roads, we have to fix 'em.

24 Q. Okay. And then you touched on sub jobs

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1 and that type of thing. Are you going to be using  
2 Woodford County based companies at all for  
3 trucking, for any of that type of stuff? To  
4 protect the interests of our own?

5 A. Yeah, I can't me personally commit to  
6 it. I will say this: I know that we will utilize  
7 as much local as we can. That's our intent. We  
8 want to give back to the community as much as we  
9 can. As far as the specific numbers, I can't  
10 speak to that. I think we could probably save  
11 that to the construction night.

12 But, I will also say that as a wind  
13 project, like any power generation project in the  
14 state, they deal with what they call a high impact  
15 business certificate where you don't have to pay  
16 sales tax on the equipment. And one large part of  
17 that is, you have to pay prevailing wage and use  
18 local labor to maintain that certificate.

19 So, we will commit to it, but we also  
20 have to use as much local labor as we can to  
21 maintain that sales tax exemption.

22 Q. Thank you. I have one last question,  
23 and then I will leave you alone. You touched on  
24 the carbon dioxide and the savings of that by a

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1 personal vehicle. Your comparisons. But, have  
2 you guys ever done a study, how much carbon  
3 dioxide in tons is used to construct a tower?  
4 Like, the concrete trucks bringing the product in,  
5 and the semis hauling sand, all of that; have you  
6 ever done a study to compare like in tons how much  
7 carbon dioxide is used just to build one?

8 A. I have not. I'm sure we could put  
9 something together to present it. I'm certain  
10 that it would be extremely marginal compared to  
11 the savings that you will get over the life of the  
12 project.

13 Q. Okay. Thank you.

14 A. Yes, ma'am.

15 QUESTIONS OF CHRIS GREEN BY KIM HOLMES:

16 Q. This is Kim Holmes, chairman of the  
17 Zoning Board of Appeals. Anyway, I wanted to ask  
18 you just one quick question about you had  
19 mentioned cranes coming in for repairing any kind  
20 of any turbine or blades, etc.

21 Is that something that would be in the  
22 road agreement, that you would contact which ever  
23 township commissioner or highway road commissioner  
24 that would be pertinent to, in terms of when

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1 you're going to bring those cranes in and then  
2 remove them?

3 A. Yeah. So, we'll have to because it  
4 will be an oversized, overweight vehicle. So,  
5 we'll have to get a permit to bring it in. So we  
6 will have to, but the road agreements will state  
7 that as well.

8 Q. Thank you.

9 A. Yes, ma'am.

10 QUESTION OF CHRIS GREEN BY DEAN BACKER:

11 Q. When you cut through all those tile  
12 lines laying your cables, how you gonna assure the  
13 farmers that they're going to be pretty happy with  
14 all the repair jobs?

15 A. Sure. So there is -- I thought I had a  
16 slide about that in this presentation. But, one  
17 large permitting item that has occurred, I should  
18 say, or major permitting event to wind in the  
19 State of Illinois is the advent of the Illinois  
20 Department of Ag's AIMA permit. It's The  
21 Agricultural Impact Mitigation Agreement. So if  
22 you're going to build a wind farm, or you're going  
23 to build a natural gas pipeline, transmission  
24 line, or solar project, I think those four

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1 projects, if you are going to do that in the State  
2 of Illinois now, you have to enter into this  
3 agreement with the Department of Ag. And it's an  
4 appendix in the application.

5 But, it's stringent construction  
6 requirement, operation requirements, and  
7 decommissioning requirements for a wind project.  
8 And one of the main components in there is how you  
9 repair drain tiles.

10 But, I will also say, we've committed,  
11 and we committed this to the landowners, that when  
12 we are here laying the cables, we will have their  
13 drain tile contractor do the repairs. We warrant  
14 drainage for the life of the project. So, if  
15 there's a drainage issue, it's going to come back  
16 to us. So we want to make sure that it's repaired  
17 properly the first time, and agreed to by the  
18 landowners so that there's not an issue 15 years  
19 down the road. The best way to do that is to use  
20 the drain tile contractor, have their drain tile  
21 contractor approve the repair. Document it so  
22 there's not an issue down the road.

23 The other thing too that the AIMA  
24 requires is to the extent that anyone actually

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1 knows where their drain tiles are, we have to get  
2 maps of them prior to construction and try our  
3 best to avoid them. So, that's one other slight  
4 way to mitigate against that. But, most folks  
5 don't know where the drain tiles are 'cuz they're  
6 old.

7 QUESTIONS OF CHRIS GREEN BY JERRY LAY:

8 Q. One more question here. Jerry Lay  
9 again, zoning board. You mentioned the, talked  
10 about the cost and savings; will we in Woodford  
11 County see a lower electric bill with this wind  
12 turbine farm coming in?

13 A. I don't know. I would like to think so.  
14 Just simply because power continues to drop. But,  
15 Jerry, I can't answer that question and give you a  
16 definitive on that. I would like to think so.

17 Q. Most of us, since the first wind farm  
18 came in, have seen increases in electric rates and  
19 they haven't dropped at all. We are mailed things  
20 on a regular basis that says we can sign up, like  
21 you mentioned several corporations that want,  
22 they're buying wind power or renewable power, but  
23 the offer seems to say that in the information  
24 that I get that it will probably cost more for

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1 that. And I didn't know whether this was going to  
2 be anything that's going to save anyone in  
3 Woodford County any money in their light bills or  
4 not. I haven't seen where it was so far.

5 A. Yeah, I mean, it's more than just the  
6 generation side. There's transmission, there's  
7 other things that are going on, that go into your  
8 power bill. There's also taxes and other stuff  
9 that goes into that. But all I can speak to is  
10 the price to generate power out of a wind project,  
11 even the price to generate power out of a natural  
12 gas power plant, right now is cheaper than it was  
13 15 years ago, and it's cheaper than it is to  
14 generate coal. So I can tell you that.

15 Now, what happens after that point, as  
16 far as the transmission system and everything else  
17 beyond that, I don't know.

18 But, I know that generation pricing  
19 right now is substantially lower. So --

20 KIM HOLMES: Does the board have any  
21 further questions of the witness? No. All right.  
22 We are going to ask interested parties at this  
23 time if they would like to come forward and ask  
24 Mr. Green any questions relating to his testimony.

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1 Please state your name.

2 MR. JORDING: Sure, it's Jason Jording,  
3 J-O-R-D-I-N-G. I spoke with opposing counsel and  
4 as long as it's all right with the board, we have  
5 reached a stipulation, Chris is going to be here  
6 through everything. So what we'd like to do is if  
7 I need to cross examine Chris, I'm going to call  
8 him adversely in my case when it comes that time  
9 as opposed to cross examining him now.

10 So, as long as there's no objection from  
11 the board for that, we have reached that  
12 agreement.

13 KIM HOLMES: Board, do you guys have any  
14 issues with that?

15 A VOICE: You're looking to recall Mr.  
16 Green later for questioning?

17 MR. JORDING: If necessary I will call  
18 him in my case as an adverse witness to conduct my  
19 cross examination. Andy and I have spoke about it  
20 and we're agreeable to that, to save some time  
21 tonight, maybe save time overall depending on what  
22 we do.

23 KIM HOLMES: Unless the board let's me  
24 know that they don't agree with that, I will just

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1 accept it. We will go in that direction then.

2 MR. JORDING: Thanks, Chris.

3 KIM HOLMES: Now I read a list of  
4 interested parties earlier tonight. And if  
5 anybody that is an interested party that I named  
6 earlier would like to come forward, you may do so  
7 at this time. All right. This will be questions  
8 only of the information that Mr. Green has  
9 presented, and please state your name and your  
10 address, please.

11 A VOICE: Actually I wanted to speak  
12 later. I came up at the wrong time. I'm sorry.

13 KIM HOLMES: That's okay. We're  
14 currently waiting to see if there's any zoom  
15 listeners that have questions. I don't think we  
16 have any questions at this time from them. I do  
17 have one interested party.

18 MR. LUTJENS: Gary Lutjens.  
19 L-U-T-J-E-N-S. Question regarding the costs, your  
20 costs of the turbines. You mentioned that the  
21 reason you didn't pick a turbine, if I understood  
22 you correctly, was you didn't want to lose your  
23 leverage, tip your hand in specifying one now  
24 because you would lose your leverage in

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1 negotiating a price.

2           Could you have eliminated that problem  
3 by sharing the possible scenarios with the three  
4 turbine manufacturers, they would still remain in  
5 the zone of consideration while you got that  
6 quote? You ask them to keep that quote valid for  
7 a certain length of time, probably through the end  
8 of the hearing process and the county decision  
9 process?

10           I guess my question is, could that  
11 problem have been eliminated by getting a quote  
12 and picking the winner later with that quote that  
13 was given to you previously?

14           MR. GREEN: Yeah, the issue is, you don't  
15 really -- you will get numbers from these turbine  
16 manufacturers. We can go get a quote right now.  
17 But what's really binding is not until you're  
18 really ready to sign. That's not now. That's  
19 going to be six months or more from now. While we  
20 want to start construction this fall, we won't  
21 actually be installing the turbines and needing  
22 the turbines until 2022.

23           MR. LUTJENS: So they won't commit and  
24 hold a price for a certain length of time, say six

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1 months? They won't honor that?

2 MR. GREEN: They will, but you wouldn't  
3 get as economical as a quote until you wait until  
4 the end. That's been our take.

5 MR. LUTJENS: How do other project  
6 owners, how are they able to secure and choose a  
7 turbine, and are they risking price fluctuation  
8 when they specify a turbine at the time of  
9 application?

10 MR. GREEN: It depends on how they've set  
11 up. They might have tendered turbines with the  
12 manufacturer beforehand. It just all depends on  
13 that current situation. But I will say most of  
14 the times, most of the -- all of the applications  
15 I've ever been involved in you are just stating  
16 size of turbine. Not even stating manufacturer.  
17 Most of the applications you will see in the state  
18 they're not going to come in and say I'm going to  
19 put in the GE 5.5 158; I haven't seen any  
20 applications where they're defining them.

21 MR. LUTJENS: Okay. Second question, the  
22 150 foot leeway that you're allowing yourself to  
23 site a turbine, you mentioned that the reasons  
24 were, you wanted some flexibility to work with the

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1 landowner to suit their preferences and also to  
2 accommodate the farming practices. Were those the  
3 primary reasons for that?

4 MR. GREEN: That was a big reason. The  
5 other reason too is we need to go and survey and  
6 confirm everything as well. We're laying this out  
7 an GIS data, which is very accurate. But we need  
8 to go and survey and confirm everything prior to  
9 the building permit application. And confirm that  
10 everything truly is in compliance with the  
11 setbacks. And we would like to have that wiggle  
12 room for that.

13 But, the larger reason really is to  
14 accommodate farmer requests and to give us that  
15 ability to move things around.

16 MR. LUTJENS: Why wasn't that done prior  
17 to submitting the application?

18 MR. GREEN: Because it takes a lot of  
19 time and money to do all that prior to.

20 MR. LUTJENS: To get the farmer's  
21 preference and the landowner's preference?

22 MR. GREEN: To go survey here in the  
23 middle when crops are up, to do all that. It's a  
24 big undertaking. It's a massive undertaking just

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1 to get this permit application in. It's a big  
2 undertaking to go out and survey 86 turbine  
3 locations, nail down exactly where everything is  
4 going to go prior to submitting this application.

5 MR. LUTJENS: Thank you.

6 MR. GREEN: Yes, sir.

7 KIM HOLMES: Are there any other  
8 individuals that would like to come forward and  
9 ask questions? I don't see anybody. Well, it's  
10 7:40. If you would like to, Mr. Green, you can  
11 take a seat.

12 MR. GREEN: Thank you.

13 KIM HOLMES: You're welcome.

14 (Witness excused.)

15 MR. KEYT: So, I think our next  
16 witnesses will be the school superintendents. We  
17 have Dr. Kari Rockwell.

18 KIM HOLMES: And I just wanted to remind  
19 everybody that we will be taking a break at eight.  
20 It will be for the evening. And then we will meet  
21 again on Thursday.

22 (Witness sworn.)

23 KIM HOLMES: Please state your name,  
24 address.

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1 DR. ROCKWELL: Kari Rockwell. And I'm  
2 the superintendent of Fieldcrest Community Unit  
3 School District Number 6 in Minonk, Touca and  
4 Wenona.

5 I am here tonight to advocate for our  
6 students and our community. While I understand  
7 there are many, many questions still outstanding  
8 about the turbines and the wind farm and what that  
9 will do for the community, my research is in the  
10 area of how the wind farm affects our students and  
11 our families and our community. And really that  
12 is -- a couple things that Chris has already  
13 touched on tonight.

14 First and foremost, there's a huge  
15 financial impact on the school district. The tax  
16 revenues are very, very much needed for us. You  
17 may be following the news right now. Fieldcrest  
18 is currently in the middle of a project in two of  
19 our buildings, in our middle school and our high  
20 school. And we have approximately 30 million  
21 dollars worth of work between those two combined  
22 projects.

23 At this time that means if this project  
24 doesn't go into action, that taxes will most

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1 likely go up for our taxpayers. We do have one  
2 other wind farm that has been approved and that is  
3 in Marshall County, and that will definitely help  
4 our project, but it doesn't cover our project. If  
5 you talk to some of our residents, what they will  
6 tell you is that there have been decades worth of  
7 delayed maintenance or deferred maintenance in our  
8 school buildings, which we are now paying for.  
9 And it's having a huge negative impact on our  
10 students and our staff and our community.

11           So, my request of you is to please  
12 consider the financial gains that our school  
13 district will feel, and what the taxpayers will  
14 not feel and raise property taxes through the  
15 financial revenues that will be felt by this  
16 program.

17           Also I think the second part, Mr. Welsh  
18 will talk about tonight, so I will leave him to  
19 that, but really that's the academic and the  
20 employment aspect of this project and what our  
21 students can learn and gain from that. So I will  
22 be glad to answer any questions.

23           KIM HOLMES: Does the board have any  
24 questions?

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1           JERRY LAY: One quick question here.  
2 You mentioned that you were expecting this wind  
3 project to cover the cost of expenses basically  
4 that you have incurred at the schools at this  
5 time, is that right?

6           DR. ROCKWELL: This project will not  
7 cover all expenses, however if you combine the  
8 current project that has already been approved in  
9 Marshall County that's under construction, and  
10 this project, yes, we will not have to raise taxes  
11 within our school district.

12           I do have to mention that over 20  
13 million dollars of this project that we are doing  
14 is required by the state. We are actually five  
15 years behind in the project. So, the state does  
16 what's called a health life safety survey in every  
17 school building in the State of Illinois every ten  
18 years. Ours were conducted five years ago. And  
19 during this five-year period from the time that  
20 survey was conducted until today, the work has not  
21 been done.

22           So we are at the point now where not  
23 only have we not answered the state's questions,  
24 or concerns about our school buildings, but we are

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1     inching much closer to the next survey, which will  
2     obviously quite possibly I should say bring more  
3     work. So between the Marshall County project and  
4     this project if it goes through, there is no  
5     impact to taxpayers.

6             JERRY LAY: Has there been a referendum  
7     put up before the voters for additional money?

8             DR. ROCKWELL: Yes, sir. So I have been  
9     with the school district just over a year, however  
10    prior to that in November of '18 there was a  
11    referendum that failed.

12            JERRY LAY: I think that's all I have for  
13    now. Thank you.

14            TERESA GAUGER: Teresa Gauger, ZBA. You  
15    have one wind project in your school district, the  
16    Minonk Wind LLC? So, the money that you receive  
17    from that, is that just to pay, or how are you  
18    using that, that you have to count on two other  
19    projects?

20            DR. ROCKWELL: So, that funding actually  
21    began prior to the change in the state aid  
22    formula. The state aid formula for public schools  
23    changed in 2017. So, prior to that, the state had  
24    different rules. And really took that money away.

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1 The rules changed in 17-18. So, now there's a  
2 whole harmless level, which basically says that  
3 with this project, the school district will lose  
4 about \$35,000. And that is it. Out of 25 million  
5 over 30 years.

6 TERESA GAUGER: So the school district  
7 has actually lost money from --

8 DR. ROCKWELL: No, we just don't gain the  
9 tax revenues in the Minonk project that we would  
10 gain from this one.

11 TERESA GAUGER: So it's just flat?

12 DR. ROCKWELL: Correct. We don't see the  
13 positive impact financially from that project.  
14 Now, the Marshall County project that's currently  
15 under construction, we will see revenues similar  
16 to this one, but it's a smaller project so the  
17 revenues won't be as large.

18 TERESA GAUGER: So, when they built that  
19 one then, that was already in effect that the  
20 money would just rob Peter to pay Paul, so to  
21 speak?

22 DR. ROCKWELL: Are you talking about the  
23 Minonk project?

24 TERESA GAUGER: Yeah.

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1 DR. ROCKWELL: Yes, ma'am.

2 TERESA GAUGER: All right. No more  
3 questions.

4 DR. ROCKWELL: Under the prior state aid  
5 formula. And I do think it's probably fair and  
6 prudent to mention at this point that if anybody  
7 is watching the news, you will see that the state  
8 is starting to talk about cuts. Minonk is  
9 currently at a -- Fieldcrest is currently at a 90  
10 percent adequacy rate, which means that we don't  
11 get a lot of funding from the state. The state  
12 expects our taxpayers to fund 90 percent of what  
13 we do on a daily basis.

14 However, we still receive approximately  
15 2.6 million currently per school year from the  
16 state. But, I don't want to necessarily depend on  
17 that in the future, especially in the next  
18 probably three to five years. So to me, that  
19 makes this project even more dire and necessary  
20 for our school district.

21 JERRY LAY: One more question, please.  
22 Did you by chance go before the city council and  
23 ask them for a variance to put in windows closer  
24 than the one and a half mile buffer they have

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1 around the city to generate a little more revenue  
2 there?

3 DR. ROCKWELL: Did I request that?

4 JERRY LAY: Did you by chance go to the  
5 city council and request them for a variance to  
6 allow windmills to be closer to the city?

7 DR. ROCKWELL: I did not, no, sir.

8 KIM HOLMES: Does the board have any  
9 more questions of this witness? I would ask any  
10 other interested parties if they have any  
11 questions for this witness at this time.

12 MR. JORDING: Jason Jording,  
13 J-O-R-D-I-N-G. Ma'am, your testimony tonight is  
14 solely premised on the concept of financial gain  
15 to the school district, correct?

16 DR. ROCKWELL: That, and the academic  
17 aspect that Mr. Welsh will speak about.

18 MR. JORDING: Okay. What, are you  
19 familiar with the findings of fact the ZBA has to  
20 make in association with this application?

21 DR. ROCKWELL: Yes, sir, I've been  
22 through a similar process with Marshall County.

23 MR. JORDING: What part of those findings  
24 does the financial impact of the school, which

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1 finding does that address?

2 DR. ROCKWELL: I don't know off the top  
3 of my head. I could look at them and tell you,  
4 but I don't have them memorized.

5 MR. JORDING: Well, does the financial  
6 impact to the school, is it mentioned in the  
7 Woodford County comprehensive long range plan?

8 DR. ROCKWELL: I don't -- I've been  
9 dealing with COVID 19 trying to keep kids in  
10 school. So to be honest with you, that is what  
11 has taken up most of my brain space.

12 MR. JORDING: Fair to say, your testimony  
13 solely relates to the financial impact to the  
14 school district?

15 DR. ROCKWELL: No, my testimony relates  
16 to the financial impact, as well as the academic  
17 impact.

18 MR. JORDING: Well, you said the other is  
19 going to speak to that?

20 DR. ROCKWELL: Yep, that's fair. We are  
21 working together as a team because we're here for  
22 kids.

23 MR. JORDING: I'm going to, just for the  
24 record, I'm going to move to strike, going to

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1 object to the relevance of the testimony and move  
2 to strike because none of the ZBA findings have  
3 anything to do with a funding level for  
4 government. That's not a consideration that  
5 should be taken into account.

6 KIM HOLMES: I'm going to allow it,  
7 however I'm going to remind the board to go ahead  
8 and give the weight that it deserves. I'm going  
9 to allow the testimony. And I'm going to advise  
10 the board to go ahead and give it the weight that  
11 it deserves.

12 MR. JORDING: Does Fieldcrest receive  
13 revenue from the one percent sales tax that was  
14 passed in Woodford County?

15 DR. ROCKWELL: Yes, sir.

16 MR. JORDING: Were you pro that sales  
17 tax?

18 DR. ROCKWELL: I did not live here at the  
19 time.

20 MR. JORDING: I will save that question  
21 for another witness then. Thank you very much.

22 MR. GIBSON: I'm just going to remind  
23 all the witnesses, the board and the interested  
24 parties, the court reporter can only take one

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1 person at a time, so please when you ask your  
2 questions, allow the witness to answer their  
3 questions before you ask your next question. We  
4 can't have people talking over each other. Thank  
5 you.

6 KIM HOLMES: Do we have any other  
7 questions of interested parties? Thank you. And  
8 you may go take your seat.

9 (Witness excused. )

10 MR. KEYT: So, our next witness would be  
11 Mr. Welsh. For the record, Dr. Rockwell has a  
12 letter which I've marked as Panther Grove No. 5.

13 (Witness sworn. )

14 KIM HOLMES: Please state your name.

15 MR. WELSH: My name is Tom Welsh. I'm  
16 the superintendent of Roanoke-Benson school  
17 District 60. Thank you for the opportunity to  
18 speak tonight. I share the sentiments that Kari  
19 spoke about. My focus is going to be more on the  
20 academic potential.

21 When I initially met with Chris Green  
22 and he described the project and the proposal to  
23 me, I had just left a conference on careers and  
24 career development. And especially some

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1 nontraditional careers.

2           We have many students in our school  
3 district that would benefit from a proposal that  
4 Chris and I talked about. And that is internships  
5 in allowing some of our students who are  
6 interested in fields such as electricity, possibly  
7 hydraulics and others to take part in visits and  
8 discussions with the company. We would take it  
9 even one step further. I know at a local  
10 community college they have a wind technician  
11 program that's an associate's degree. We feel as  
12 though that we would have many students at Roanoke  
13 Benson that would be interested in that, as well  
14 as going with the consortium of school districts  
15 here locally, including Fieldcrest, including  
16 Eureka, where we just recently were awarded a  
17 grant through the USDA for a technology that would  
18 allow us to have teleconferencing for students to  
19 earn a possible dual credits.

20           And we talked about dual credits. There  
21 would be academic credits that would not only go  
22 towards the student's high school diploma, but  
23 would also go towards an associate's degree.

24           So we have a lot of different students

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1 within the communities that could be very, very  
2 interested in pursuing employment with the wind  
3 farms if given the opportunity.

4 And when I spoke to Chris initially  
5 about it, he was genuinely interested in pursuing  
6 this opportunity for the students. Any questions?

7 KIM HOLMES: Does the board have any  
8 questions at this time of this witness? I would  
9 ask if any interested parties would like to come  
10 forward and question this witness?

11 MR. JORDING: Jason Jording,  
12 J-O-R-D-I-N-G. Same question, you probably know  
13 where I'm going to go with this, sir. Are you  
14 familiar with the findings of fact the ZBA has to  
15 make with respect to this application?

16 MR. WELSH: No.

17 MR. JORDING: Do you know if any of your  
18 testimony relates to any of the findings of fact  
19 that they have to make with regard to this  
20 application?

21 MR. WELSH: No.

22 MR. JORDING: Are you here tonight solely  
23 for the purpose of talking about the opportunities  
24 for an internship with Tri-Global Energy and

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1 potential career paths for students?

2 MR. WELSH: That's the focus of my  
3 presentation this evening.

4 MR. JORDING: I'm going to make my  
5 objection to the relevance of the testimony and  
6 move to strike it because it does not address any  
7 of the findings that the ZBA is required to  
8 consider.

9 KIM HOLMES: I'm going to allow the  
10 testimony. And I would advise the board to give  
11 it the weight that it deserves.

12 MR. JORDING: Sir, we've had a wind farm  
13 in Woodford County for quite some time. Have you  
14 approached them about an internship for your  
15 students?

16 MR. WELSH: No, I have only been with the  
17 district about a year and a half now. So I've not  
18 had the opportunity.

19 MR. JORDING: In that year and a half,  
20 have you approached the existing wind farm?

21 MR. WELSH: No, we don't have any wind  
22 farms in our school district.

23 MR. JORDING: Is that a prerequisite for  
24 your students that they can only conduct an

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1 internship in the district?

2 MR. WELSH: It was never a consideration  
3 until it was proposed in a discussion with myself  
4 and Chris Green.

5 MR. JORDING: With respect to you spoke  
6 about a local community college that has a wind  
7 power technician associate's degree. Whether this  
8 project goes forward or not, doesn't foreclose any  
9 opportunities for your students to go to that  
10 community college and take that course, correct?

11 MR. WELSH: No, I think what this project  
12 really does, and we were all high school students  
13 at one point in time, any time we can get our  
14 students with hands-on experiences such as  
15 internships that would coincide with a possible  
16 dual credit program, or without a dual credit  
17 program, they find it highly motivating. So, this  
18 is an opportunity that presented itself and we had  
19 those discussions.

20 MR. JORDING: What internships do you  
21 currently offer your students?

22 MR. WELSH: We have some students in the  
23 veterinary sciences. We have students working on  
24 farms. We have students that at Caterpillar. We

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1 have a wide variety.

2 MR. JORDING: You will have to forgive me  
3 if I don't know, but where is Caterpillar at?

4 MR. WELSH: Caterpillar is worldwide.

5 MR. JORDING: Okay. Not in your district  
6 though?

7 MR. WELSH: No, not directly in our  
8 district, no.

9 MR. JORDING: And your students have been  
10 free to participate in an internship program  
11 outside of your district in that respect?

12 MR. WELSH: Yes.

13 MR. JORDING: So there's no reason why  
14 they could not have been participating at least  
15 for the last year and a half while you've been  
16 there with a partnership with Minonk wind farm  
17 LLC?

18 MR. WELSH: As I said, it was never  
19 considered until this was proposed, and with its  
20 location of the actual turbines to the school,  
21 it's much, much, much, more practical to have  
22 internships that are in our own backyard, so to  
23 say, for students to get back and forth. So, it  
24 was just a natural conversation that came out of

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1 the proposal from Chris.

2 MR. JORDING: If this wind project is not  
3 approved, you could still foresee a wind turbine  
4 internship, couldn't you?

5 MR. WELSH: We could.

6 MR. JORDING: Yeah, and it was just a  
7 matter of, never thought of it before now?

8 MR. WELSH: Like I said, when he came I  
9 was in the district for less than a year. But,  
10 what he described to me led me to think okay, how  
11 can this further our academic opportunities for  
12 students?

13 MR. JORDING: If this wind turbine  
14 project does not get approved, are you going to  
15 pursue that opportunity with Minonk LLC?

16 MR. WELSH: We would pursue all  
17 opportunities with regardless to where they exist.

18 MR. JORDING: Thanks.

19 MR. WELSH: You're welcome.

20 KIM HOLMES: Do we have any further  
21 interested parties that would like to question the  
22 witness at this time? Thank you, and you may be  
23 seated.

24 (Witness excused.)

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1 MR. KEYT: Just by way of the record,  
2 there's a letter from El Paso Gridley schools,  
3 which I have marked at Panther Grove No. 6. My  
4 understanding is we are going until 8 o'clock or  
5 thereabouts, which I think we're right at that.  
6 Obviously up to the board how you want to proceed.  
7 Our next witness would be Mr. Unzicker. But  
8 obviously I understand and respect what the  
9 board's wishes are. So --

10 MR. JORDING: Just for the record real  
11 quick. Counsel tendered two letters. None of  
12 those letters are sworn statements. They are not  
13 affidavits, which according to the ZBA rules that  
14 is the only way you consider something other than  
15 testimony. Those people are not here to be cross  
16 examined. Plus, the content of the letters is the  
17 same character as the testimony tonight. It's  
18 irrelevant and doesn't address the factors that  
19 the ZBA is to consider.

20 So, relevance, and I'm not -- I don't  
21 believe those letters can be given any weight,  
22 given those folks are not here for cross  
23 examination and they're not sworn statements.

24 MR. GIBSON: Just for point of

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1 clarification, both letters are from the actual  
2 people that spoke, so there was cross examination.  
3 But regarding the remainder of your objections,  
4 I'll turn it over to the chair woman.

5 MR. KEYT: I believe we have a letter  
6 from Mr. Welsh, and I would suggest that perhaps  
7 the proper way to do that would be to replace  
8 number six, which is the one I just gave you.

9 MR. GIBSON: So you want to withdraw  
10 number six?

11 MR. KEYT: Yeah, I would withdraw number  
12 six and would replace it with Mr. Welsh.

13 MR. GIBSON: They are withdrawing six, so  
14 we are just going to pull it from the record.

15 KIM HOLMES: I will allow Exhibit No. 5  
16 into the record.

17 MR. KEYT: If we have Mr. Welsh's, since  
18 I don't have a copy of it sitting here, I will  
19 supply it as No. 7 for clarity.

20 KIM HOLMES: Exhibit No. 6 was  
21 withdrawn. Exhibit No. 7 will be supplied when  
22 the petitioner has it.

23 I think at this time it is 8:04 and we  
24 will take a break for the evening and we will come

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1 back. Motion to table until Thursday?

2 TERESA GAUGER: I make a motion that we  
3 table this meeting and continue this meeting on  
4 Thursday November 19th at four PM at the Liberty  
5 Bible Church.

6 A VOICE: I second it.

7 KIM HOLMES: Motion has been made and  
8 seconded. All approved say aye.

9 (All said aye.)

10 KIM HOLMES: Anyone nay? Motion has  
11 been passed.

12 (Proceedings adjourned at 8:06 p.m.)

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1 STATE OF ILLINOIS )  
 ) SS  
2 COUNTY OF CHAMPAIGN )

3 I, DEANN K. PARKINSON, a Notary Public  
4 in and for the County of Champaign State of  
5 Illinois, do hereby certify the foregoing was  
6 taken on November 16, 2020.

7 That said hearing was taken down in  
8 stenographic notes and afterwards reduced to  
9 typewriting under my instruction and said  
10 transcription is a true record of the testimony  
11 given.

12 I do hereby certify that I am a  
13 disinterested person in this cause of action; that  
14 I am not a relative of any party or any attorney  
15 of record in this cause, or an attorney for any  
16 party herein, or otherwise interested in the event  
17 of this action, and am not in the employ of the  
18 attorneys for either party.

19 In witness whereof, I have hereunto set  
20 my hand and affixed my notarial seal November  
21 19th, 2020.

22 \_\_\_\_\_  
23 DEANN K. PARKINSON, CSR  
24 NOTARY PUBLIC

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