

Due Diligence Evaluation:

City Clerk's Office – Iron Ore Development.

Effects on work environment of clerk's office, court, etc.

1. Minimal time to receipt additional funds generated from per ton charge.
2. Monthly review and report calculation of per ton production from facility and per ton of product shipped through Crystal City by rail to barge export.
3. Set up of funds and receipt accounts to record additional revenues received from price per ton calculations.
4. Set up new water account customer.
5. Monthly billing cycle that new account customer would be placed in.
6. Possible additional court traffic due to generated revenue from any type of violation as a result of facility or employees of facility.
7. Business license renewal.
8. Telephone inquiries concerning facility.
9. Recording additional utility tax resulting from utilities used at new facility.

At this time I cannot anticipate any negative effect from the facility. I evaluated this facility on the same scale as the prior PPG plant in what I determined may affect my office.



EXHIBIT

## POTENTIAL CONDITIONS FOR CONDITIONAL USE PERMIT

1. Facility is limited to the handling, shipping, and processing iron ore. The processing of lead is strictly prohibited.
2. There is to be no scrap iron processed or stored on site.
3. The use of coal as a fuel for the operation of furnaces is strictly prohibited.
- ✓4. Any type of stacks, exhaust or otherwise shall be no taller than 25% of the height of the building. This allows for normal stacks and vents of a production building, but prohibits tall (over 60') smokestacks.
5. Applicant must obtain all necessary environmental clearances and permits for each segment of work from the appropriate governmental agencies prior to building permits being issued for the individual segment of work. Example: Railroad unloading and barge dock building permits may be issued prior to applicant receiving air quality permits for the iron ore reduction facility.
6. Barge dock is to be for the sole use of Wings Enterprises to load and unload products and materials associated with the iron ore facility.
7. Mass quantities of fill materials used to raise portions of the site above the flood plain is prohibited from being transported across city streets.
8. Railroad companies shall deliver full rail cars and remove empty rail cars as a unit train. Individual rail cars are to be moved and relocated on site for unloading purposes, using a rail car indexer, not train engine.
9. Semi-truck traffic is limited to normal truck activity for delivery of supply items typical of supporting this type of production operation. No mass shipment of raw materials into plant and mass shipment of processed product out of the plant will be allowed.
10. Hard surface parking for employees will be located on site. No city street parking for workers shall be allowed.

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