Sandow Lakes Energy Gas Plant

Blue Neighborhood Watch Meeting July 10, 2024





Headlines from Media Coverage of Gas Plant Announcement

"A 1,200-megawatt natural gas plant is coming to the 31,000-acre site of a former aluminum smelter in Milam County"

- Austin Business Journal.

"New power company to build natural gas plant near Rockdale."

- Fox 7 News Austin

"Natural gas power plant planned in former Texas coal town home to bitcoin miners."

- Houston Chronicle

Excerpt from
Sandow Lakes
Energy Press
Release
Announcing
Proposed Gas
Plant

"The legacy coal facilities and industrial facilities are...being partially demolished and repurposed, paving the way for the more contemporary and progressive combined cycle power plant."

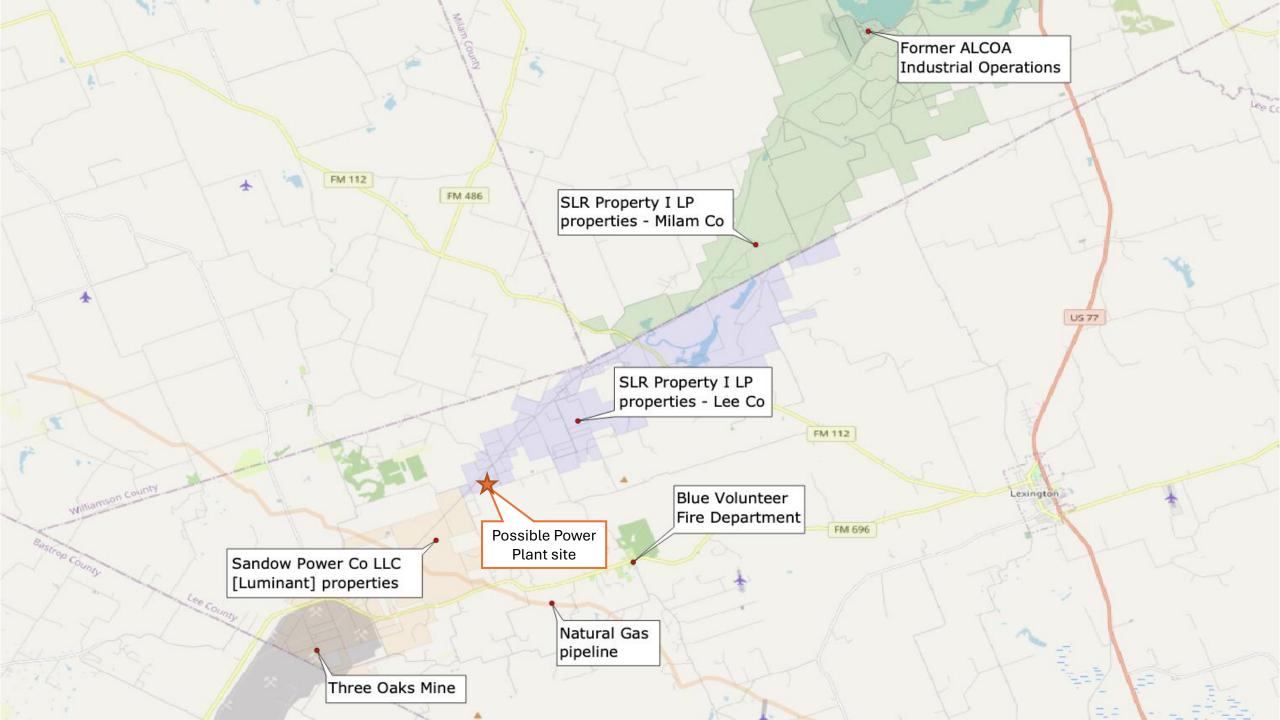
Quotes by Elected Officials In Sandow Lakes Energy Press Release "For the citizens of the region, losing Alcoa after 6 decades of manufacturing was a blow to the entire region. But with the advent of Sandow Lakes, the folks living here have renewed enthusiasm for the area, their families and for the future."

-State Rep. Stan Gerdes

"...I'm pleased to host this new natural gas plant in Lee County. This is exciting news for the future of our region..."

-State Sen. Lois Kolkhorst







How Would the Gas Plant Impact Our Community?



Dramatically alter "rural" nature of the community



Air pollution harmful to human health



Increased traffic, noise and lights



Possible groundwater impacts



Decreased property values

Facts about air pollution from natural gas power generation:

- Air emissions include nitrogen oxides, volatile organic compounds and particulate matter.
- These emissions can cause respiratory diseases, cardiovascular problems, lung cancer and premature death in nearby communities.
- They can also worsen asthma, especially in children and the elderly.

--Sources: American Lung Association and Natural Library of Medicine

Who is behind this?

Xebec Realty, a Dallas-based real estate development company
CEO Randy Kendrick
www.xebecrealty.com

SLR Property I LP, a part of Xebec, owns Sandow Lakes Ranch Tommy Hodges, COO Sandow Lakes Ranch

Sandow Lakes Energy Company LLC

(SL Energy Power Plant I, LLC) Ned Ross, Vice President



Texas Energy Fund



Created by Legislature in 2023 and approved by voters in November.



Allocates \$10 billion from state taxes for loans and grants to help build new natural gas power generation plants.



Sandow Lakes Energy is applying for \$295 million.



More than 70 companies (125 plants) plan to apply for these funds, including major energy companies such as NRG and Calpine.



Texas Public Utility Commission will make final decision on who gets funded.

Will Sandow Lakes Ranch become another "The Woodlands"?



Manufacturing and Industrial



Residential



Shopping malls, hospitals, grocery stores



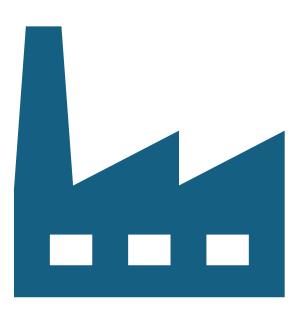
Riverwalk along "pristine lakes"



120,000-plus residents

History of Sandow Lakes Ranch Property

- For more than 60 years, home to one of world's largest aluminum smelters
- Alcoa's smelter was powered by two coal plants that operated with virtually zero pollution controls
- Coal plants were powered by lignite from surrounding Sandow strip-mine
- Lignite is a cheap grade of coal that contains high levels of mercury, cadmium and other heavy metals



Texas Tribune
article regarding
contamination at
Sandow Lakes
Ranch:

Sandow Lakes Ranch was "once part of a strip mine, where each year the company removed enough dirt and coal to fill the Panama Canal and buried coal ash containing toxic heavy metals under hundreds of acres. The 'pristine lakes' on the property are man-made features that once collected acidic mine waste."





Toxic heavy metals have leached into at least 10 water wells on Sandow Lakes Ranch property.



Heavy metals also found in coal ash dump sites on property.



Concentrations of arsenic, mercury, cobalt and lithium are well over federal limits for human consumption.

"There is ample contamination out there."

-- Steve Young, hydrologist for Post Oak Savannah Groundwater Conservation District, during his June 11, 2024, presentation to the district board on groundwater contamination at Sandow Lakes Ranch.



Water Management Units



#1) Sandow 4 Steam Electric Station (TRRP)

- Fuel release discovered 2011
- GW impacted with benzene & TPH

#2) Old Disposal Site No. 2 (IHW CAP)

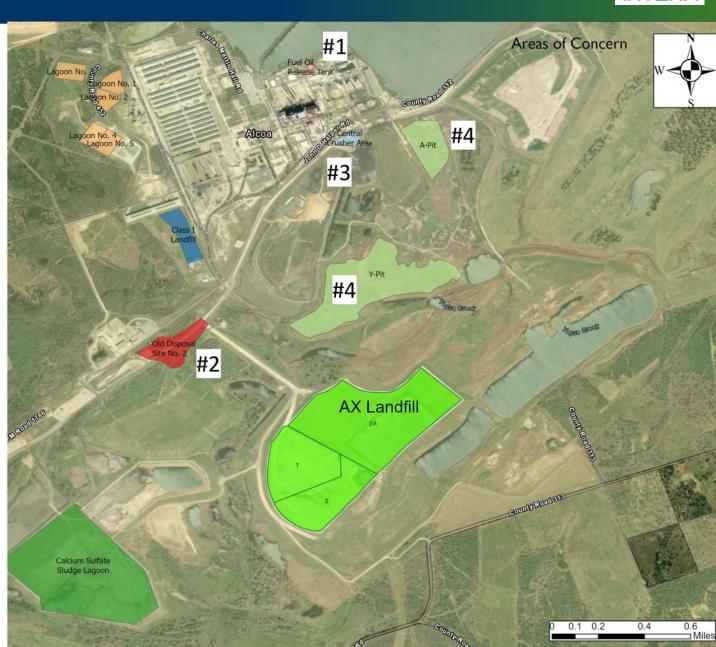
- Former mine pit filled with mine spoil and smelting process waste
- GW impacted by cyanide, fluoride, metals, sulfate, bicarbonate & carbonate

#3) Central Crusher Area (IHW CAP)

- Former mine pit filled with mine spoil and smelting process waste
- GW impacted by cyanide, fluoride, arsenic, barium, chromium, lead, mercury, selenium & sodium

#4) A-Y Pits (IHW CAP)

- A/Y-Pit for fly ash waste disposal & mine spoil
- Groundwater impacted by boron & selenium



Water Management Units



#5) Calcium Sulfate Lagoons (IHW CAP)

- Three surface impoundments for CCR byproduct and asbestos
- Groundwater impacted by fluoride, chloride, aluminum, calcium, selenium, silver & sulfate

#6) Class I Landfill (IHW CAP)

- Former landfill
- Petroleum hydrocarbons, metals, cyanide, fluoride & PAHs

#7) AX Landfill (CCR)

- Active landfill for fly ash, bottom ash and other combustion by-products
- Arsenic, Chromium, Cobalt, Lithium, Radium & Sulfate



Our County and State Elected Officials:

Lee County Judge Frank Malinak

Lee County Precinct Three Commissioner Alan Turner

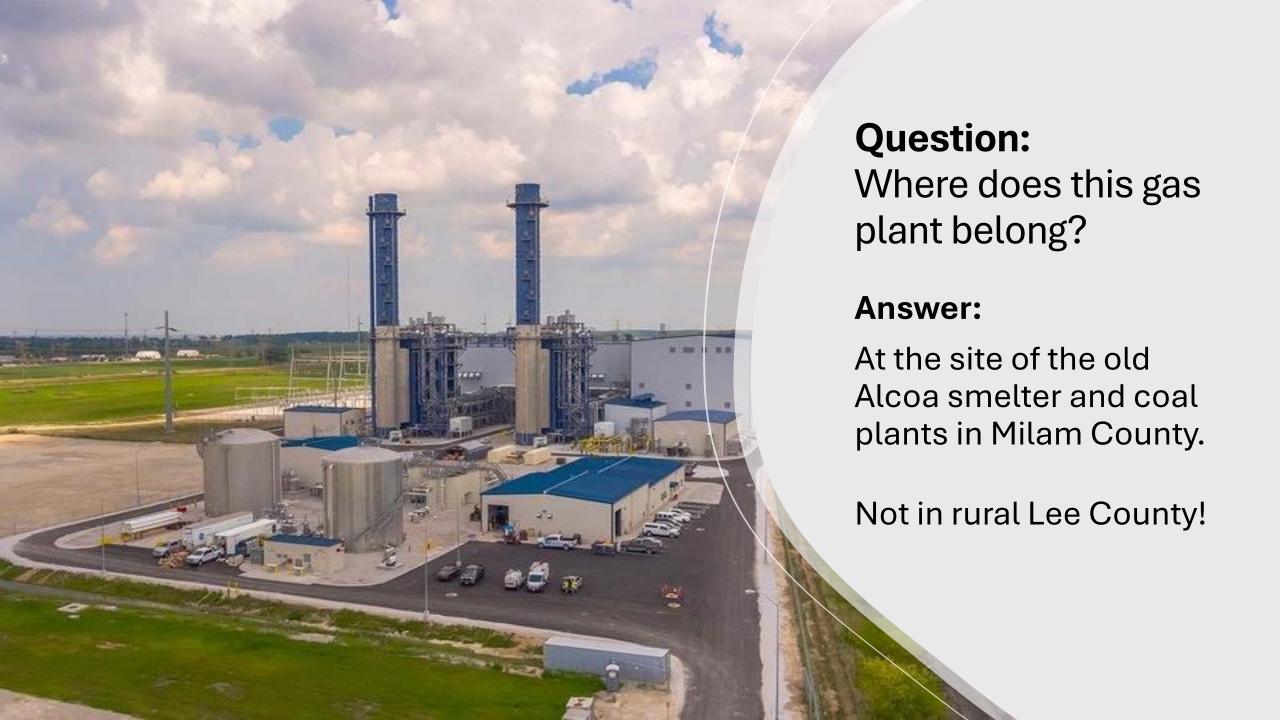
State Rep. Stan Gerdes

State Sen. Lois Kolkhorst

Sen. Lois Kolkhorst sent to Fayette County citizens regarding proposed wind farm:

"This wind farm will have long term impacts to some of the most beautiful lands in Fayette County and could have negative financial impact to surrounding landowners due to potential property devaluation."

--Fayette County Record May 24, 2024



Quote from Bernie Uechtritz, broker who sold 'Sandow Lakes Ranch' to Xebec

"It was 33,000-plus acres of an incredible-looking sculptured landscape that was extraordinarily out of place in a Central Texas setting," he recalls. "The terrain outside of Sandow is harsh and tough, gravelly and scrubby."

--Dallas CEO magazine, April 1, 2024

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