

From: PUC

Sent: Tuesday, November 24, 2020 5:44 PM

To: [REDACTED]

Subject: EL19-027

Mr. Richter,

Thank you for the very intriguing E mail. Yes, I do remember you. Please understand that I want the property values of South Dakota landowners to be expertly addressed, and to have the Public Utilities Commission correctly decide every issue in each and every energy facility siting permit application.

The PUC staff and expert witnesses have testified at length about the risk to property values under different circumstances in a myriad of wind farm dockets and resulting hearings. Testimony of property value has been taken and examined in great depth in public before the commission. It is a topic that is explored with each siting case. Witnesses, both expert and non-expert, have testified in writing and verbally, at length, about property valuation and the impacts of an energy facility permit on property values.

Appraisers and brokers with extensive experience evaluating the impact of wind turbines on property values, conduct a market analysis to analyze the potential impact of a project on the value of the surrounding properties. Although, I believe intuitively that property values would be affected, 'thus far', no compelling data has been presented indicating property values will be adversely impacted due to proximity to a project and strong evidence has not provided that there will be quantifiable or qualitative effect on property values. Despite great concern expressed by me there has been no basis in the record to require any type of property value guarantee. There is no recorded evidence that property values will be adversely affected. Your experience is the first potentially credible information that has an opportunity to be considered for a future docket. The PUC gives weight to the strongest evidence presented. So, to be used as compelling evidence it would need to be thoroughly examined by a person(s) who could be deposed as an expert witness. Your information could be valuable to a future intervenor either in South Dakota or in or another state. However, it needs to be presented by an expert witness.

To date there is testimony that a property value guarantee is unworkable due to difficulties associated with effectively, consistently, and efficiently administering such a requirement.

You appear to have a set of facts favorable to your dilemma of lost property value, but your recourse rests in the courts. The PUC has no authority under South Dakota statute to adjudicate such a filing. Therefore, I recommend you consult with your attorney. The commission expects

each wind company that comes before it formally via a docket to be honest and truthful. The permit and extensive conditions therein, are designed to ensure that applicants follow through with their word.

Sincerely,

Gary

Gary Hanson
Chairman South Dakota PUC
500 East Capitol Avenue
Pierre, South Dakota 57501-5070
PUC.sd.gov