

Center of the Universe/Line in the Sand

The bottom line is, no matter how you slice the Fibrowatt LLC, proposed Incinerator on Knox Bride Road, the Hart County Industrial Building Authority and Hart County Board of Commissioners have thrown about 200 Hart property owners, including farmers and home owners, under the Bus. No matter how you analyze this deal there is no "Value-Add" for an industry of this type in Hart County, Georgia because the Risk Assessments are too great. Let's just look at some HCPOA included in the Hartwell Sun, July 1, 2010. The following was provided in response to an Open Records Act request by HCPOA, a disk which contains the entire WinGap Database of Hart County Property Owners.

Description	# Parcels	Land Value	% of Total
Rural Land Parcels (Hart Farmers/Land Owners)	7,418	\$1.161 Billion	37.63%
Lake Homes or Lots (Point, Cove, Back Cove-Lake Hartwell)	3,499	\$1.241 Billion	45.85%
Total Land Value for the above		\$2.402 Billion	83.58%
Hartwell Urban Residential	1,482	\$118.107 Million	1.89%
Hartwell Urban Commercial & Industrial	367	\$129.107 Million	2.65%
Urban Subdivisions	2,641	\$183.267 Million	2.49%
Total Land Value City of Hartwell Proper	4,490	\$430.481 Million	7.03%
<p>*Industry such as a Fibrowatt Plant located in a high profile area will adversely cause health issues and negatively affect property. Plus the current housing bubble of September 2008 will continue to reduce housing values. Hart County cannot take a risk in reducing property values by 40% or more. Not a pretty picture in the current climate. Risk analysis should be performed by Georgia and South Carolina Impact Boards as well as environmental studies for the Savannah River District. **BOA cannot release the true value until the appeal processes are final. Excluded parcels with no neighborhood codes, Mill Village, Parcels borders Corp, Commercial & Industrial, Approx \$298.7 Million or 9.4%. Value increase of 29+% 08 vs. 09. (Benson Value 29% 2010)</p>			

The housing market has continued to decline by 10%-40% since the Financial Melt Down in September 2008. It is projected by all the financial experts that it may be 2015 before we see a good improvement in the housing market. The same financial experts are projecting that it will be highly unlikely that we will see housing markets as they were in 2002-2007. Also, the same so called experts are predicting a doom and gloom picture for the housing market due to the Fanny & Freddie \$2 Trillion debt that is in default status. Our Chinese debt holder tells us no more bad paper; they don't want any more trash.

Hart County will be devastated with such a planned industry for our county. If you look at Benson, MN's (Swift County) demographics, the only thing you can compare with Hart is that both counties are on the same Planet. Our IBA /BOC boards tell us that they see nothing bad about Fibrominn/Fibrowatt and that we should review their website and disregard other websites that have negative facts about this company. They tell us that the Benson government leaders will have nothing but good things to say about Fibrowatt LLC. I would suspect that if you could use your imagination a little; Benson may get a **New School for the School Board** or maybe a **new City Hall for the Mayor**, assuming that Fibrowatt LLC can pull off the Fibrowatt Georgia deal. Remember Benson and Swift County receive about \$850K from Fibrominn to help pay for property taxes, that's on the Fibrowatt LLC website, so it must be true. Remember Big Business/Corporate America and our Government folks are joined at the hip when multi-million dollars projects are structured. If you look at the demographics of Benton, MN it's about 50 miles from South Dakota. The housing market in Benson does not compare to Hart County Georgia. Some folks love this kind of climate, just as we love our hot sunny Georgia weather. You can't compare the demographics of Hartwell to the demographics of Benson nor can you compare the land. They have snow fall measured in feet and cold, nothing between them and the North Pole but a barbwire fence.

It will be very hard to attract new folks who may want to live in Hart County with a Poultry Plant Incinerator sitting in our drive way. Remember folks Benson is the last stop before you get the Bad Lands of the Dakota's. Don't get me wrong I loved to ride my Harley into the Black Hills back in the 60's. It a big draw every spring for Harley Davison bikers.

Assuming if you could discount land values by 50% (percent) in Hart County, you still would have a difficult time attracting buyers, folks are very skeptical about smokestacks. Benson is like all small towns in America faced with great economics issues. Local & State government cost is out of control and headed over the abyss, look at our gross national product which is 91.5% of our debt, in other words broke. FINREG was passed July 16, no more tax payer bailouts for Wall Street, no more Too Big to Fail, make sure you read FINREG as well as Title V.

Benson will say nothing bad about Fibrowatt LLC or FibrowattMinn after all I don't see any FibroWatt checks that have posted to Benson 2006-2010 budget, or Swift County, or the School Board. Check's in the mail - right, wonder if Fibrowatt will cut the check after the FibroWattGa Deal. Fibrowatt web site says they have distributed \$850K. I'm sure Fibrowatt and some of the Benson folks, maybe the mayor, will come to Hartwell with the Fibrowatt marketing group as they tell us how great they are. Remember, the industry lobbyist and the utilities company wrote the standard, and our EPA folks will make sure the 300 foot stack captures 98% of the bad stuff, and they will be operating in compliance with Georgia RPS, which we have no regulations for renewal protocol standards. **Remember it the .05% of toxic stuff** {Particulate Matter) that will kill you over time. Guess our government folks are not as smart as the NC government who has RPS regulations. Do they have to install a 400 foot stack if the incinerator is processing 900 million tons, goggle plant Mitchell in Albany, Georgia? It will take 10-15 years before the EPA will discover that, oops, this Fibrowatt stuff is an environmental killer. Don't forget that the Mega Ramp at Tugaloo was built from a settlement for the PCB run off in Lake Hartwell; there is the proof that the EPA will watch your back side.

Sangamo-Weston, a plant in Pickens SC, released toxic substances, PCB, 1955-1976 in dump sites in SC. EPA, SCDHEC monitored PCB in 1983, stated PCB appeared to be present with no imminent or substantial public health threat in Pickens County. Cateechee SC residents sued 1984, EPA in 1985, found PCB levels as high as 27,000PPM in soil samples. Cateechee residents received varying settlements as did Lake Hartwell, funds to build Tugaloo Mega Ramp, dedicated July 13, 2010. Fast forward, 2028, EPA issues stop operating orders to FibroGeorgia, soil samples from several dump sites and at the processing plant has toxic substances above EPA standards.

In the 1950's, the Pickens County BOC could not see any issues with Sangamo Weston, great company, great economic impact, providing jobs and tax relief for our county, Win/Win for everyone. Our IBA and Hart BOC are selling to the citizens of Hartwell and Hart County the same scenario as the 1950's. They do say, history repeats itself, let's pray not. I suppose if you could find some of the Pickens County BOC, they would say they made the right choice, we had to have the revenues to survive, a true Patriot American leader, RIGHT. Citizens of Hart County are faced with tougher economic times than back in the 1950's, to say that green dollars are more important than the 200 citizens who happen to live on the front entrance of our neighborhood is wrong. Every citizen in the county will be affected, if it can happen at their neighborhood entrance, it can happen anywhere in Hart County. I am sure the Sangamon Executives are laughing all the way to the bank, after all the settlement cost was only a few million. The PCB impact is still with us today and the EPA is still sampling fish to see how much still exists in the environment.

Just a reminder, you the tax payers pay the bills. Don't be fooled by being labeled as a republican or democrat. They are our government, and their favorite answer to any problem or issue is "it's the other side of the aisle". If you study the above number you will realize the city folks, farm folks and Golden Pond Folks are the tax payers that make the Hart County economic engine run, not our local, state, or federal government. You must ask yourself is the RISK worth it, because we will have more battles down the road.

The big picture for this situation is in the green dollars from the Southeast Forestry. It is the biggest play for Biomass revenues which is estimated around \$300 Billion plus industry by 2015-2021. Google up Plant Mitchell in Albany, Georgia and fast forward to 2016, that is what Fibrowatt/Power Georgia may look like. Corporate America and Foreign Governments as well as our folks in Hartwell, Atlanta and DC, look at the Southeast as green energy which translates into Green Profits. We the tax payers are funding ARRA, TARP, CREB's bonds, QCB's bonds and all the rest of the entitlement grant program. My advice; strap on your helmet, tighten the chin strap, it's the fourth quarter, fourth down & 99 yards to go, 10 seconds left in the ball game, and we Gotta Score. This is just the beginning. Unless you are a stakeholder, investor, or maybe a *local banker or business owner you too will be thrown under the bus as well. Profitability/Greed, that's what drives the engine of Corporate America, Local Government, and DC; and just maybe we have a few of those folks in Georgia or SC that's part of this deal, do you think. After all, it takes a lot of stuff to monetize \$200-\$400 Million in today's financial markets. Unfortunately with all the entitlement grants, we tax payers and our grandkids are the ones to guarantee these types of transactions and we get slammed at both ends.*

Looking at the current climate it very distributing that our local officials have gotten us to this point in time. I believed at one time they worked for Hart County Citizens not corporate America. We all can understand why you drink the Kool-Aid when \$300- \$400 Million is staring you in the face. BOA and BOC issues have left Hart County folks with no trust for our local boards. Now, we have to draw a line in the sand when your home and livelihood is at stake, as well as the potential health risk for your family, 5-10-15 years in the future, you have to fight. Remember you are the tax payer, it's your money, and you have every right to protect your life, liberty and pursuit of happiness. The EBA, BOC, BOA, state and federal pay checks are signed by you. You don't have to be republican, democrat, conservative, liberal or even a Tea Party person, be a Patriot and Fight for Your Rights. It the Rule of Law! You have the right to agree or disagree, that's the American way. If you look at our current local, state, and federal elected officials they all voted against TARP, ARRP and all the rest of the entitlement programs. However, these same folks were the first in line in January 2009, to jockey for their billion dollar tax payer bailout funds. I challenge all of you to look at of the state and federal elected official's websites. How many went to the Town Hall Meetings in NE Georgia for Congressman Broun. Did he respond to your comments about the Fibrowatt Plant? Please remember November 2010 election is only 100 days away. Have you ever visited the National Debt Real-Time website, please don't, you will want to jump in the golden pond and never come up.

By the way have you seen the latest twist with the two Backtalk Live individuals on Channel 31? Do you think since one is in Real Estate Sales and the other one is a Bank Loan Officer, they may be trying to be the exclusive sales agents for Fibrowatt LLC, a neat little relocation package worth about \$10-12 Million. The 50 or so technical/engineers may want to live on the golden pond as well. Maybe they can get a free ride on the Corporate Jet for a wild weekend in Vegas. Some of Hartwell Lake property is high dollar if you know what I mean. On the other hand the Fibrowatt employees just might want to buy several hundred acres of farm land which will no doubt be available.

Just remember we are getting ready to get hit by a Fibrowatt/Benson marketing blitz on how great this Plant will be for our county. The only people to benefit from these deals are Corporate Executive, and Investment Bankers who will fly off into the sunset in their corporate jets, laughing all the way to the bank, looking for the next big deal. Guess what, when you hear these words from Corporate America "Marriage Made in Heaven", Win/Win for everyone; think about the poor 200 souls who live within a mile radius of this proposed plant and walk a few miles in their shoes.

Even Dwayne Dye, Director of Industry and Building Authority said "he would not want to share a drive way with these folks". In summary **StopFibrowatt Northeast Georgia is a grassroots movement so that we can educate the citizens of Hart, Franklin, Stephens County and the rest of Georgia and South Carolina to stop an industry such as Fibrowatt LLC from operating in the state of Georgia as well as South Carolina.**

Our goal is the same as Virginia, North Carolina, Florida, and Texas; stop this type of industry from dumping toxic chemicals in our air and soil. Southern Company and Duke Power are in the process of

increasing the Nuclear Power production by 50% for the Southeast. So ask yourself is a plant of this type needed in Hart County. Local leadership should be forward thinking, looking for value-add, not take a risk as Pickens County SC, did in 1955, after all Lake Hartwell is less than 2,000 feet from the proposed sight.

Maybe we should remind Gov. Sonny Perdue and the Gwinnett County Commissioners that they may want to join our team and stop the Fibrowatt Plant, after all who wants to drink water with arsenic and all the other stuff in it. Folks, if Gwinnett County installs a pipe into Lake Hartwell there will be no lake. The Wayne Hill Plant next to the Georgia Mall on I-85, has pipes large enough to drive an 18 wheeler in, they can suck Lake Harwell water out and discharge it into Lake Lanier via the Wayne Hill Water System. The Gwinnett Water Plant was modeled after the Colorado River system which sucks water out of the Colorado River and routes (Big Pipes) it to Vegas, and LA, Calif. Maybe our BOC will feel the pain just like the 200 folks at Knox Bridge, when the Atlanta Officials/Gwinnett County BOC, will throw 25,000 Hart county citizens under the bus, for the sake of the 7 million citizens living in the burbs of Atlanta. If you are a road warrior you know what they say, if you die and go to Heaven or he- - you must go thru Atlanta to get there-, now the same will apply for the Savannah River Basin, it too will be routed thru Atlanta.

Written by/Old Silverback/Living on or around the Golden Pond, since 1969

Info stuff from numerous news outlets, Washington Post, NY Times, Wall Street Journal, Independent Mail, Harwell Sun, AJC, Atlanta Chronicle, Lot of website stuff from: EPA, EPD, USDA U.S. Treasury, Department of Energy, Reuters, Time, Winston Salem Journal, Swift County Monitor News, Hartwell Lake News 660 Club

Financial Services Companies: BOA, Wells Fargo, Sun Trust, Synovus, AFB&T, AFLAC Inv, Key Bank Corp, Prudential Inv Corp

White Papers: Southern Company, TVA, Alabama Power, Florida Power, Duke, Progressive, Georgia Power Plant Mitchell, Albany Ga

Budgets- Benson /Swift County/School Board Budgets-2006-2010 (Benson/Swift County Website-US-OMB/National Budget Online Real-Time