



Real Estate Appraisers & Consultants
313 N. Chicago Street, Suite 101 Joliet, Illinois 60432



Joseph E. Batis, MAI, AI-GRS, ASA

June 4, 2024

Ms. Susan Sapoznikoff
Senior Attorney
Office of General Counsel
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Application for Inclusion on the Approved Appraiser List
FLORIDA PUBLIC SERVICE COMMISSION

Dear Ms. Sapoznikoff:

I respectfully request your consideration to include me on the list of approved appraisers for the Florida Public Service Commission. I hold a certification with the American Society of Appraisers (ASA) and am in good standing. I also hold the MAI and AI-GRS designations from the Appraisal Institute and am in good standing with the Appraisal Institute.

I have extensive valuation service experience pertaining to public and privately owned water and water systems. I have provided valuation services for clients pursuant to fair market value legislation in several states (Illinois Interstate Commerce Commission, Iowa Utilities Board, Texas Public Utility Commission, Missouri Public Service Commission, Maryland Public Service Commission, and the Virginia Public Utilities Commission). In addition, I have developed a seminar pertaining to the proper valuation methodology and techniques for real estate appraisers that has been offered by Appraisal Institute chapters and approved for continuing education in several states; and, I am an approved instructor for several courses for the Appraisal Institute (entry level courses through advanced income capitalization courses).

My qualifications are attached. Please not hesitate to contact me if you need additional information or have any questions for me. I appreciate the opportunity to submit this application to you and look forward to your response.

Sincerely,

UTILITY VALUATION EXPERTS, INC.

A handwritten signature in blue ink, appearing to read "J. E. Batis", is written over a horizontal line. Below the line, the name "Joseph E. Batis, MAI, AI-GRS, ASA" is printed in a black, sans-serif font.

Joseph E. Batis, MAI, AI-GRS, ASA



Joseph E. Batis, MAI, AI-GRS, ASA

EMPLOYMENT HISTORY

Owner and President of Utility Valuation Experts, Inc.

Real Estate Appraiser and Consultant since 1983

PROFESSIONAL AFFILIATIONS, MEMBERSHIPS, AND CERTIFICATIONS

Member of the Appraisal Institute

MAI designation, AI-GRS designation (Member #63637)

Accredited Senior Appraiser (ASA), American Society of Appraisers

Approved Instructor

Appraisal Institute - multiple continuing education and qualifying education courses

DEVELOPMENT OF STATE-ACCREDITED CONTINUING EDUCATION SEMINARS

- *The Valuation of Water of Wastewater Systems (2020)*
- *Pipeline and Corridor Easements – Aren't They All the Same? (2020)*
- *Understanding Easements – What is Being Acquired? (2003)*
- *Pipelines and Easements – Can They Co-Exist? (2003)*

STATE – GENERAL CERTIFICATION APPRAISAL LICENSES

Illinois - Missouri - Texas – Maryland – New Hampshire – Pennsylvania

PRIVATE AND PUBLIC UTILITY ASSET VALUATION (2013-PRESENT)

Valuation and consulting services of public water treatment and distribution assets, public wastewater collection and treatment assets, shared assets (treatment plants), natural gas delivery systems, and other public infrastructure and assets for acquisition, disposition, allocation, or resolution of value disputes for more than 100 assignments during the last 10 years.



SPECIALIZED VALUATION SERVICES AND EXPERIENCE

- Right of Way / Energy Transmission Lines / Fiber Optic Corridors / Railroad Corridors
- Power Transmission Line Corridors / Solar Energy Fields / Underground Gas Storage Fields
- Public and Investor-Owned Utility Systems (water distribution and wastewater collection)
- Valuation of Permanent and Temporary Easements
- Market Impact Studies for Corridors (Power Transmission Lines, Underground Pipelines)
 - Remainder Properties / Proposed Projects / Expansion of Infrastructure Systems

LITIGATION, ARBITRATION, AND CONSULTING SERVICES

- Expert Testimony (Federal and Circuit Courts, Commerce Commission Hearings)
- Value Dispute Resolution Services - Review and Rebuttal Services
- Litigation Consultation and Support Services

IMPACT STUDIES – SOLAR FIELD PROJECTS (2018)

Market impact studies pertaining to the proposed development of solar energy fields in several counties in the Chicago metropolitan area. Each market study included a site analysis and “before and after” analysis to determine the impact from the proposed solar projects to properties in the immediate and general market areas of the proposed facilities.

IMPACT STUDIES – PROPERTY VALUES AFFECTED BY INTERMODAL FACILITIES (2020)

Market impact studies pertaining to 15 warehouse, industrial, and intermodal facilities developed from 1988-2020 and their impact on more than 6,000 residences. Analysis included a review of traffic reports, proposed infrastructure developments, and independent study of proximity impacts. Scope of work included multiple appearances in front of multiple village and city committees to provide testimony.

MARKET STUDY AND APPRAISAL REVIEW - CONTAMINATION (2018)

Appraisal review services and market data research pertaining to the impact to the market values of numerous properties resulting from the contamination of underground water sources. Scope of work included technical reviews of multiple appraisals, independent market research, and consultation with clients to assist with settlement strategy.

MARKET IMPACT STUDY – CONTAMINATION FROM UNDERGROUND LEAK AT NUCLEAR POWER GENERATING STATION (2007)

Coordinated the market research, analysis, and valuation services pertaining to the impact of more than 500 properties affected by an underground leak of tritium from the Braidwood Nuclear Power Plant. Market Study included a before and after statistical analysis including market development patterns and value trends in 20 communities during a five-year time frame.



ANALYSIS AND ALLOCATION OF THE CONTRIBUTORY VALUES OF MULTIPLE PERMANENT EASEMENTS CO-LOCATED IN A TRANSMISSION CORRIDOR (2019-2020)

An analysis and valuation of the easement values for multiple contiguous and overlapping permanent easements within a right-of-way corridor, including gas pipeline easements, power transmission lines, public utility (water line) easements, and recreational easements. Scope of work included preliminary valuation, consultation, and technical reviews of multiple appraisal reports to assist client in settlement strategy.

MANAGEMENT AND SUPERVISION OF VALUATION SERVICES FOR SIMULTANEOUS ACQUISITION OF EASEMENTS FOR MULTIPLE OIL PIPELINES (2012-2020)

Valuation and consulting services including the coordination and management of preliminary land value studies, market impact studies to support "good-faith" offers, appraisal services for acquisition and condemnation hearings, appearance and testimony at Illinois Commerce Commission hearings, expert testimony at trial, appraisal review services, preparation of rebuttal reports and appearance for rebuttal testimony, and preparation for settlement conferences. Project involved acquisition of permanent and temporary easements for the simultaneous construction of three interstate oil transmission lines. Market research included an analysis of statistical data pertaining to 18 residential subdivisions impacted by underground pipelines. Responsible for management of the projects' valuation services pertaining to more than 2,000 properties in 22 counties including the managing, training, and supervising of 35 appraisers, consultants, and researchers that participated in the acquisition projects.

INTERSTATE NATURAL GAS PIPELINE PROJECT (2000-2003)

Valuation and consulting services including the coordination and management of appraisal services for acquisition and condemnation hearings in federal court, appraisal review services, rebuttal report/testimony, and settlement conferences. Project involved acquisition of permanent and temporary easements for the construction of a natural gas transmission line. Responsible for management of the project's valuation services including more than 600 properties in 4 counties.

VALUATION REVIEW SERVICES AND EXPERT TESTIMONY FOR 1,000+ MILE RAILROAD CORRIDOR

In 2019, provided valuation and consulting services including the review of appraisals and consulting reports pertaining to the valuation of a 1,000+ mile fiber optic corridor within a railroad corridor extending through Virginia, North Carolina, South Carolina, Tennessee and Illinois.



RECENT AND PENDING PRESENTATIONS, DISCUSSION PANEL APPEARANCES, AND OFFERINGS OF SELF-DEVELOPED SEMINARS

Illinois Property Assessment Institute - 2023 Annual Conference
Highest and Best Use Analysis - Bloomington, IL; 2023
Why Hire An Appraiser? – Bloomington, IL; 2023

Appraisal Institute - Chicago Chapter
Midwest Easements - Aren't They All the Same?
Chicago, IL (2020); additional offerings: Springfield, IL (March 2021); Tennessee (April 2021);
Louisiana (July 2021); Rockford, IL (May 2022)

Illinois Municipal League Association - 2019 Annual Conference
What's the Value of Your Public Utility System?
Chicago, IL; 2019

Appraisal Institute - Chicago Chapter
The Valuation of Water and Wastewater Systems
Chicago, IL; 2021; additional offerings: Louisiana (July 2021)

Will County Estate Planning Council
Valuation and Regulatory Issues - Updates
Lockport, IL; 2018

Appraisal Institute - 2019 National Conference
Valuation of Easements - Litigation Issues
Denver, CO; 2019

International Right of Way Association - Chapter 12
Valuation of Easements for Pipelines
Aurora, IL; 2020

Southwest Suburban Water Coalition
Valuation of Easements within Easements in Right-of-Way Corridors
Orland Park, IL; 2019

Illinois Property Assessment Institute - 2021 Annual Conference
Highest and Best Use Analysis
Bloomington, IL; 2021

Illinois Property Assessment Institute - 2021 Annual Conference
The Valuation of Privately-Owned Water and Wastewater Utility Systems
Bloomington, IL; 2021



MOST RECENT APPRAISAL INSTITUTE EDUCATIONAL AND INSTRUCTOR EXPERIENCE

ADVANCED INCOME CAPITALIZATION (INSTRUCTOR)
FEBRUARY 2023, CHICAGO, IL

GENERAL APPRAISAL INCOME PART II (INSTRUCTOR)
APRIL 2022, CHICAGO, IL

GENERAL APPRAISAL SITE VALUE AND COST APPROACH
MARCH 2022, CHICAGO, IL **(CO-INSTRUCTOR)**

APPRAISAL REVIEW THEORY-GENERAL (AUDIT)
OCTOBER 2020, PITTSBURGH, PA

THE APPRAISER AS AN EXPERT WITNESS (AUDIT)
SEPTEMBER 2020, PITTSBURGH, PA

**MIDWEST PIPELINE AND CORRIDOR EASEMENTS
(DEVELOPER & PRESENTER)**
SEPTEMBER 2020, CHICAGO, IL

VALUATION OF CONSERVATION EASEMENTS
March 2020, Ft. Lauderdale, FL

GENERAL APPRAISAL INCOME PART II (AUDIT)
October 2019, Chicago, IL

BASIC APPRAISAL PRINCIPLES (INSTRUCTOR)
March 2019, Chicago, IL

GENERAL INCOME APPROACH (CO-INSTRUCTOR)
February 2019, Chicago, IL

**GENERAL SALES COMPARISON APPROACH
(INSTRUCTOR AUDIT)**
February 2019, Chicago, IL

**GENERAL APPRAISER INCOME APPROACH PART I
(INSTRUCTOR AUDIT)**
November 2018, Nashville, TN

GENERAL APPRAISER PROCEDURES (CO-INSTRUCTOR)
October 2018, Chicago, IL

INSTRUCTOR QUALIFYING CONFERENCE
September 2018, Chicago, IL

ADULT LEARNING – EFFECTIVE CLASSROOM LEARNING
September 2018, Online Webinar

**LITIGATION APPRAISING:
SPECIALIZED TOPICS AND APPLICATIONS**

QUANTITATIVE ANALYSIS
March 2018, Chicago, IL

NATIONAL USPAP UPDATE COURSE
February 2018, Chicago, IL

EMINENT DOMAIN AND CONDEMNATION
September 2017, Online Seminar

**RATES AND RATIOS: MAKING SENSE OF
GIMS, OARS, AND DCF**
September 2017, Online Seminar

NATIONAL USPAP UPDATE COURSE
May 2016, Chicago, IL

NATIONAL USPAP UPDATE COURSE
July 2015, Columbus, OH

INSTRUCTOR WEBINAR
May 2015, Online Webinar

BUSINESS PRACTICE AND ETHICS
March 2015, Online Seminar

INSTRUCTOR WEBINAR
May and October 2014, Online Webinar

**GENERAL APPRAISER MARKET ANALYSIS
AND HIGHEST AND BEST USE**
January 2014, Chicago, IL

INSTRUCTOR WEBINAR
April and October 2013, Online Webinar

KNOWLEDGE CENTER FOR INSTRUCTORS
October 2012, Online Webinar

CANDIDATE FOR DESIGNATION PROGRAM
July 2012, Online Webinar

NATIONAL USPAP UPDATE COURSE
June 2012, Chicago, IL

GENERAL APPRAISER INCOME APPROACH PART I
October 2011, Chicago, IL

NATIONAL USPAP UPDATE COURSE
September 2011, Chicago, IL