

**SHELBYVILLE PLAN COMMISSION
MEETING MINUTES
July 23, 2018**

Mike Evans: Welcome to the Monday, July 23rd meeting of the Shelbyville Plan Commission. As I call this meeting to order, I wanna thank everyone for coming out tonight to the Shelbyville High School auditorium. I would also like to thank the Shelbyville newspaper, WSVX radio as well as all of you on social media for spreading the word about tonight's meeting and the location change. And we did this to accommodate more of the interested public. As a plan commission, we are tasked not only with helping with the development and adoption of our Comprehensive Plan, but also seeing that this adopted plan is followed. However, every now and then, there is a project that comes before us that ignites the passion and the emotion in our residents. As a plan commission member, it is not easy to separate this passion and emotional response from what we are, by law, tasked to do. Our purview on this petition is very narrow. And while I understand that passionate people may sometimes tend to become vocal, especially when gathered in like-minded groups, I first and foremost wanna remind everyone that tonight is a governmental meeting and I will run it as such. Secondly, I wanna remind everyone that at the bottom of it all, we are all Shelby county neighbors, so please let's remember and act as such tonight. I now call this meeting of the Shelbyville plan commission to order. Mr. Secretary, please call the roll.

Bryant Niehoff: Absolutely. Mrs. Bowen – here, Mrs. Lewis – here, Mr. Cassidy – here, Mr. Evans – here, Mr. House – here, Mr. Lux – here, Mr. Nolley – here and Mr. Lewis – here.

Evans: Alright, thank you. First on our agenda tonight, I have approval of our minutes from our last meeting. I'll entertain a motion.

Gary Nolley: I make a motion to approve the minutes.

Barbara Lewis(?): Second.

Evans: I have a motion and a second. All in favor of approval, signify by saying, "Aye".

In Unison: Aye.

Evans: All opposed, same.

No reply.

Evans: Okay the motion passes. Alright, first order under Old Business is PC 2018-06 the East Broadway Street fueling center site development plan. Mr. Niehoff, if you would, will you give

us information on the background of this? I believe it is not been submitted and brought up so it is due for a continuance to our next meeting, is that correct?

Niehoff: Correct, correct. Yes the petitioner that we were working with, Mr. Wiggins, we met with him the following day, June 26th with the Technical Review Committee. At that point, we had several members of the Technical Review Committee there to discuss some of the concerns that were expressed at the June 25th meeting. And then we continued to work with Mr. Wiggins, but we did not get any revised plans until the 11th hour on Wednesday after we had already submitted the packets. At that point and prior to then, we contacted the surveyor of record on those plans who requested that we continue this until the August meeting. So that's kind of where we're at at this point and we are recommending continuance of the petition to our next regularly scheduled meeting.

Evans: Okay that being said, I'll entertain a motion for continuance.

Joe Lux: I'll make a motion to continue PC 2018-06 to the next regularly scheduled meeting.

Evans: Okay I have a motion. Do I have a second?

(?): Second.

Evans: Who seconded that?

Wade Lewis: Second.

Evans: Wade? Okay, this can be done by voice vote. All in favor of continuing to our next regularly scheduled meeting, signify by saying, "Aye".

In Unison: Aye.

Evans: All opposed, same.

No reply.

Evans: Okay that is continued to our next regularly scheduled meeting. The next item on the agenda is PC 2018-09 POET Ethanol Bio-refinery site development plan but before I have the secretary read the petition, I wanna explain that we as a Shelbyville plan commission and what we are asked to do with a site development plan petition. First, is it consistent with the City of Shelbyville Comprehensive Plan? Does it meet the Technical Review Committee's expectations for best practices and quality design? Does it satisfy the applicable requirements of Article 2 which is zoning districts? Does it comply with Article 5 which is developmental standards? Article 6 design standards? And does it satisfy all other, excuse me, any other applicable provisions of the Unified Development Ordinance? These six areas fall under our planning

purview and nothing else, just these six. We had over three hours of public comment at last month's meeting. Most of the comments or questions are not under the planning commission's purview. These questions should be directed to either the Indiana Department of Environmental Management or the Department of Homeland Security. However, because there are so many new faces here tonight, we have asked the petitioner to present again and to answer questions from the board. So now Mr. Secretary, if you'll read the petition.

Niehoff: Absolutely. This is PC 2018-09, the POET Bio-refinery site development plan. The petitioner's name is POET Bio-refining, LLC. The petitioner's representative this evening is Ron Steffen and the address of the subject property is 2373W 300N Shelbyville, IN. The subject property zoning classification is IG, general industrial located within the city's extra territorial planning jurisdiction and the action requested this evening is site development plan approval for a new ethanol refinery.

Evans: Thank you. I believe that they are going to do a video presentation as part of this and so they've asked the board to retire to the auditorium to also watch the presentation so if I could have the board please go out to the front rows of the auditorium, I will join you and the petitioner, please step forward.

Buck (?): Testing? Perfect. Good evening, everybody. My name is Buck (?) representing POET this evening. Thank you all for coming out. This is a great turnout. We certainly appreciate the questions, the comments from the community and our purpose here tonight is to share a little bit about ourselves as a company, to share a little bit about this project and then of course hear the questions, any concerns and then address those in front of you all. What I'd like to start with is that POET has been around for 30 years. We were founded in Minnesota on a family farm as a way to sort of overcome some of the depression, the ag depression that was experienced in the 1980's. The government, of course, as many of you are aware, were paying farmers to not utilize their productive farmland. Our founders weren't satisfied with that, so they looked for ways to add value to that crop. And so they built a little still right on their farm and then they segued into purchasing a bankrupt ethanol plant in Scotland, South Dakota. Very small town, very idyllic town, but it had this ethanol plant that wasn't operating. So they went in. Our founder lived there literally for 6, 8 months right out of that plant getting it up and running. As they got that running, as it achieved name plate, other farmers in the area began to take notice. They recognized the power that ethanol and bio fuels could have for their communities as well. And so they began to talk to Jeff Ryan(?), our founder about building a plant for them. And so that's how POET began building ethanol plants for farmers. Now as a group, POETs network grew. We're now a network of 28 plants across 27 communities, just like Shelbyville. The project that we're proposing is an 80 million gallon per year transportation fuel grade ethanol facility. This will also produce 200,000 tons of hi-protein animal feed at a capital investment of \$150-160 million. Now an 80 million gallon per year facility requires 28 million bushels of corn and that honestly is one of the most attractive things about Shelby County for this particular project. There is not a similar demand for all of the corn that's grown in this county. So we're very excited about the potential, not just to produce ethanol in Shelby

County, but for the impact, the positive impact this is gonna have on the farming and agriculture community. Now those 28 million bushels get purchased at an increased basis on average of 10 cents per bushel. So by having a POET plant locally, you'll see your bases increase by average of about 10 cents. That's a big, big shift when you're talking 28 million bushels. That's approximately \$3 million in additional income that doesn't exist in this area today. That's something we're very proud of. One of the questions we get oftentimes is isn't it better for you as a company if your feed stock were cheaper and while from a profit margin perspective, that would be. Being farm kids and farm driven, that's not the way we do business. The way we do business is as fair price and a share in the value that we create. Now in terms of jobs, another important part about this project is that we'll be hiring 45 new full-time jobs. These will primarily be sourced from the local area. If I can use our Alexandria plant as an example, they have they filled those jobs through 90% local hires. That's a staggeringly high rate, but we would love to see it at 100% and we'll strive to do that. These jobs are a variety of positions. There's maintenance. There's operations. We have management and engineers. And so there's a litany of education that needs to go with that. Some are skilled work but don't require higher education. Others will require chemical engineering or biological backgrounds. Quite honestly, the bulk of what we need at our plants is that boot strap, agriculture farm kid I can get it done sort of ambition and then you work through the ranks from there. A plant like this is expected to contribute about \$200 million on average each and every year to a local economy. That's significant. That's significant in terms of the impact it can have on our schools, infrastructure and other programs within the community including philanthropy. There we go. Here's a picture of that family farm I mentioned. This is the (?) family farm in Minnesota. Again, this company came from an agriculture background. It came from the farm and that's who we serve. This is POET today. We're 28 plants as I mentioned. Almost 2000 team members across those 28 plants in 7 states. We're the world's largest biofuel producer. We produce 1.8 this year. 1.9 billion gallons of clean, renewable fuel. As you can see, \$200 million in annual contribution to the local economy. And then we produce 10 billion pounds of distilled (?) which is a high protein by-product of our process. The ethanol process simply consumes the starch in a kernel of corn. The distilled remains(?) of the proteins, fibers and fats that are left over that are more valuable as a feed product than feeding corn itself. Within the State of Indiana, POET has four plants. These support 5300 jobs and contribute 31, just over \$31 million in state and local taxes. These are highly active in their communities and they offer tremendous positive benefit for all of you as well as local organizations. For those who aren't familiar with ethanol, just a couple points about what it is. Again, POET produces transportation fuel grade ethanol so this gets used in our cars. For the most part, the pumps you pull up today and fill up your car contain some level of ethanol. Some are 10% which is sort of a nationwide standard. Others are higher. There is current discussion in DC around 15% ethanol and moving our standard to a higher blend. This helps improve efficiency. It reduces price for us at the pump. It also continues to reduce our dependence on foreign oil. Engine health and human health; because ethanol is a higher octane, it's better for our engines. It helps reduce emissions. It also helps improve performance. Human health; it reduces the carcinogenic emissions that we breathe. Gasoline is dirty stuff. Ethanol is very clean. Ethanol is created from really three main ingredients. You

have corn. You have yeast and you have water. The output of our plants largely reflects that. From a plant come this (?) as well, but from a plant you'll see a white cloud of CO2 and steam. Other than our products, those are primarily the output of the plant.(inaudible).... on average by including ethanol in our fuel supply, we're reducing the price at the pump by \$1.00 to \$1.50 again, on average. So a little more about POET and the way we view the world. Safety is a top priority. Our team members, our families are a part of the communities that we do business in so we're not gonna put them or their community at risk. And by and to insure that, we install state of the art technologies like fire suppression. We do on the job training. We do first responder training at our plants. We also work with local agencies, local fire and local police to insure they have the equipment, they have the training you know the skill sets they need to address whatever they might need to do in the community. A big piece of our business as I mentioned is helping farmers. So again, for us as we purchase this corn, we don't wanna do it a discounted rate. That's not what we're after. For us, it's helping everyone in the supply chain prosper. So those 28 million bushels we're gonna purchase, again, increase the local basis by 10 cents. That's not just for corn. You'll see that on the soy bean side as well. It's gonna raise all types, whatever crop gets grown because it makes that more valuable with that local demand source. An ethanol plant located in your county can upgrade your property value by \$226-741 according to studies. Now that's because of the value this adds to the crop that's grown. If you have 2 plants in a county, it goes up by even more. But guys, when we propose putting an ethanol plant in Shelby County, our experience, these studies show that property values go up. And then finally, these 45 jobs, they provide a way for the youth of our communities to stay local if that's what they wanna do. Again, these are career oriented, growth potential jobs. It also allows youth to come back to their hometown if that's something they're looking to do. These are unique very desirable positions and they offer that career growth and a living wage. POET in total, as I mentioned, employees almost 2000 team members across our 28 plants as well as our headquarters in Sioux Falls. This plant specifically will employ 45 as I mentioned. During construction, we'll see almost 300 people on that site helping construct this facility. That's a lot of impact. It also supports local businesses. Our team members, these contractors that are gonna help us build should we receive approval tonight are gonna attend local restaurants. They're gonna shop local retail. They're gonna fill up at local fueling stations. They will come from the local community. All of that helps boost the economy of Shelbyville and the surrounding areas. We're also very active in our communities so POET is not an invisible company down the road. We're very active. A number of our plants participate in local chambers of commerce. They participate in FFA. They participate in Farm Bureau and other activities and every plant has the latitude to select other organizations that they have a passion for and to contribute to. On average, a POET plant contributes \$50-60,000 per year in local philanthropic endeavors and that's driven largely by the general manager and the team member, the team members at the plant. We also have local college scholarships that we support and local grants that the plants are able to select who they give that money to. Because we are a part of the community and we take that role very seriously, we wanna be a trusted partner. That's why we're excited about this type of event because it gives us a chance to interact, answer the questions that are out there and determine if there are some solutions that we need to mutually agree to. Now for us, first and foremost

as a good steward of the environment producing a clean renewable fuel, we take our impact on the earth very seriously and so we have established state of the art technologies such as redundant scrubbing systems to insure that what leaves our plant reflects those ingredients that come into our plant. Again, ethanol is produced largely from corn, from yeast and from water. What you see come out of the plant very reflective of those things. When you see a POET stack, you'll see a white cloud. It's not a black cloud. It's not a gray cloud. It doesn't look like an oil refiner. Let me show you some pictures here. What it is is a white cloud of CO2 and steam. We also employ what we call total water recovery so that our process waters are recycling over and over and over until they leave the facility as steam. There is no water discharge at a POET plant. That is one of the things that makes POET very different from the rest of this industry. Not only does it enable us to be more efficient, it enables us to be more economical. It enables us to have a reduced footprint on our environment. So just to recap some of the key benefits for the community from this project. It's \$150-160 million capital investment and it's gonna purchase 28 million bushels of corn per year at an increased basis of 10 cents per bushel. Again, that's almost \$3 million of additional farm income today in a landscape that unfortunately it's a very depressed ag environment today and this is the type of boost that's needed. 45 team members at a payroll of over \$2 million total. Now with benefits, that climbs over \$3 million. POET takes very seriously its role as a community leader and in providing those career opportunities at living wages to attract both local talent as well as to help bring some of the local youth back home who have maybe left for other roles. One other note I'd like to make of course for Shelby County; because there is no large demand source here, we understand that a lot of the corn is leaving this area. You might be taking it to our POET Alexandria facility. You might be taking it to our POET Portland facility. It might be going down to the river. Those sites are 70, 80, 90 miles away which is a lot of truck time for farmers. It's very inefficient, but that's what you have to do to find a good price for your corn. This neighbor could serve as a local demand source keeping those trucks off the road which improves safety, which increases efficiency and gives farmers the ability to get home to the dinner table every night and quite frankly to put food on that dinner table as well. So thank you very much for your questions here in advance. And if I could just show you a little visual of this is a POET plant. The tall structure are the grain bins which you see in the foreground here. Obviously you see rail cars. You see grain bins. You see the buildings that enclose much of the process. You see a lot of open land. That's a POET facility. So thank you again very much. We look forward to your questions. Thank you all for coming out tonight.

Applause.

Evans: Thank you, mister petitioner. I now open it up for questions from the board.

No reply.

Evans: Seeing there is none, I would like to have the staff read the public report from our last meeting. Please do that now.

Niehoff: Mr. President, are you referring to the letters of support and remonstrance or the report as submitted?

Evans: No the report from the last meeting.

Niehoff: Okay, okay. As far as the concerns?

Evans: Yes.

Niehoff: Sure, yes. So yes, thank you very much. One second as I get to that exhibit. So after the June 25th meeting, the Plan Commission worked with the staff to come up with a series of a list of primary concerns that were brought up at that meeting on June 25th. Then you know after getting that master list put together as far as what the concerns were that were brought up. At that point, it was our task to determine who the responsible parties are and to determine exactly what the plan commission's jurisdiction is in terms of approving or denying a site development plan. So after that meeting, we came up with the following items that the primary questions and concerns that were brought up at that meeting by the public that are not under the control of the plan commission. And before I guess before I step into that realm, I wanted to reiterate what our president, Mr. Evans stated at the beginning of the meeting as far as what the plan commission's jurisdiction is as far as state statute goes and as far as our Unified Development Ordinance which is our local ordinance that the plan commission is responsible with enforcing. Our local ordinance, our Unified Development Ordinance, §9.05 F5 states that the plan commission's role is to one, insure and I'm speaking in summary here. Number one, to insure that the proposed development plan is consistent with the city's Comprehensive Plan. And number two, to insure that the proposed development plan is consistent with the Unified Development Ordinance. And as Mr. Evans mentioned earlier, it breaks it down further but essentially that's what their two charges are this evening and with this petition. And state statute, Indiana Code 36-74-1405 states the same thing. And it states it very clearly that those are the two, the plan commission's two charges when reviewing these site development plans. So keeping that mind, that's what we utilize to break down these concerns as far as what is out of the plan commission's control, what is out of their jurisdiction and what is within their jurisdiction and what they do have control over by utilizing the city's Comprehensive Plan and the Unified Development Ordinance. With that being said, here is a list of the items that were brought up at that meeting but that do not fall under the Plan Commission's purview. The first is explosion hazard and the term blast radius was utilized a few times at that meeting. So in regard to that, that concern does not fall under the plan commission's charge here and in implementing the Unified Development Ordinance and in implementing the city's Comprehensive Plan. And at this point with this petition, this falls under the jurisdiction of the Indiana Department of Homeland Security and the local building department in insuring that this project is fully compliant with the building code, the fuel gas code and all other applicable codes. These codes have been designed and they have been revised time and time again with public safety as its top priority. That's why we have these building codes. That's why we have the fuel and gas code that Indiana, the State of Indiana

adopts and enforces. So another concern is spill prevention. That falls under the jurisdiction of IDEM, the Indiana Department of Environmental Management. That is a part of their air quality division of water, their concerns. Moving on, air pollution was another concern that was mentioned. This falls under the jurisdiction of IDEM as well as far as the air quality permitting process goes with the Indiana Department of Environmental Management. And several other just comments that were made, general operational questions, all of those. For the most part, beyond the plan commission's jurisdiction. Now moving on to the items that are under the control of the plan commission. These items are light pollution. That was mentioned several times and the plans submitted to the planning staff prior to this meeting show zero lux at all of the property lines demonstrating the proposed development plan is meeting this standard. The drainage of the property and of the surrounding area. You know in that regard, the applicant is working with the city engineer and the county drainage board to insure that all surface water drainage from the subject property and surrounding areas appropriately handled. The flood plain, that does fall under the local jurisdiction's purview. At our last meeting, June 25th, a (?) was discussed, essentially a flood plain analysis regulatory assessment. The petitioner was in the process of receiving that from the Department of Natural Resources, Division of Water and they were granted that prior to this meeting and have submitted it as a part of the record. At that point, with the information that they submitted to the staff, they are meeting our local flood plain standards. This flood plain analysis regulatory assessment showed that and illustrated that the exact parameters of the flood plain and the flood hazard area and the floodway. The plans have been revised per these changes with the Department of Natural Resources and they've been submitted to the staff. As far as our review goes, they are meeting all of those standards. Moving on to landscaping. That was another concern at the last meeting. The Board of Zoning Appeals approved a variance for the perimeter landscaping and for the buffer yard standards. Several changes were made and the petitioner submitted revised plans at that point. After review of the, after the planning staff's review, we are showing that they are meeting those standards. So those are some of the items that fall under the plan commission's purview and that can be discussed this evening. Does that carefully cover that, mister president?

Evans: Yes, thank you. And where I wanted to mention and go is we took that to heart and we actually then took a van, very bumpy ride, all the way to Alexandria so that we personally could observe a POET site like the one that is proposed to be built in Shelbyville. And so even though this is quite unique, I would like to have board comment of the ones that did attend that field trip. So will someone care to talk about that field trip?

Nolley: I'll share. Gary Nolley for those of you who can't see my name plate here. We went up. A couple of things I'll notice and concerns that people had that I wanted to address. We're talking about noise, a hum, I would call it what I heard was like a (?) noise, probably something you would hear a grain dryer, you know. I heard it on site. We stopped a half mile away, actually recorded video and sound of that and honestly you could hear the wind in the trees. I could not hear the whirling(?) from where I was at. Now that was a location. It could've been something somewhere else, but there was no horrible noise at that location one half mile away.

As far as odor, I will say that when you were on site, you could smell it. But again, from our location coming in through town which is on one side of the plant and we left a different side of town and we stopped like I said a half mile out, did not notice a smell at those locations on that day. So those two concerns I just wanted to let people know that we did have legitimate questions and I don't live that far away myself, so as a citizen I would have those same concerns, but those did not seem to be a problem.

Joanne Bowen: And the other was more of a corn smell than a distilled alcohol smell.

Nolley: Yeah, probably so. Yeah.

Bowen: Like a farm.

Nolley: I don't know if anybody.....a couple of other things. Like I say, we did talk to a couple of people who were in the community before they came to town and had meetings like this and a lot of concerns and all the fears that most people had never came to fruition in that community. And that was their take on it, so that made us feel a little bit better because they went through the exact same thing that we're going and the same kinds of concerns and you know both for and against. So but the plant, I was impressed by their safety measures. They keep foam on site for the suppression of the fires because it takes a special type of foam that they keep it on site. The training that they provide the fire fighters and what they give back. So there was a lot of positive I felt from that. They seemed to really take safety as a great concern. And again, they live in the community as well, so they would have to live with those things if it went wrong, so I would think they wanna protect their own as well. But I was impressed with what I saw from that meeting or the visit.

Evans: Thank you. Now before I open public comment back up for a maximum amount of 30 minutes, I wanna explain the rules for tonight. First, if you wish to make a comment or ask a question that pertains to the POET site development plan petition, please form a line behind the podium. I do ask if your opinion about this petition is on record from the June meeting, I ask that you yield to those who have not had their opinion spoken on the record. Please state your full name for the record and spell your last because we transcribe all of these meetings for minutes. Each speaker will have a maximum of 2 minutes and any questions or comments that don't fall under the authority of the plan commission will not be allowed and I will ask you to step down. Any repetitive questions or comments will be stopped and if you wish to briefly agree or disagree, then I'll allow that. If a person is speaking at the end of these 30 minutes and they will be allowed to finish, but everyone else behind them will need to be seated and public comment will be closed. I will then ask the petitioner to answer any questions that came up during the public comment for the board. There will be no two-way interaction between the petitioner and the public and that is to try to curb a three hour meeting once again. Now before I open it up to the floor for public comment, I believe we have some letters that need to be read into the record, so if you would please do that, Mr. Niehoff.

Niehoff: We do, yes. Bear with me as we get through these letters. The first is dated July 2, 2018 and it is from Gregg Graham. Dear Mayor DeBaun, congratulations for moving forward to make this project a reality. I represent a client directly impacted by development of the site. My client asked me to publicly voice his or her support for the project, but wants to remain anonymous because of those neighbors who oppose the project. Any project regardless of size or type has a fair amount of opposition. Sometimes this opposition is well founded, but in this case, it seems to be largely unfounded. Some of my client's comments to me are if all goes well, the project will add much needed assessed value to the tax rolls. The opportunity for new jobs is also a positive factor. The industry is clean air facility and any odor will be undetected by a majority of the neighbors. The raw materials for this facility will add another market for local agriculture which will boost farm economies. There seems to be little infrastructure investment in comparison to the dollar value of the project. Finally, this project may open the area to further expansion and commercial development. Sincerely yours, Gregg Graham attorney at law. The next is from the Indiana Soybean Alliance Membership and Policy. Dear Mr. Asher, on behalf of Indiana corn and soybean farmers, I write in support of the proposed ethanol plant in Shelby County. This important plant will provide a much needed market for Hoosier corn right here in our state. It represents an incredible opportunity for farmers in the Shelbyville area as well as the broader community. Since major expansion of ethanol production in Indiana began in 2007, farms close to an ethanol plant have seen an increase of 15-25 cents for every bushel of corn they produce. For a 2000 acre farm producing 1000 acres of corn, this means an additional annual income of \$27-45,000 per farm. With farm income having declined by more than 50% over the past five years, the financial relief the proposed plant offers as an economic boon to the community that cannot be duplicated by any other source. Indiana currently ranks 4th in ethanol production resulting in a boost of \$3.9 billion to Indiana's overall economy. Specifically, ethanol has added \$315 million in additional household income and \$44 million in state and local tax revenue. Additionally, POET has served as a cornerstone of the ethanol industry in Indiana since 2007. More than just a strong partner in the farmers they serve, POET has remained a steadfast corporate citizen in the communities in which they operate. Thank you for the opportunity to show our support in this project. Please let me know if you have any questions about the ethanol industry or its impact on Indiana's corn farmers. Sincerely, Sarah Delback(?) president of the Indiana Corn Grower's Association and Phil Ramsey, chairman of the Indiana Soy Bean Alliance Membership and Policy. The next is from Shelby County Farm Bureau. On behalf of Shelby County Farm Bureau, I write in support of the proposed ethanol plant in Shelby County. This plant holds great opportunity for Shelby County farmers, the Shelby County agriculture community, as well as residents of our county. This plant would provide a new market for the corn producers of Shelby County significantly impacting the financial stability of local farmers and improving the current state of the declining agriculture economy. This plant not only has the potential to benefit Shelby County farmers, but also represents a great opportunity for the community. Ethanol has added \$315 million in additional household income and \$44 million in state and local tax revenue. New means of employment and additional revenue would most certainly contribute to renewing economic prosperity in our county. Thank you for the opportunity to show our support of this project. Sincerely, Haley Clark, president of Shelby County Farm Bureau. Next is from Mike and Angie

Stienbarger. We write in support of the proposed ethanol plant in Shelby County. My husband and I farm corn and soybeans in Shelby County and we believe the plant will provide a much needed market for corn close to home. It represents an incredible opportunity for farmers in the Shelbyville area as well as the broader community. Since major expansion of ethanol production in Indiana began in 2007, farms close to an ethanol plant have seen an increase of 15-25 cents for every bushel of corn they produce. For the 1000 acres of corn we produce, this means an additional annual income of \$27,000 - \$45,000. With farm income having declined by more than 50% over the past years, the financial relief the proposed plant offers an economic boon to the community. Indiana currently ranks 4th in ethanol production resulting in a boost of \$3.9 billion to Indiana's overall economy. Specifically, ethanol has added \$315 million in additional household income and \$44 million in state and local tax revenue. The POET plant will certainly provide economic opportunities for Shelby County and strengthen our rural communities. Thank you for the opportunity to show our support of this project. Sincerely, Mike and Angie Steinbarger. This letter is from the Rush County Farm Bureau board of directors. The Rush County Farm Bureau board of directors would like to write in support of the proposed ethanol plant in Shelby County. This plant holds great opportunity for Shelby County farmers but also farmers in surrounding counties like us in Rush County. This plant would provide a new market for the corn producers in the area significantly impacting the financial stability of local farmers in improving the current state of the declining agriculture economy. This plant not only has the potential to benefit local farmers, but also represents a great opportunity for the community. Ethanol has added \$315 million in additional household income and \$44 million in state and local tax revenue. New means of employment and additional revenue would most certainly contribute to renewing economic prosperity. Thank you for the opportunity to show our support of this project. Sincerely, Rush County Farm Bureau board of directors. Next, this was in a letter from Jeremy & Lauren Ruble. I ask that the following email and attached SDS sheet be read into the record and passed along to those members of the planning commission for their consideration regarding POET Refineries, LLC. To Whom It May Concern, my wife and I attended the meeting on June 25th with the intent to gather information. I was only made aware of the meeting an hour before and did not have time to investigate or gather questions. I would like to state that I am very happy to see our community reaching out and attempting to grow its industry, but I want to insure we are doing due diligence and investigating the financial and environmental impact. I fully understand that for the local farmers, this will have a very positive financial impact for them. In my research, I have come up with a few questions that I feel need to be answered for me to feel confident that our local government is making the right decision to allow POET Refineries to build an ethanol plant in Shelby County. From what I heard at the meeting, I feel others may be asking similar questions. I ask that these questions be investigated thoroughly and addressed at the next meeting. I also think that in order to get a true feel for the community's thoughts it would be beneficial for those of us that are stuck in the middle to hear from both sides. It would be nice for the committee to reach out to members of the farming community and invite them to the next meeting to state why they feel this is a good thing to bring to Shelbyville. It seemed that most of those who spoke at the meeting on June 25th were in opposition of POET Refineries, LLC installing an ethanol plant in Shelby County. As an undecided neighbor to the

ethanol plant, I think it would only be fair to hear from both sides of the community. Below is a list of a few questions I have to present to those making the decision.

Road/traffic: It was mentioned that commercial traffic will utilize 300N and Tom Hession Drive to 400N and then on to the interstate. Will this be strictly enforced? If so, how? I have been told currently there are typically only two county deputies on duty during the evening throughout the whole county. Obviously this is only a minor issue until other local roads not designated to handle the amount of large vehicle traffic begin to deteriorate. At the rail crossings throughout the county, will there be any additional safety features installed such as crossing lights and/or arms? My main concern is for young drivers going to and from school. Will tax dollars from POET be used to fund road improvements? Or will our tax dollars be used? I know it was mentioned that this will have a positive impact on property taxes, but will it have any additional tax increases such as a road tax?

Environmental: As far as I know, my wife and I were the only ones that attended the meeting that live east downwind of the facility. There were many concerns regarding the water table and the effects of the retention pond. However, one of my biggest concerns is regarding the smell. I know it was mentioned that the commission wanted to insure there were measures in place to reduce the smell emitted from the facility. While researching, I found there have been advancements in this area and devices that can be put in place to reduce the smell emitted from the facility. I am all too familiar with living near facilities that give off foul smells. Growing up, there was a fertilizer processing plant south of town. When the wind was coming out of the south, it would carry a foul smell that came from the processing of dead animal carcasses. I understand the smell from POET might not be as severe, but I don't want my home to be a place where the smell of the air is not welcoming. My question is, once the facility is operational, what measures will be put in place to insure the equipment is kept up to date to minimize the smell as equipment deteriorates? If there is a complaint from local residents, where is this to be reported and what will the process be? Will it involve local or federal regulatory agencies that in the past had many hoops to jump through along with a lot of red tape? If it involves local agencies, what will the response time be for such an incident?

Emergency response: Will our emergency response personnel be paid, trained, staffed and equipped well enough to handle an accident of this variety if one were to occur? If so, will our tax dollars? Will POET be responsible or will the tax revenue from POET be utilized for the additional training and staffing? In the unfortunate event that an accident occur, will the fault and financial burden be charged back to POET or will this be the burden of the taxpayers? When Honda came to Greensburg, I believe they paid off-duty firefighters to be stationed on site in the event of an emergency. With the volatility of the ingredients that will be at this facility, response time to a fire will be very critical to minimize damage and reduce the possibility of a large scale incident. Is this a requirement that Shelbyville could place on POET? From the research I have done, I have noticed that when a fire does occur, special foam is required to suppress the flames. See attached SDS sheet below. Is this a requirement that could be in place for POET to provide and maintain the required amount of fire retardant foam on site for use in the event of a fire? Having this in place could be the difference between a small fire and a large scale industrial accident. Also while researching, I came across the SDS sheet from POET Refineries regarding the denatured fuel ethanol and found it to be a reference I feel would be beneficial for the commission to have. I have attached it below.

Property value:

I know this was a hot topic at the meeting for many in attendance. Have the property values in other communities that currently have ethanol facilities been investigated? If so, were they positively impacted or negatively impacted? I was born and raised in Greensburg and almost all of my family still lives there. My grandmother and my parents both live right next to the railroad that passes through town and their safety is also a concern of mine. I would request, as a good neighbor, that Shelbyville reach out and inform nearby communities of the product that could be passing through on the railroad so they too can be aware and prepared for an incident should one occur. I feel that the addition of POET Refineries to Shelby County could have a lasting benefit to this community. I hope that the Shelbyville community and POET are able to work together to insure that safety comes first. In the end, it is my hope that the two are able to come to an agreement that is best for our community's citizens. Thank you for your time and effort in this matter, and I look forward to hearing the response at the next public hearing. Your community neighbor, Jeremy and Lauren Ruble. And they did attach the denatured fuel ethanol safety data sheet. I could go through this, but.....

Evans: No, I won't have you read the MSDS. I mean, no.

Niehoff: Thank you. Yes, but that is part of the public record should anyone choose to review that. You can contact our office and we can get you that information.

Evans: Is that the last letter?

Niehoff: Oh no, I actually have one more. Thank you.

Evans: Yeah. Sorry about that. I thought there were....

Niehoff: No, thank you. This one just came in today.

Evans: This one's shorter.

Niehoff: It is. Thank you for bearing with me. Alright last, but certainly not least. Members of the plan commission, I represent the Vernon and Louise Jones Revocable Trust which owns land easterly of the POET site. I appeared before you at the last meeting with regard to issues on storm drainage from and through the Jones Trust into the POET site. This letter will confirm that the issues have been resolved under the revised plan which was submitted recently by POET's engineer. The storm water drainage is now routed approximately by its present route under the railroad at the southerly end of the POET site. Thank you for your consideration on this matter. Yours very truly, Robert Adams. That is it.

Evans: Okay we are about to open up for public comment and if I can have you form a line. First petitioner or first person to speak, you need to make sure that that microphone is turned on. I believe it is a wireless one. And I wanna remind everyone to state your name, your full name for the record. Spell your last and then I will be holding you to a maximum of 2 minutes

and we are doing a maximum of all public comment for 30 minutes. So public comment is now open.

Inaudible mumbling.

Nolley: Jim, can you raise the mike up? I'm not hearing very well. Thank you. Excuse; our audio guy's coming down to check it. No he's to your right there.

Jeff Bate: Thank you. Jeff Bate, B-a-t-e. I live at 1333 E. Meiks Road and the reason this is a concern for me, and I don't know that I'm for it or against it. I do have many questions. I wish I would've known I could've written a letter and you'd read it into the record. I'm a little troubled why there's no comment up here and in our pre-meeting, I'm troubled by the fact that you already say it's approved. Troubled by a lot of things. This has been going on for over a year. The land's been bought for \$5 million. But those are other things. I'll try and stick on things that you do control and a real question I have is when I have a well and I have this because I listened to this gentleman on the radio and he didn't answer my question, so he's here, so I get to ask him. And that is water. Where do we get the water? I asked someone in the government and they said well it's Indiana water. Well where do they get the water? They're gonna have to drill a new well or they say they're gonna have to tap in. But as we know from these type of sites which you know if they're great for the community, great. But I'm concerned about the amount of water. The city annexed it in, so but this is gonna be county water. It's the water table, so I guess my question for all of you is do you know where the water's coming from?

Evans: My understanding is is that the Indiana American Water line will service this site. Shelbyville city sanitary will take it away what is there from the public restrooms.

Bate: Okay, but that's.....I appreciate that, but that's not and I'm not, I don't mean this

Evans: You're using your two minutes.

Bate:to be rhetorical. I understand. I should've read and so I'd have got 5, 6 or 7. But that's not an answer. Where's the water coming from? Hopefully, when we're done, you'll get up and tell us what water aquifer it's coming from because I know what my house gets funneled on all of you, 70% of America depends on water and this factory's gonna use a lot of water. That's fine. Two minutes, thank you.

Evans: Thank you.

Applause.

Leslie Bate: Okay Leslie Bate. I am going to ask you to read in your Unified Gover or your ordinace underneath of your purposes. Do you guys have this in front of you? I'm gonna ask

that you read B, general welfare. To promote the promote the public health, safety, moral comfort, convenience and general welfare. E, it was brought up. Circulation; to minimize or avoid congestion on public streets. I-74, Tom Hession Drive, 300N. Environmental integrity; to preserve and enhance the scenic beauty and environmental integrity of the planning jurisdiction. That's you. There are several others underneath of your purposes that I ask that you take a look at. My husband just mentioned, I'm gonna ask you to read the definition of your WPO. Someone? The definition of your WPO – (?) protection overlaying. The district is established to protect the integrity of the drinkability of the community's public water supply and to enhance the quality of streams. Now I am gonna address to you, 'cause you mentioned Hankins Ditch. Let's talk about the streams. One the EPA website, we have 13 streams in Shelby County that are impaired. Okay your Hankins Ditch. Your Ed Clark Ditch that you mentioned, those connect together which also connects to Brandywine Creek which then connects to Blue River which then connects to Driftwood, Flat Rock and then to the east fork of the White River. Now I read back to you again, and enhance the quality of our streams. Your and the aquifer this morning, I talked to Wade Amos of American Water Company.

Evans: I hate to cut you off, but everybody gets two minutes and we understand your question. Thank you.

L. Bate: Okay American Water Company, he said it's coming from the aquifer.

Banging gavel.

Evans: Please sit.

Banging gavel.

Evans: Please sit down. Please sit down. Can we kill her mike, please?

Applause.

Evans: I understand the passion that comes up, but I'm holding everybody to 2 minutes.

Bruce Everhart: Thank you, mister chair. My name's Bruce Everhart, E-v-e-r-h-a-r-t and I live at Waldron in the southeast part of the county. First off, I wanna say thank you for the service that you do as a plan commission. It's often thankless. As a school board member for 8 years, I can appreciate what you might be experiencing. I'm second oldest of six kids in Shelby County. We're all deeply involved in agriculture. I know many of you. And in fact, almost every farmer in Shelby County I've worked with during my 40 year career in ag banking. I've lent 'em money. I've helped 'em through difficult times. Seen 'em through good and bad times. When they had their kids born or when they buried a parent and I will tell you that right now, agriculture is going through one of its most difficult periods of time since the 80's farm crisis that I worked through and many of these folks I had to sit across on the other side of the bankruptcy aisle as

they were trying to reorganize their farm debt. It's a difficult business. It's got a lot of volatility to it. It's not helped by the fact that we've had tariffs imposed that have lowered the price of corn in the last 35 days by 65 cents a bushel. Soybeans by \$2 a bushel. That's \$120 an acre off of pretty much a break even situation for most farmers today. Depressed corn prices are caused by a lot of things, but the tariffs, the high value of the dollar, the abundant supply. Our farmers in Shelby County and surrounding counties are really good at growing corn. In fact, we've had many corn kings of the United States right here from Shelby County. I think the ethanol plant is a very important thing for our county. We have multiple other value added commodity enterprises in our county. Some that produce high quality food grade corn. Some that process soy beans and soy bean meal. All without incident. And they're good community partners.

Nolley: Bryant, is that 2?

Niehoff: Yes.

Nolley: Okay, sorry.

Everhart: Me too.

Evans: Thank you.

Everhart: Thank you.

Nolley: Just for clarification....

Applause.

Nolley:I didn't know Mike was (?) too, so....

Gary Fisher: Mr. Evans, thank you. Gary Fisher from Greensburg, Indiana. I've come here tonight as a member of the Decatur County Farm Bureau board of directors. I'm the state and local affairs chairman. I'm here to support the ethanol plant coming here as a regional support here as the Shelby County Farm Bureau and the Rush County Farm Bureau. We support the same letters that they have and the points that they've had. As a member also of the Comprehensive Plan steering committee in Decatur County, we look at issues like this. (?) folks, farms and the processes that are out here. We've looked forward to having this plant here. We would also look forward to having it in Decatur County if so desired.

Applause.

Fisher: It's an economic boon for whoever has it. So if it's here or there, it's all good for the farmers. It's all a good thing. Also, I have worked as a grain merchandiser for a number of

years. I've delivered hundreds of thousands of bushels to POET plants, Cardinal and I actually worked at Cardinal for over 2 years and there are a very nice place to work. There is no smell. There is nothing else going on there. It's a nice place to work as a merchandiser. Millions of bushels of corn we bought to go through there. Very nice place. We thank you for your time and we recommend that you support this. Thank you.

Applause.

Mike Dailey: Mike Dailey. My name's Mike Dailey, d-a-i-l-e-y. I live on 300N right there by Brandywine Road.

Niehoff: Sir, would you mind stating your first name again?

Dailey: Mike. Mike Dailey.

Niehoff: Thank you. Thank you.

Dailey: My father was raised on that property you guys tore the house down on and my big concern is I've hunted and fished and done a lot of things. I'm worried about all the wild life that's going on that could be killed by all these 700+ trucks going up and down the road every day. Is there any way Pilot(?) can buy and set aside a wetland or something for these animals? That's my only concern. Thank you.

Evans: Thank you.

Applause.

Dennis DeRolf: I'm Dennis DeRolf. Last name spelled d-e-r-o-l-f. My first question would be is there any chance that the information that the Ruble's email that was quite long, are those answers gonna be answered before you vote?

Evans: That's under the purview of the Indiana Department of Environmental Management.

DeRolf: All of those?

Evans: I believe so.

DeRolf: Well I don't believe so. Okay so I'll bring these back up because the train traffic, I believe that's gotta fall under the plan commission and that's one of my concerns is what volume of traffic, train traffic is gonna affect the city and the county as we move those ethanol haulers through? Is there any idea on the volume of cars per day?

Evans: After the questions are asked, I'll close public comment and then I'll have POET step back up to answer them.

DeRolf: Okay and I think the and another one was I had a similar one on the water and that is do will a well be dug in that area for by American Water. That's one of the big questions because that would affect water table. I live on 100W but I'm concerned that that could eventually drain the amount of water for the whole area. And the is there any plan for the state to fix the interchange at 74 and Fairland Road? Yeah you laugh at me, Mike. What's that?

Evans: I've wished that for years, but go ahead.

DeRolf: Well, so but I believe that's part of your purview on allowing this site plan to go on. If my understanding is that if you guys say yes, they could start building and we don't have a plan in place to fix the interchange traffic, is that correct?

Evans: I can't answer that question, but we've logged that question and we'll have POET up. But your 2 minutes is up. I have (?).

DeRolf: Okay, alright.

Evans: Thank you.

Applause.

Niehoff: Sir, sir, excuse me. I'm so sorry. Your two minutes haven't started. The previous....would you mind stating your first name?

DeRolf: It's Dennis.

Niehoff: Dennis, thank you. Sorry.

Brad Henry: My name's Brad Henry, h-e-n-r-y. My first question is relative to you know the first item under the purview of the commission which is to insure the proposed development plan is consistent with the city's Comprehensive Plan and my question is relative to zoning. Looking at the future land use map that's posted on the Shelbyville website, looking at that before the meeting where the area of the proposed plant is listed as future use agricultural and understanding that the zoning for the plant will be light industrial or something of those along those lines. So my question is how is this plant within the context of supporting the comprehensive plan if it's not matching the stated true zoning use for that area? That's my only question.

Evans: Okay, thank you. Thank you.

Applause.

Linda Conner: Linda Conner, c-o-n-n-e-r. As farmers in Shelby County and also taxpayers, I'm in support of this ethanol plant. I tried but was not able to obtain a figure, but I'm sure farmers are major contributors to the county's coffers because of large amounts of property taxes and wheel taxes we pay each year. We would welcome a safe and convenient source of additional income to help pay those taxes. Thank you.

Evans: Thank you.

Applause.

Michael Op(?): Hi my name's Michael Op(?). I actually submitted some questions to the mayor. He got back with me, but there's a few other questions that I had. One, this plant is plants like this have been known to use up to 300 million(?) gallons per year of water and a lot of that is put right back into our would be put back into the Shelbyville waste water plant. I'm wondering if this plant, the waste water facility is capable of handling the type of pollutants that are potentially coming out of this plant and will be able to properly treat them before they're put back into the streams. I'm also worried about the water table as well. I'm a local resident. I'm not a farmer. I understand tremendously what kind of economic impact this is gonna have on our farming community out here which is great. But I'm just a local resident with a single family home. I'm worried about the impact that it's gonna have on our local community just in the town of Fairland. The roads; who's gonna be responsible for those roads? The traffic; I know they're saying traffic is gonna be taken towards 74, but we got a lot of farmers in this town that it's just gonna wear out our roads. You know they're gonna come right down 400, past the fire department, over to this new road they built and right over to the plant. And it's really gonna tear put wear and tear on these roads.

Evans: Did you have a question? You're right at the end of your time.

Op: Yeah. I'm also worried about is this a major emitting facility and is it under PSD review or under their purview? We're worried about potential pollutants floating our way you know in the air and in our water supply. And that's about it.

Evans: Okay, thank you.

Op: Thank you.

Applause.

Carrie Ridgeway: My name is Carrie Ridgeway, r-i-d-g-e-w-a-y. I had a question. The June 23rd meeting, you stated that you had sent notices out to people that lived within 600'. Is that a city ordinance or a county ordinance?

Niehoff: That is a city ordinance. That's incorporated into the Unified Development Ordinance.

Ridgeway: Okay I my biggest problem a lot of the people in Fairland have had with this problem or this project is the transparency. I think if maybe you would've broadened your scope more than 600', maybe included the people that live a mile from us, included them in the non-disclosure agreements, I'm sure they would've been happy to have been informed and have the chance to either stay or leave. They probably would've been welcoming this project a little bit better. Thank you.

Evans: Thank you.

Applause.

(?): My name's (?). I have a couple of questions but mainly probably for POET. Are you going to be reading any letters from people that oppose the plant or just people that support it?

Applause.

(?): 'Cause I know there are(inaudible)....that oppose it. But no response?

Evans: Those were just the ones that were submitted to the Shelbyville plan commission.

(?): Okay.

Niehoff: Yes.

(?): Okay well are we gonna read any of the other letters?

Evans: We only received.....

(?): There were letters.

Evans: We only received the six submitted to the Shelbyville plan commission.

(?): Okay well I know Mike Op sent one to the mayor and he replied back to that letter, so....
(inaudible)...

Evans: I take it that you were opposed?

(?): Oh well yeah I live in Fairland and found out at the last second that you know you guys are doing all this. Where you're doing this at may have been annexed as Shelbyville, but it is Fairland. It is not in your back yard. It is in our back yard.

Applause.

(?): And you guys say that this is gonna bring \$200 million revenue, right? POET? It's gonna bring \$200 million revenue? That's what you said in your little presentation.

Niehoff: POET will have the opportunity to provide a rebuttal after all public comment is made.

(?): Okay well let me just make a comment then. You guys say that you're gonna have \$200 million in revenue? Is that gonna be put into my bank account? Because I'm not a farmer, so I'm not gonna benefit anything from this other than having to deal with everything.

Applause.

Evans: Thank you.

Michelle Miller: Michelle Miller, m-i-l-l-e-r. I live .7 miles from the proposed site. My well is very important. When we purchased this property over 23 years ago, we understood that we were protected and the well had protected area. That we never had to worry about ethanol plant or bio fuel. This is in Article 3. Have you guys looked at this?

Evans: Is there a question there?

Miller: Yes. Have you

Laughter from audience.

Miller: This area.....

Evans: Sorry, I'm having trouble. If you could pull the mike a little closer to your mouth so the rest of us.....Some people know what you're gonna say, but I don't know what it is.

Miller: No they don't. Okay I'll speak louder.

Evans: Okay, thank you.

Miller: This area is wellhead protected. And in the wellhead protected area, a WPO, it states that no ethanol plant or other bio fuel plant is allowed. That this is an overlay. Can you tell me if you've looked into this and is this not following the rules of this local area?

Evans: We'll have POET answer that. I don't have an answer for you right now, ma'am.

Miller: But this isn't, isn't this the county, the city? This is our place. This is....this isn't theirs. Isn't this ours?

Niehoff: Excuse me, ma'am. I may be able to address that. I'm looking at our Unified Development Ordinance right now and under Article 3 overlay districts, we have 2 overlay districts in the City of Shelbyville, the airport overlay and the race track overlay. That may fall under the county's jurisdiction, but we can explore that further. So....

Applause.

Johnathan Wayne Dailey: Johnathan Wayne Dailey, d-a-i-l-e-y. I live at 3239W 300N just right down the road from Michelle. My question is are you guys going to be using e.coli as an additive in the ethanol treatment plant? In which case, it could potentially damage our wells. Second, are you guys prepared to redo some of the roads around the area because Brandywine Road is a tad bit dangerous in a normal vehicle let alone a semi-truck carrying 20-40 tons of an explosive, flammable fluid? And that about sums it up.

Evans: Thank you.

Kaylene Box: Hello my name is Kaylene Box, b-o-x. First of all, thank you for allowing me to talk to the board and the community today. I am in support for this ethanol plant. I am agri-science teacher as well as an FFA advisor. I come from a very agriculture influenced background as well as I have 200 FFA students and there's over 400 FFA ag students in Shelby County alone. POET's legacy and background in supporting the community and especially organizations that promote student success and hands-on career development is invaluable. POET will give FFA programs in this community the opportunity to expand our agriculture possibilities and resources for students to establish a personal connection as where our clean energy comes from, what our community can do to promote sustainable agriculture and give the students more opportunities to impact the world in a positive way. POET will allow for a positive impact on the farming community and give to the farmers that spent countless of hours providing for us. Thank you.

Applause.

Tracy Michael: Good evening. I'm Tracy Michael, m-i-c-h-a-e-l. I just have like three questions. Will there be any landfills associated with this ethanol plant? Will there be any waste water ponds associated with this ethanol plant? And when will the flood plain management plan be available for review? Because it currently is not on record in IDEM's files. Thank you.

Evans: Thank you.

Applause.

India Owens: My name is India Owens, I-n-d-i-a O-w-e-n-s. I live in the Pleasant View area so a bit northeast of this proposed plant. I have done, I'm a nurse, not a farmer. Been a nurse for 41 years. I have a lot of interest in the health of the public and so and I'm also not a (?) mentality person so I do a lot of research on my own and I went to the preview meeting tonight where a lot of very pointed questions were asked and to the point that POET was sometimes pushed to the wall to make sure they were answering the question that was asked and they did that. I am a taxpayer in Shelby County. I have an interest in keeping taxes low and I believe that unless we embrace industry, particularly clean industry, we are gonna fail in that terribly. I am far more concerned with local farmers having to sell their farm property potentially to pop-up cookie-cutter housing where people who live will drive to Marian county where they will work and will spend their money than I am for this facility. So I support this plan and I look forward to hearing a very educated decision.

Applause.

Evans: Thank you. We're at the end of our 30 minutes and I see no other members of the public, so public comment is now closed.

Banging gavel.

Evans: I will now ask the petitioner to step back to the podium and address the questions that were brought up before the board please.

Buck: Testing.

Evans: It's still on.

Buck: Perfect. Thank you. Thank you everyone for the questions. I did my best to get them all noted down. I will do my best now to answer them and read through some of my chicken scratch and shorthand. If there are follow ups that we need to do, certainly POET, as a future community citizen, is happy to take those questions and respond. So I heard a number of questions around water and so starting there. We have partnered with the Indiana American Water for water service at this site. How they will supply and what their plan is that is in their camp. I cannot speak for Indiana American Water. What I can speak for though is they've been a tremendous partner in this process.

(?): Inaudible comment.

Buck: There is no water discharge from a POET plant. We utilize total water recovery so that all of our water is recycled through our process and when it leaves the plant, it leaves as steam. There again is no discharge from this plant. We've partnered with 27 communities to date without issue. We believe the same is possible right here in the Shelbyville area.

Nolley: Can I interrupt for just one moment?

Buck: Yes.

Nolley: If there is somebody from Indiana American here with expert knowledge of that, would it be, if they chose to step forward, would it be permissible, Bryant or not? If they could answer that question about the sourcing of the water?

Niehoff: Yes. If they are here and if they are willing to approach the podium and answer those questions as best as they can, absolutely.

Nolley: Inaudible comment.

Evans: Will you please state your name?

Wade Amos: Sure. Wade Amos, a-m-o-s. I've heard a lot of questions about the source of the water that will serve the POET site or would serve the POET site. We currently serve Shelbyville from our Blue River water treatment plant which is on west 44 about 5 ½ miles out of town. It has a capacity and we've anticipated for quite some time that eventually the Blue River system would meet its maker if you will and we would need an additional source of supply. So back in the early 2000s, we planned and constructed a facility at 825W which is in Shelby county. It is a regional water system that serves currently Greenwood and we will al...when demand requires, we will extend and it was designed and constructed that way. There's some things that we need to do at this facility to provide water to Shelbyville, but we were we kind of saw the future, knew the fate of Blue River, our current system and so that system is there. There's a series of wells and there's plenty of capacity between our Blue River system and the London Road facility to provide water to not only POET but other future developments that may occur in Shelbyville. So the water is several miles from the POET facility along Sugar Creek.

Nolley: Well could you probably for record what, give your title with....?

Amos: Sure. Senior manager of operations for Indiana American Water for eastern and central Indiana and I'm also a Shelbyville resident.

Nolley: Thank you.

Matt House: Can you talk a little bit about the (?) of this project versus the overall capacity of the aquifers?

Amos: Sure.

House: With drawing down....(inaudible).....

Amos: For the record and my engineering team would appreciate it if I told you that I'm not an engineer. But we have several engineers on staff and we work with several reputable geologists in our business and the Sugar Creek aquifer is very rich in water. The recharge is there. Our current treatment facility can provide 3 – 6 million gallons of water per day with its current design. It can easily be replicated and provide much more water. So the path that this water would take would come down Fairland Road east, county road 400N. It would come through the town of Fairland which I know is probably much needed in certain circumstances and it would come south down Tom Hession Drive. But there, to answer your question, Matt, there's plenty of water there with plenty of recharge. Our geologists and engineers can attest to that.

Evans: So it shouldn't have effect on local wells?

Amos: No, it will not. Now I was asked today by someone that when we constructed London Road was there (?) impact to some private wells? There were. They were very shallow wells and there were a handful of wells that were impacted. We reconstructed deeper wells for those customers or those residents in the area, but we haven't had any problems since them. It's very common when you put in a large well field that you might have some minor impacts, but nothing major and all of those issues were addressed. So in the local vicinity, absolutely no impact whatsoever. My I don't think we'll see future impacts in the London Road areas either.

Nolley: Thanks. I didn't wanna call you out. I saw you in the audience and thought you might if you'd wish to, so thank you.

Amos: Okay. Not a problem. Not a problem. Thanks.

Applause.

Buck: Okay, thank you again, Wade. Okay another theme that seemed to come up was truck traffic. The ability for this site and the local roads to handle the traffic. One point I'll make on this is Shelby County today has approximately 16 million bushels of corn that are leaving this general area so there is a lot of traffic on the roads today. But what we believe makes this particular site that we've selected a natural fit is its proximity to the infrastructure of Tom Hession Drive and I-74. That allows our grain trucks to come on a reasonable, safe and efficient route and then leave via that same route. Now we estimate on average we'll have about 100 trucks per day coming in and out of this facility. Those are largely the grain trucks that are delivering. It's also taking of course, the ethanol away our distiller's grains to local sources as well as out of the state. POET works with the communities that we are a part of to insure that the appropriate traffic flow is taken to and adhered to. All of you saw this, or sorry the majority of you saw this at our Alexandria plant. There is a no right turn sign at the exit of the plant encouraging the truck drivers to go to the county highways which have been built to support this type of traffic. These are the type of partnerships we're interested in as well.

Understanding what the local community, the local authorities as well as the county and state officials require and what we need to insure this is a best and safe practice for truck deliveries.

Nolley: And can I ask a follow-up to that?

Buck: Yes, please.

Nolley: Okay so the obviously you can't when an individual truck driver comes in or goes out of, you can really control how to get....so we encourage, we do all we can, but if he decides to turn right instead of left.....however, the ethanol that leaves there, do you have any control over him? 'Cause we've mentioned of them going on Brandywine Road and things. By all measures, they should be following the traffic pattern you say. Do you have control on that ethanol leaving the plant?

Buck: Inaudible reply.

Nolley: And those drivers?

Buck: Yep, very good question, Gary. So the truck drivers who take our products out are either employed by POET or are contracted by POET. That is something we have control over dictating how they leave that facility.

Nolley: Okay.

Buck: So we will do our best to partner to insure all trucks are abiding by the appropriate flow. At the end of the day, the trucks that are coming in, that will be up to the sheriff of course and his jurisdiction. But the truckers under our control, we will direct to follow the appropriate path.

Nolley: Okay, thank you.

Joe Lux: There is also a question regarding ethanol rail traffic leaving (?). What do you anticipate will be the volume of rail traffic carrying ethanol leaving the Shelbyville plant?

Buck: True, so on the rail traffic front, that's an open discussion with the CSX today regarding their rail line into Indianapolis. Because of its proximity, this site's proximity to Indianapolis as well as Cincinnati and other major metros, we believe this will be highly limited in terms of the rail usage. In terms of volume, we're currently studying what that would look like. This is a manifest train location which means it is shorter line versus a uni-train which would be a longer. This would be approximately 50 cars, a 50 car train and again, we're working with the CSX as well as the local authorities to understand what, if any upgrades are required to enable that rail to be utilized again in a safe manner for everyone. At the end of the day, POET team members and POET families are community citizens just like everyone else. We are not gonna

put anyone at risk through unsafe operations. That's why we wanna partner to insure all local regulations, state regulations and community questions are answered to insure we have the best practices possible.

Evans: Thank you. I believe Mrs. Lewis had a question in pre-meeting about some of the striping on the truck entrances.

B. Lewis: Well on the plans that were submitted, there was a striping plan which tells people how lanes are marked and things. There's a lot of lanes leading in and onto the scale and a couple of lanes exiting, but they're not really marked for entry/exit or the flow through the property where they dump (?). It's probably not a requirement, but it seemed to me it would enhance safety to have better lane markings, especially at the beginning as people are learning how to work with plant.

Buck: Yeah I would agree with that. So that could be a symptom of a 10 year old facility having some of that worn off. I'm not sure, Ms. Lewis, but I'd be happy to look into that and see if that's a best practice.

B. Lewis: Well it wasn't in Alexandria but it's not shown on your striping plan for this plant either.

Buck: I'm sorry. I misunderstood the question.

B. Lewis: Yeah. Yeah so it's (?).

Buck: Okay thank you very much for that. We will look into that. As well, I would agree, just pure human nature.

B. Lewis: Yeah.

Buck: We should call those things out. Thank you for that comment. Okay the next question I had noted down was regarding zoning and here I refer to the BZA in terms of their zoning plan. However, I'll reiterate that we believe this site is a natural fit for the business that we're in. We're surrounded by our customers. We're surrounded by infrastructure. It has been set up for development. Development just as this one that's able to leverage the corn that's in the area and do it in a very efficient manner with the infrastructure that's currently in place.

Niehoff: Mr. Chairman, and Mr. (?), I'm so sorry to interrupt you. I don't know if now is the time. As far as zoning goes, I believe one is the one question was in regard to the comprehensive plan. I can certainly wait until the petitioner is done or I can address that at this time. That's certainly your call.

Evans: If you, you can go ahead and address.

Niehoff: Okay, okay. And in regard to the Comprehensive Plan, so our staff report, the first item and this is for the public is to address whether this petition is consistent with the City of Shelbyville Comprehensive Plan. We list several reasons why it is but most importantly, this area is shown in a growth areas map located on page 48 of the Comprehensive Plan. We have that as an exhibit that the Plan Commission was provided with. Again, that's public record. The Comprehensive Plan is public record. You can find it on our website. You can find it in our office. You can contact either myself or Adam or anyone in our office to get a copy of that. So this area is shown in a growth area district that we've designated in our Comprehensive Plan and as stated back in at the June 25th meeting, this has gone back in this has been in the Comprehensive Plan since the 1980s as far as a growth area. That was discussed along with Tom Hession Drive at the construction of that road and in the further development of that area. So we've been planning, as a community, for the growth of this area for quite some time now. So I hope that addresses that question. Thank you, Mr. (?).

Buck: Thank you, Bryant. Okay next question on my list is regarding the process to bring this plan forward. This has been an open process. We have provided public notice for several months regarding the intention for this site. Letters have been sent to the adjacent land owners of this site to notify them, by state statute, of our intentions with the site. We've taken three tours of our Alexandria facility. A number of you were able to attend those tours as well as representatives from the city and council to better understand what this project was, what a POET ethanol plant is and the potential impact to the community. We have an open invitation for those who are interested to take a tour and I'll extend that here again tonight. We would love to get a large group of folks from this community together, maybe on a Golden Bear high school bus and take them up to the Alexandria facility or our Portland facility. We believe seeing is believing. Seeing is powerful. Understanding what the operation is, removing some of those unknowns can be a great way to introduce POET to the community. So I extend that offer again tonight. We've not yet had anyone take us up on that, but again, please find me after this meeting if there's an interest in doing so.

Evans: I want to interrupt for a second and point out that this plant will sit in Northwestern Consolidated School Corporation tax base, so they wouldn't take a Golden Bear bus.

Laughter.

Buck: How about a Triton? Can I get a Triton High School bus? Thank you, Mike for the correction. There was a question about the benefits. How does that \$200 million in average local contribution benefit more than farmers? And I think that's an interesting sort of life cycle. So a far, who makes more money, will spend more money likely in the community. That's at restaurants. That's at retailers. That's at fuel stations. That goes beyond just the farmers and what they receive in terms of benefit from this. Our team members in these communities live in these communities as well. They buy houses. They purchase cars. They purchase food. That supports additional local businesses, additional jobs. All of us that live in the community reap

benefits through those measures and many, many more. There was a question regarding e. Coli as an additive. POET does not use e. Coli as an additive. There was a question about the flood plain management plan. I don't personally have that information. I'm gonna ask my colleague, if you don't mind, to see if he can shed any additional light. Ron, do you have additional insight into the flood management plan?

Inaudible reply.

Evans: I will need you to step up to the microphone. Please state your name for the record and then continue with your statement please.

Ron Steffen: Sure, thank you. Ron Steffen. The flood management plan has been addressed in the recent civil plan updates through the (?) report. That has been submitted.

House: Now I'll add that the DNR, prior to this project did a more recent model on the (?) Hankins Ditch area.....(inaudible).....prior to this project. They did ask for a small change, I believe from a berm on one of the structures, but it was relatively minor. If you look at the, if you go on DNR's website and google best available data, you can see the layer before the change. So what they were asking for was a relatively minor change to the already adjusted flood plain.

Evans: Thank you.

Buck: Thank you, Ron. The last question that I'd noted down and again, I do apologize if I've missed some. I would look to the board to help with any that I may have missed, was regarding landfills. So from a POET plant, we minimize our waste discharge. As we've discussed, we don't discharge water. We have a rigorous redundant emissions control system that potential connection to a landfill however, which we've utilized at other POET plants would be if we could potentially tie into a system that allows the gas to flow from a landfill into our plant as an energy source.

Evans: Okay, thank you. Are there any other questions from the board?

Lux: I have one. Does POET have a history of water contamination in their facilities? That'd be the 28 facilities.

Buck: Joe, that's a good question and just to summarize for the group, has there been any water discharge issues at the other 28 plants? So we operate 28 plants in 27 communities. We've not received any we've not received any complaints, any issues that we've had to resolve. That's largely because of the state of the art technology and process that we use and our total water recovery system.

Lux: Thank you.

Buck: Thank you, Joe.

Nolley: I've got a list of questions here. I'm gonna just get some clarification. You(inaudible) ...landfill. One question also was about whether or not and I think you answered this. I just want make sure specifically, but it was about our waste water treatment plant and what you would be putting out, could they handle it? If you're not discharging anything, but are you putting anything out that would go to our waste water that we do need to be concerned about?

Buck: Okay good question, Gary. And thanks for catching. There will be water discharge in the form of our toilets and our sinks. So the potable water will go back through the waste water discharge system.

Nolley: Okay. But nothing from the production side?

Buck: Nothing from our process. That's correct.

Nolley: Okay.

Doug Cassidy: You show a on your presentation, you showed Indiana and you had four other facilities. You showed 5300 employed with those other 4 facilities. Why do we only need 45?

Buck: Sure, good question, Mr. Cassidy. Those 5300 jobs are the jobs that are verified supported by those four plants. So we have approximately 45 direct team members at each of those 4 locations, the same as we would propose here for Shelbyville. We also support 900 to 1000 farmers at each of those plants via the corn they deliver and then supporting the local economy from there. Contractors, local business, restaurants due to the spending from this plant. Very good question.

Evans: I have a question. I don't grow corn, but I had someone who does that made a comment that you buy corn from out of state and not local. How do the local growers contact you to sell you their corn?

Buck: Sure. Well that's a very good question. So we have local grain buyers at our plants. We buy local whenever possible and that's the vast majority of time. Now to supply 28 million bushels of corn in this county where there's 16 million bushels of corn grown. The corn's gonna have to come from Rush county, Decatur county, other surrounding counties as well. But it's that local grain buyer that's gonna source that corn. He will be the point of contact for POET. And then I'll add our draw radius is typically 25-30 miles. It's not other states. It's not from one end of the corn-belt or another. It's generally within 25-30 miles. That covers the bulk of Shelby county as it sits as well as Rush and Decatur counties.

Evans: Thank you. Any other questions from the board?

Nolley: I have just a couple. The question came up about on-site fire personnel which I presume you don't have, but is there some type of fire training that your personnel go through so they can handle that until the first responders can arrive?

Buck: Yeah that's a great question. So we put all the tools and processes in place including the training to insure our team members can address the appropriate issues. For anything that requires additional support, then absolutely they will take the appropriate safety precautions to let the professionals take care of that.

Nolley: Any clue on how, just speaking to Indiana plants or however you wanna. How often? How frequent are fire runs? I mean I don't know if that's a number you can control.

Buck: So I do not have the specifics on that.

Nolley: Okay.

Buck: What I do know is we've been around for 30 years. We've operated in 27 communities very much like this one. We've been fortunate to have very minimal issues. We have a track record we're very proud of and we put again, state of the art technologies and processes in place to insure we're addressing issues quickly and then learning from those and disseminating that information across our plants to insure we're not repeating the same mistakes.

Nolley: Okay. And I think(inaudible)...was brought up earlier. I think Mrs. Bate (?) about the drinkability water enhance, you know we're supposed to enhance that as it falls under us, but to that point, if you're not discharging into those ditches and creeks, the only thing that would be coming from your plant into there would be what? What, how would you guys be affecting that?

Buck: Sure so the other form of water at the site is gonna come from rain. We do capture rain water. We test it before then it leaves the facility.

Nolley: Oh, ...(inaudible)...so you test anything....(inaudible)...

Buck: That's correct.

Nolley: Every time it rains, you guys test the water?

Buck: That's correct. We capture and we test that as well.

Nolley: You have chemists on site to do that?

Buck: We have testing protocols to do that.

Nolley: Okay but you do also have chemists....

Buck: We have so we have....

Nolley:that are part of your personnel?

Buck: That's correct. So we have lab technicians. We have biology backgrounds. We have chemical engineers that are housed on site at the plant as part of our team.

Nolley: Okay. And then I think this is the last thing. I'm sorry. But the question came up about the interchange and the roads. Now specifically those are not within our purview. However for the record, I believe and maybe Matt can touch on it, 300N is being enhanced? I'll let you address that.

House: Yeah we're widening, we're adding 6 – 8 inches to half(?) of the existing road and then we're widening to the south at 12 1/2" (?) section. So we are improving that section of the road. As far as the I-74 interchange, those and that's under that's a decision INDOT would make. They do those reactively.

Nolley: So we need to scream at 'em to get it changed?

House: Yeah they really (?) after an intersection reaches a point where they(inaudible)....need interchange improvement. We have talked to them over the years. I think 5 years ago they requested a study and if an improvement were to happen it'd be a case where we request another study. They would see the traffic was enough(inaudible)....improvement.

Nolley: Alright. So we just have to push the state? I mean you can do it?

House: Inaudible reply.

Nolley: Right. 'Cause that(inaudible)....I just wanted to clarify. It's not really within this Plan Commission's but we're all in favor of fixing that. So, okay. I'm done.

Evans: Any other questions from the board?

Lux: I have one question and I don't know if it's for one of or Bryant, but a member of the public brought up something about (?) and it's illegal to do whatever we're doing or whatever we're proposing here. I don't really know what any of that means.

Niehoff: So I can add some clarification there. The WPO is the well head protection overlay district. That is listed within the overlay districts in the county in Shelby county's Unified

Development Ordinance. It's not listed in ours. I've been reviewing my information here. That, the proposed location of POET's ethanol plant is not located within either of those well head protection overlay districts. So we reviewed that here. I can confirm that.

Lux: Alright, thank you.

Niehoff: Yes.

Cassidy: Going back to your rail, (?) you're using the rail. When you work with CSX, the only thing I'm worried about and I talked to a couple of people that live right in Fairland the crossing going right through the middle of Fairland needs some severe update if you're gonna use that. They don't wanna ride their bike across it. They'll fall in between the cracks. So that's something you might wanna address with CSX when you do.

Buck: That's a good note. Thank you, Mr. Cassidy. I did hear earlier today that there has already been some work done as recently as last Friday to some of the crossings in Fairland. I'm not sure if it's that one specifically, but it sounds like some asphalt work has taken place. Thank you for that note.

Evans: Okay if there are no more questions from the board, I'll entertain a motion on PC 2018-09 POET Ethanol Bio-Refinery site development plan.

B. Lewis: I'd like to make a motion to approve the site development plan as it's been presented to this body with the conditions presented in the planning staff's report pursuant to the planning staff's report and Findings of Fact.

Evans: Okay I have a motion; do I have a second?

Wade Lewis: Second.

Evans: Okay I have a motion and a second. Would everyone please cast their ballot for PC 2018 – 09.

Niehoff: This is for PC 2018 – 09. Mr. Lewis – yes, Mr. Nolley – yes, Mr. Lux – yes, Mr. House – yes, Mrs. Bowen – yes, Mrs. Lewis – yes, Mr. Cassidy – yes, Mr. Evans – yes.

Evans: Okay the site development plan has been approved. Thank you for your time.

Applause.

Buck: Inaudible comment.

Evans: Okay as the mass exit occurs, we go on to New Business. Being none, we've had plenty of Discussion for this evening so we can move on to Adjournment.

W. Lewis: So moved.

B. Lewis: I second it.

Meeting adjourned.