



Control Number: 49818



Item Number: 14

Addendum StartPage: 0

**Qualifications of**  
**Joseph E. Batis, MAI, AI-GRS, R/W-AC**  
DECEMBER 2020



## **EMPLOYMENT**

President of EDWARD J. BATIS & ASSOCIATES, INC. (1992 – Present), providing real estate valuation and consulting services.

## **PROFESSIONAL AFFILIATIONS**

Member of the Appraisal Institute, MAI designation, AI-GRS designation (Member #63637)

Listed on the Appraisal Institute's **Litigation** and **Valuation of Conservation Easements** Professional Development Registries (Only Member in Illinois on both registries).

Member of the International Right of Way Associations, R/W-AC designation (Member #7482)

Member of the American Water Works Association (Member #03666505)

Approved Instructor – Appraisal Institute

## **STATE – GENERAL CERTIFICATION APPRAISAL LICENSES**

Illinois – Missouri – Tennessee – Virginia – Iowa – Texas

## **GENERAL PROFESSIONAL EXPERIENCE**

Real estate valuation services since 1983 for residential, agricultural commercial, industrial, and special purpose properties. Market areas include primarily Illinois and Chicago metropolitan area. Services provided throughout various Midwest states.

## **SPECIALIZED 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

## **DEVELOPMENT OF STATE-ACCREDITED CONTINUING EDUCATION SEMINARS**

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



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**EXAMPLES OF SPECIALIZED VALUATION PROJECTS AND  
SPECIALIZED MARKET RESEARCH ASSIGNMENTS**

○ **PRIVATE AND PUBLIC UTILITY ASSET VALUATION (2013-PRESENT)**

Valuation and/or consulting services of assets of public water delivery and/or wastewater collection systems and natural gas delivery systems for acquisition and allocation purposes for the following communities (or private systems within the communities):

<i>MANTENO, IL</i>	<i>PEOTONE, IL</i>	<i>GRANT PARK, IL</i>	<i>LAKEMOOR, IL</i>
<i>FARMINGTON, IL</i>	<i>MONEE, IL</i>	<i>COTTAGE HILLS, IL</i>	<i>WASHINGTON, IL</i>
<i>SADORUS, IL</i>	<i>GLENVIEW, IL</i>	<i>MC HENRY, IL</i>	<i>FISHER, IL</i>
<i>NILES, IL</i>	<i>PALOS HEIGHTS, IL</i>	<i>ALTON, IL</i>	<i>GRANITE CITY, IL</i>
<i>GODFREY, IL</i>	<i>GLASFORD, IL</i>	<i>PEVELY, MO</i>	<i>DE SOTO, MO</i>
<i>LAWSON, MO</i>	<i>ODESSA, MO</i>	<i>GOWER, MO</i>	<i>GRANT PARK, IL</i>
<i>SKYLINE/KANE CO., IL</i>	<i>TRIMBLE, MO</i>	<i>BOLIVAR, MO</i>	<i>EUREKA, MO</i>
<i>DIXON, IA</i>	<i>ANDALUSIA, IL</i>	<i>LEONORE, IL</i>	<i>ROSICLARE, IL</i>
<i>SIDNEY, IL</i>	<i>JERSEYVILLE, IL</i>	<i>GARDEN CITY, MO</i>	<i>MOSCOW MILLS, MO</i>
<i>WOODRIDGE, IL</i>	<i>BOURBONNAIS, IL</i>	<i>FRANKFORT, IL</i>	<i>LIVINGSTON, IL</i>

○ **MARKET 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.

○ **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. Litigation pending.

○ **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 potentially impaired by an underground leak of tritium from the Braidwood Nuclear Power Plant.



**EXAMPLES OF SPECIALIZED VALUATION PROJECTS AND  
SPECIALIZED MARKET RESEARCH ASSIGNMENTS**

○ **ANALYSIS AND ALLOCATION OF THE CONTRIBUTORY VALUES OF MULTIPLE  
PERMANENT EASEMENTS CO-LOCATED IN A TRANSMISSION CORRIDOR**

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.

○ **MANAGEMENT AND SUPERVISION OF VALUATION SERVICES FOR  
SIMULTANEOUS ACQUISITION OF EASEMENTS FOR MULTIPLE OIL  
PIPELINES (2012-2016)**

Valuation and consulting services including the coordination and management of appraisal services for acquisition and condemnation hearings, Illinois Commerce Commission hearings, and appraisal review services, rebuttal report/testimony, and settlement conferences. Project involved acquisition of permanent and temporary easements for the simultaneous construction of three interstate oil transmission lines. Responsible for management of the projects' valuation services pertaining to more than 2,000 properties in 22 counties and managing the participation of 35 appraisers, consultants, and researchers involved with the project.

○ **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 OF 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.

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## ***MOST RECENT APPRAISAL INSTITUTE EDUCATIONAL AND INSTRUCTOR EXPERIENCE***

### ***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 (INSTRUCTOR 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***

JULY 2018, ROSEVILLE, MN

### ***THE APPRAISER AS AN EXPERT WITNESS:***

#### ***PREPARATION AND TESTIMONY***

MAY 2018, WOBURN, MA

### ***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

### ***CONDEMNATION APPRAISING:***

#### ***PRINCIPLES AND APPLICATIONS***

AUGUST 2011, CHICAGO, IL

### ***NATIONAL USPAP UPDATE COURSE***

SEPTEMBER 2009, ONLINE SEMINAR

### ***EMINENT DOMAIN AND CONDEMNATION***

SEPTEMBER 2009, ONLINE SEMINAR