

ILLINOIS COMMERCE COMMISSION

DOCKET No. 12-_____

DIRECT TESTIMONY

OF

RONALD DYSLIN

Submitted On Behalf

Of

AMEREN TRANSMISSION COMPANY OF ILLINOIS

NOVEMEER, 2012

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6 **Ameren Transmission Company of Illinois**

7 **I. INTRODUCTION AND WITNESS QUALIFICATIONS**

8 **Q. Please state your name, business address and present position.**

9 **A.** My name is Ronald Dyslin. My business address is One Continental Towers, 1701 Golf
10 Road, Suite1-1000, Rolling Meadows, IL 60008. I am currently employed by Environmental
11 Resources Management (“ERM”) as a Senior Consultant. I am testifying in this proceeding on
12 behalf of Ameren Transmission Company of Illinois (“ATXI”).

13 **Q. Please summarize your educational background and professional experience.**

14 **A.** See my Statement of Qualifications attached as an Appendix to this testimony.

15 **Q. What are your duties and responsibilities in your present position?**

16 **A.** I am involved in the siting of electric transmission facilities, assisting and planning for
17 public outreach activities such as workshops and open houses, providing expert witness
18 testimony for regulatory proceedings, and both managing and participating in the acquisition of
19 land rights and permits required for new projects through direct negotiations with landowners
20 and public agencies.

21 **II. PURPOSE AND SCOPE**

22 **Q. What is the purpose of your testimony in support of this Petition?**

23 **A.** The purpose of my testimony is to support the ATXI's application by providing specific
24 information regarding the acquisition of the property rights needed to obtain land for certain
25 substations as part of the Illinois Rivers Project (the "Project"). General questions about the
26 ATXI's policies and practices related to the acquisition of property for this project and related
27 matters are addressed by ATXI witness, Mr. Rick D. Trelz. In addition, the site selection process
28 is addressed in detail by ATXI witnesses, Mr. Dennis D. Kramer and Mr. Jeffrey V. Hackman.

29 **Q. Are you sponsoring any exhibits in support of your direct testimony?**

30 **A.** No, I'm not.

31 **III. SUBSTATION SITES**

32 **Q. Will ATXI be required to obtain sites for substations as part of the Project?**

33 **A.** Yes.

34 **Q. How did ATXI identify these substation sites?**

35 **A.** The proposed substation sites were identified through a planning process described in the
36 direct testimony of Mr. Kramer and Mr. Hackman.

37 **Q. Please provide a summary description of the substation sites ATXI will need to**
38 **acquire, as well as a brief description of the status of each respective acquisition.**

39 **A.** In conjunction with the Project, ATXI has executed, or intends to execute, the following
40 transactions:

- 41 1. ATXI has acquired a new substation site southeast of Quincy, Illinois. The parcel
42 consists of approximately 36 acres and is currently being farmed. This parcel was
43 purchased from a private landowner in a transaction which closed on October 30,
44 2012. In addition, Ameren Illinois Company (“AIC”) owns approximately 7
45 acres adjacent to the site proposed by ATXI, which ATXI will acquire and
46 incorporate into the new substation footprint;
- 47 2. ATXI intends to acquire a new substation site south of Ipava, Illinois. The land
48 ATXI intends to acquire consists of approximately 154 acres and is currently
49 being farmed. This parcel is currently held by a private landowner, from whom
50 ATXI has a signed contract for sale. ATXI anticipates closing on the transaction
51 on or before November 15, 2012;
- 52 3. ATXI has acquired a site representing an expansion of an existing substation,
53 located on and adjacent to the Meredosia generating station property. The parcel
54 consists of approximately 56 acres, approximately 41 acres of which is used for
55 industrial purposes and 15 acres of which is used for agricultural purposes. A
56 portion of the industrial property is the site of the existing substation and its
57 appurtenances. The agricultural land is not being farmed at this time. This parcel
58 was purchased from Ameren Energy Generating Company in a transaction which
59 closed on October 31, 2012;
- 60 4. ATXI intends to acquire a new substation site west of Pawnee, Illinois. The land
61 ATXI intends to acquire consists of approximately 80 acres and is currently being
62 farmed. This parcel is currently held by a private landowner, with whom ATXI is
63 engaged in negotiations. ATXI anticipates having a signed contract for sale on or
64 before November 15, 2012;
- 65 5. ATXI intends to acquire a new substation site north of Pana, Illinois. The land
66 ATXI intends to acquire consists of approximately 152 total acres, divided
67 between two tracts. Both of these tracts are currently being farmed. Both of these
68 parcels are currently held by private landowners, with whom ATXI is engaged in
69 negotiations. ATXI anticipates having signed contracts for sale on or before
70 November 15, 2012;
- 71 6. ATXI has acquired a new substation site west of Mt. Zion, Illinois. This parcel
72 consists of approximately 41 acres and is currently being farmed. This parcel was
73 purchased from a private landowner in a transaction which closed on October 22,
74 2012;
- 75 7. ATXI intends to acquire a site representing an expansion of an existing substation
76 site west of Kansas, Illinois. The land ATXI intends to acquire consists of
77 approximately 30 total acres, divided between two tracts. Both of these tracts are
78 currently being farmed. Both of these parcels are currently held by private
79 landowners, from whom ATXI has signed contracts for sale. ATXI anticipates
80 closing these transaction on or before November 30, 2012;

81 8. ATXI intends to acquire a site representing an expansion of an existing substation
82 site east of Sidney, Illinois. The land ATXI intends to acquire consists of
83 approximately 39 total acres, divided between two tracts. One of these tracts is
84 currently being farmed and one is not. One parcel is currently held by a private
85 landowner, with whom ATXI is engaged in negotiations. ATXI anticipates
86 having a signed contract for sale on or before November 15, 2012. The second
87 parcel is owned by AIC and will be acquired by ATXI and incorporated into the
88 substation footprint; and,

89 9. ATXI intends to acquire a site representing an expansion of an existing substation
90 site in the area of Rising, Illinois. The land ATXI intends to acquire consists of
91 approximately 30 acres. This parcel is currently owned by AIC and will be
92 acquired by ATXI and incorporated into the substation footprint.

93 **Q. How has ATXI sought to acquire the above-described substation sites?**

94 **A. ATXI has sought to acquire any land needed through a negotiated purchase, undertaken**
95 in accordance with the requirements of Part 300 of the Commission's Rules. A Part 300 letter
96 was distributed to each private landowner with whom ATXI desired to negotiate the acquisition
97 of a substation site. A Contract of Purchase and Sale has been or is currently being negotiated
98 with each affected landowner in an effort to reach an agreement containing mutually-acceptable
99 terms and conditions. Upon reaching an agreement in principle, earnest money is deposited into
100 an escrow account, and, upon satisfactory completion of a survey and various due diligence
101 activities, a closing is scheduled to effectuate the transaction.

102 **Q. Will ATXI need to use eminent domain to acquire the substation sites?**

103 **A. It would be ATXI's preference to avoid the use of eminent domain, in favor of the**
104 negotiated purchase process described above. However, ATXI cannot presently rule out the
105 possibility that, should negotiations be unsuccessful, eminent domain authority may be required
106 to obtain the necessary property.

107 **Q. Have the landowners of the substation sites been included on the list of landowners**
108 **to receive notice of this proceeding?**

109 **A.** Yes. The landowners for these properties are also identified on ATXI Exhibit 5.4
110 attached to Mr. Trelz's testimony.

111 **Q. Has ATXI thus far has complied with 83 Ill. Admin. § 300, with respect to**
112 **negotiating to acquire land for substation sites?**

113 **A.** Yes. ATXI has complied with the requirements of Part 300. A Part 300 letter was
114 distributed to each private landowner with whom ATXI desired to negotiate the acquisition of a
115 substation site. ATXI will continue to follow the Part 300 requirements in this regard.

116 **IV. CONCLUSION**

117 **Q. Does this conclude your direct testimony?**

118 **A.** Yes, it does.

APPENDIX

STATEMENT OF QUALIFICATIONS
RONALD DYSLIN

WORK EXPERIENCE:

- | | |
|--------------------------------|---|
| March 2012 to Present | <p>Environmental Resources Management, Rolling Meadows, Illinois
Senior Consultant</p> <ul style="list-style-type: none">– Provide consultation for valuation and acquisition activities– Provide expert witness testimony for regulatory proceedings– Real estate subject matter expert for public outreach such as open houses– Manage and participate in project field activities |
| September 2010 to March 2012 | <p>Land Service Company, Madison, Wisconsin
Landman</p> <ul style="list-style-type: none">– Research title, negotiate easements and fee purchases, settle construction damages, obtain permits and conduct related land activities for an interstate natural gas pipeline company. |
| October 2000 to September 2010 | <p>Commonwealth Edison Company, Chicago, Illinois
Senior Real Estate Agent</p> <p>In addition to responsibilities described in the previous position:</p> <ul style="list-style-type: none">– Presented real estate expert witness testimony to support company petitions to the Illinois Commerce Commission for Certificates of Public Convenience and Necessity.– Coordinated real estate activities associated with eminent domain lawsuits and provided legal support activities, such as depositions and input for responses to motions.– Acquired rights for a wide range of projects, such as high voltage transmission corridors, electric distribution right of way and fiber optic cable installations.– Acquired sites for transmission substations, distribution centers, independent power producer (natural gas-fired and wind farm) interconnections and environmental remediation. |

- Interfaced during project planning, development and implementation as a real estate subject matter expert on matters such as siting, zoning, title and valuation.
- Researched information from real estate records to support project management and operational needs.

February 1999 to
October 2000

Commonwealth Edison Company, Chicago, Illinois
Real Estate Agent

- Planned, coordinated, negotiated and documented the acquisition of real estate property rights for a wide range of projects.
- Prepared market and valuation studies for company projects.
- Assisted in the preparation of real estate cost estimates and corridor studies.
- Served as a liaison with contractors and other third parties involved in real estate aspects of company projects.
- Served as a point of contact for staff in other company business units concerning real estate related matters.
- Settled construction related damages on new right of way projects.

April 1997 to
February 1999

Salem Land Services, Inc., Oakbrook Terrace, Illinois
Landman

- Researched title and performed curative work, conducted due diligence reviews, negotiated agreements, obtained permits, assisted with managing fee property and related land activities for an interstate natural gas pipeline company.

May 1994 to
February 1999

Independent Consultant based in Warrenville, Illinois
Right of Way Consultant/Appraiser

- Negotiated the acquisition of rights for public agency projects, including airport expansions and highway improvement projects.
- Conducted site searches and negotiated leases for cellular antenna installations.
- Conducted site searches and negotiated permanent easements, coordinated easement plat surveys and

environmental assessments for above/below-ground telecommunication equipment installations.

- Prepared and reviewed narrative appraisal reports for partial and whole acquisitions.
- Reviewed title commitments, prepared requisite documents, maintained status-tracking reports.

May 1987 to
May 1994

BWR/LAND ACQUISITIONS, INC., Aurora, Illinois
Regional Manager/Project Manager/Right of Way Agent

- Opened a branch office in Beaver Dam, Wisconsin in February 1990; administered the office and projects operating out of it, managed office staff, monitored office and project budgets, conducted marketing activities and negotiated new contracts.
- Managed and directly participated in public agency (local and state highway and airport departments) project functions such as preliminary corridor studies (right-of-way impacts and mitigation, cost estimates); public information meetings and public hearings; title research and title report preparation; document preparation; appraisal report preparation; appraisal review; landowner negotiations, relocation assistance and eminent domain proceedings in accordance with CFR 49, the Uniform Act and pertinent state statutes.
- Monitored project schedules, prepared detailed status reports of activities and coordinated timely completion of project functions.

EDUCATION:

- B.S. (Geology), University of the State of New York (n/k/a Excelsior College), 1991

PROFESSIONAL EDUCATION:

- Courses and seminars too numerous to list offered by organizations such as Coldwell Banker, The Appraisal Institute, International Right of Way Association, American Society of Farm Managers and Rural Appraisers, Illinois and Wisconsin realtor associations, Illinois Institute for Continuing Legal Education and Wisconsin Department of Transportation.

PROFESSIONAL LICENSES:

- Illinois Certified General Real Estate Appraiser No. 553.001116
- Illinois Licensed Real Estate Broker No. 475.1340557