

**APPLICATION FOR INCLUSION ON THE
NORTH CAROLINA UTILITIES COMMISSION
APPROVED APPRAISER LIST FOR THE FAIR VALUE STATUTE**

DOCKET NO. W-100, SUB 60A



*SPECIALIZING IN WATER AND
WASTEWATER SYSTEM VALUATIONS*

(888) 416-3797



Joseph E. Batis, MAI, AI-GRS, R/W-AC

May 20, 2021

Ms. Kim Campbell
Chief Clerk
North Carolina Utility Commission
430 N. Salisbury Street, 5th Floor
Raleigh, NC 27603-5918

Dear Ms. Campbell:

Please find attached to this letter my application for the approved list for Utility Valuation Experts per Docket W-100 Sub 60A.

I have extensive experience in the valuation of water and wastewater utility systems in multiple states, including assignments completed for fair market value legislation in Illinois, Iowa, Missouri, Texas, and Virginia. My experience includes valuations of utility systems, consulting work, and review services.

I appreciate your consideration of my application. Please feel free to contact me if you have any questions.

Sincerely,

UTILITY VALUATION EXPERTS, INC.

Joseph E. Batis, MAI, AI-GRS, R/W-AC
General Certification Lic. #553.000493 (IL; Expires 09/21)
General Certification Lic. #2016044083 (MO; Expires 06/22)
General Certification Lic. #CG03684 (IA; Expires 06/22)
General Certification Lic. #5660 (TN; Expires 06/21)
General Certification Lic. #4001017857 (VA; Expires 06/21)
General Certification Lic. #TX 131049 G (TX; Expires 11/22)
General Certification Lic. #A8416 (NC; Expires 06/21)

UTILITY VALUATION EXPERT APPLICATION
JOSEPH E. BATIS

Background

The Commission adopted Commission Rule R7-41(c) (for water utilities) and Rule R10-28(c) (for wastewater utilities) to implement this requirement. These substantively identical rule provisions provide as follows: The Commission shall establish a generic proceeding in Docket No. W-100, Sub 60A for the purpose of creating and maintaining a list of accredited, impartial Utility Valuation Experts as required pursuant to G.S. 62-133.1A(b). A person seeking to become a Utility Valuation Expert shall apply to the Commission by furnishing the following: (1) a demonstration of the person's education and experience specific to providing valuations and appraisals of utility plant, as differentiated from other types of appraisals, such as for real estate; (2) a written attestation that a Utility Valuation Expert owes a fiduciary duty to provide a thorough, objective, and fair valuation; (3) a demonstration of financial and technical fitness, such as through production of professional licenses, technical certifications, and names of current or past clients with a description of dates and types of services provided; (4) a demonstration of adequate utility valuation and appraisal experience to support the Commission's decision to consider these persons or entities as experts in this field; (5) a statement that the Utility Valuation Expert will make use of the assessment of the tangible assets of the system to be acquired, which assessment shall be from a Professional Engineer jointly retained by the utility and the Local Government Utility and make use of the Water and Wastewater Fair Value Engineering Assessment Form included in the Appendix to this Chapter as a template for the engineer's assessment; (6) a statement that the Utility Valuation Expert will comply with the requirements of G.S. 62-133.1A in conducting their appraisal, including that the Utility Valuation Expert shall appraise the subject property in compliance with the uniform standards of professional appraisal practice, employing cost, market, and income approaches to assessment of value; and (7) any other information as required by the Commission.

With respect to the rule provisions explained above, the following is my submission of information for consideration by the Commission.

Rule (1) a demonstration of the person's education and experience specific to providing valuations and appraisals of utility plant, as differentiated from other types of appraisals, such as for real estate.

Mr. Joseph E. Batis has extensive experience in the valuation of water and wastewater utility systems and has been providing valuation opinions since 2013. Mr. Batis has experience dealing with investor-owned utility companies, municipalities and communities, and private equity investors. Mr. Batis also has developed and presented a seminar for appraisers (approved in several states for continuing education) dealing with the valuation of water and wastewater utility systems. For a more detailed list of assignments, please refer to the response below for Rule (4).

Mr. Batis is the owner of Utility Valuation Experts, Inc., a company involved exclusively with the valuation of public and private water and wastewater systems, natural gas delivery systems, pipeline and power transmission lines and corridors, solar panel fields, and wind turbine developments.

(2) a written attestation that a Utility Valuation Expert owes a fiduciary duty to provide a thorough, objective, and fair valuation.

I, Joseph Batis, acknowledge that my professional services are relied on by the Commission, the seller, and the purchaser, and that the development of my opinion(s) must be competently prepared, credible, reliable, and prepared independently and objectively. I also realize my opinions must adhere to state licensing rules and the rules established by the North Carolina Utility Commission. As a state licensed appraiser in the State of North Carolina, Mr. Batis acknowledges that his valuation assignments must also comply with the rules of the Uniform Standards of Professional Appraisal Practice ("USPAP").

(3) a demonstration of financial and technical fitness, such as through production of professional licenses, technical certifications, and names of current or past clients with a description of dates and types of services provided.

Joseph Batis is a member and holds professional designations/certifications of the Appraisal Institute and the International Right of Way Association. Mr. Batis is a state-certified appraiser in the states of Illinois, Iowa, North Carolina, Missouri, Texas, Virginia, and Tennessee. Copies of professional licenses will be provided upon request. Mr. Batis is on the approved list of utility valuation experts in the State of Texas.

(4) a demonstration of adequate utility valuation and appraisal experience to support the Commission's decision to consider these persons or entities as experts in this field.

Due to client confidentiality issues and the requirements of the CONFIDENTIALITY SECTION of the ETHICS RULES of USPAP, many of the assignments Mr. Batis has completed or is in the process of completing cannot be disclosed. However, Mr. Batis has completed multiple valuation assignments in Illinois, Missouri, and Iowa and is currently completing assignments in Texas and Virginia. In all five states, Mr. Batis has been selected for assignments to be completed with the states' respective fair market value legislation, similar in nature to the rules and legislation pertaining to the assignments to be prepared for the Commission.

The utility systems appraised by Mr. Batis include water sources and treatment facilities, water distribution systems, wastewater collection systems, wastewater treatment plants, and wastewater disposal systems. On the following page is a sampling of some of the assignments completed by Mr. Batis within the last five years. Upon request from the Commission, Mr. Batis will provide additional information pertaining to the systems he has appraised.

UTILITY SYSTEM VALUATIONS COMPLETED SINCE 2015

Palos Heights, IL (<i>Perm. Easement Valuation</i>)	McHenry, IL (<i>Water Delivery System</i>)
Niles, IL (<i>Water Pump Station Disposition</i>)	Manteno, IL (<i>Wastewater Collection System</i>)
Fisher, IL (<i>Water and Sewer Systems</i>)	Glenview, IL (<i>Water and Sewer Systems</i>)
Peotone, IL (<i>Water and Sewer Systems</i>)	Sadorus, IL (<i>Water Delivery System</i>)
Washington, IL (<i>Water and Sewer Systems</i>)	Cottage Hills, IL (<i>Water Delivery System</i>)
Monee, IL (<i>Easement/ROW Acquisition</i>)	Farmington, IL (<i>Water Delivery System</i>)
Odessa, MO (<i>Water Delivery System</i>)	Lawson, MO (<i>Water and Sewer Systems</i>)
DeSoto, MO (<i>Water and Sewer Systems</i>)	Pevely, MO (<i>Water and Sewer Systems</i>)
Frankfort, IL (<i>Water and Sewer Systems</i>)	Bourbonnais, IL (<i>Wastewater System</i>)
Peotone, IL (<i>Water and Wastewater Systems</i>)	Skyline System, IL (<i>Water and Wastewater Systems</i>)
Grant Park, IL (<i>Wastewater System</i>)	Farmington, IL (<i>Water System</i>)
Jerseyville, IL (<i>Water and Wastewater Systems</i>)	Four Lakes, IL (<i>Water System</i>)
Alton, IL (<i>Wastewater System</i>)	Andalusia, IL (<i>Water System</i>)
Godfrey, IL (<i>Wastewater System</i>)	Granite City, IL (<i>Wastewater System</i>)
Sundale System, IL (<i>Water and Wastewater Systems</i>)	Leonore, IL (<i>Water and Wastewater Systems</i>)
Rosiclare, IL (<i>Water and Wastewater Systems</i>)	Sidney, IL (<i>Water System</i>)

(5) a statement that the Utility Valuation Expert will make use of the assessment of the tangible assets of the system to be acquired, which assessment shall be from a Professional Engineer jointly retained by the utility and the Local Government Utility and make use of the Water and Wastewater Fair Value Engineering Assessment Form included in the Appendix to this Chapter as a template for the engineer's assessment.

Mr. Batis acknowledges the Commission's requirement and for reliance on a professional engineer's report to establish an assessment of the tangible assets of the systems to be appraised, and understands the engineering firm will be retained by the purchasing utility company and the selling governmental body.

(6) a statement that the Utility Valuation Expert will comply with the requirements of G.S. 62-133.1A in conducting their appraisal, including that the Utility Valuation Expert shall appraise the subject property in compliance with the uniform standards of professional appraisal practice, employing cost, market, and income approaches to assessment of value; and (7) any other information as required by the Commission.

Mr. Batis will comply with the requirements of the Commission in conducting all valuation assignments, including compliance with the Uniform Standards of Professional Appraisal Practice. Mr. Batis will be pleased to provide additional information as requested by the Commission

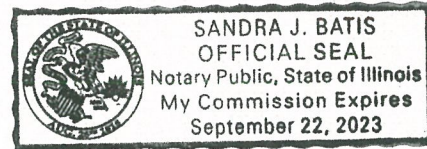
STATE OF ILLINOIS COUNTY OF WILL

Joseph E. Batis personally appeared before me this day and, being first duly sworn, says that the facts stated in the foregoing filing and any exhibits, documents, and statements thereto attached are true as he or she believes.

WITNESS my hand and notarial seal, this 21st day of May, 2021.

My Commission Expires: 9/22/2023

Sandra J. Batis
Signature of Notary Public



Sandra J. Batis
Name of Notary Public – Typed or Printed