

**STATE OF ILLINOIS
ILLINOIS COMMERCE COMMISSION**

AMEREN TRANSMISSION COMPANY OF ILLINOIS	§	
	§	Docket No. 12-0598
Petition for A Certificate of Public Convenience and	§	
Necessity, pursuant to Section 8-406.1 of the Illinois Public	§	
Utilities Act	§	

**DIRECT TESTIMONY OF MARK DIXON
ON BEHALF OF THE ESTATE OF CLINTON C. ATKINS
FOR THE CITY OF CHAMPAIGN AND THE VILLAGE OF SAVOY**

CHAMPAIGN/SAVOY EX. 2.0

March 29, 2013

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ON BEHALF OF THE ESTATE OF CLINTON C. ATKINS
FOR THE CITY OF CHAMPAIGN AND THE VILLAGE OF SAVOY**

1 **Q. PLEASE STATE YOUR NAME.**

2 A. My name is Mark Dixon.

3 **Q. BY WHOM ARE YOU EMPLOYED AND WHAT IS YOUR BUSINESS**
4 **ADDRESS?**

5 A. I am the Director of Real Estate of the Commercial & Industrial divisions of The Atkins
6 Group. The office of The Atkins Group is located at 2805 Boulder Drive, Urbana,
7 Illinois.

8 **Q. WHAT IS THE ATKINS GROUP?**

9 A. The Atkins Group is a family owned and operated enterprise that has been engaged in
10 real estate for over three decades. The Atkins Group owns prime Champaign County
11 land for development, lease, and sale.

12 **Q. ON WHOSE BEHALF ARE YOU OFFERING TESTIMONY?**

13 A. I am offering testimony on behalf of the Estate of Clinton C. Atkins as part of the City of
14 Champaign and Village of Savoy intervention.

15 **Q. PLEASE TELL US ABOUT YOUR EDUCATIONAL BACKGROUND.**

16 A. I have a Master of Architecture and M.B.A. degree from the University of Illinois at
17 Urbana-Champaign. Attached as Champaign/Savoy Ex. 2.01 is a copy of my curriculum
18 vitae.

19

20 **Q. WHAT ARE YOUR DUTIES WITH THE ATKINS GROUP?**

21 A. As Director of Real Estate for the Commercial and Industrial divisions, my primary
22 duties involve: leasing real estate, property management, selling real estate, purchasing
23 real estate, business attraction and retention efforts, client/tenant relations, annexation
24 and development agreements, subdivision and platting coordination and strategic
25 planning.

26 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

27 A. The purpose of our firm's testimony is to urge the Illinois Commerce Commission (ICC)
28 to approve the primary route for the Ameren Transmission Company of Illinois (ATXI)
29 line that is located west of the City of Champaign, subject to the recommendations of the
30 ICC in Docket No. 12-0080; that is, ATXI uses the same poles and the same right of way
31 as the proposed Ameren Illinois' 138 kV line.

32 **Q. ARE YOU TAKING A POSITION AS TO WHETHER THE TRANSMISSION**
33 **LINE SHOULD BE CONSTRUCTED EITHER FROM AN ENGINEERING OR**
34 **ELECTRIC RELIABILITY POINT OF VIEW?**

35 A. No. My testimony is strictly limited to the impact the ATXI transmission line route has
36 on the future development west of the City of Champaign and the Village of Savoy, and
37 in particular, on the tracts of the Estate of Clinton C. Atkins where the ATXI line is
38 proposed. I have not studied, nor do I offer, any opinion or testimony as to whether the
39 construction of the line is justified from an electrical engineering or reliability viewpoint.

40

41 **Q. IS THE ESTATE OF CLINTON C. ATKINS IMPACTED BY THE PROPOSED**
42 **TRANSMISSION LINE?**

43 A. Yes. The estate owns several properties crossed by the proposed transmission line. The
44 total length of the line over the Atkins estate is over 1 mile. I have attached as
45 Champaign/Savoy Exhibit 2.02 a map showing the location of the Atkins property and
46 the proposed transmission line.

47 **Q. ARE THERE ANY UTILITY EASEMENTS ON THE ATKINS PROPERTY YOU**
48 **JUST DESCRIBED?**

49 A. Yes. Depending on which tract, there are an existing underground gas transmission lines
50 on the property. A series of gas pipeline easements exist with Mid-American Pipeline.
51 Depending on the tract, there are existing Illinois Power easements also. Some of these
52 Illinois Power easements are proposed to be used for the 138kv transmission line. Please
53 note other minor easements also exist across the affected tracts, but the two listed above
54 are the primary utility easements impacting the potential development of the tracts.

55 **Q. ARE THERE OTHER EXISTING EASEMENTS OR PLANS FOR OTHER**
56 **EASEMENTS?**

57 A. Yes. As mentioned earlier last year the Illinois Commerce Commission in Docket No.
58 12-0080 approved a 138 kV transmission line route for Ameren Illinois from the utility's
59 Bondville substation to the Southwest Campus substation that crosses the Atkins
60 property. Our firm is in negotiations with a consultant for Ameren Illinois concerning the
61 easement for the 138 kV Ameren transmission line, which we understand will utilize the
62 existing 132' wide Illinois Power easement. Also note there may be overlap with a

63 portion of the existing Mid-America Pipeline Company's gas pipeline easement if
64 temporary construction easements are needed.

65 **Q. WHAT IS YOUR UNDERSTANDING OF THE PROPOSAL IN THIS DOCKET**
66 **FOR THE 345 KV TRANSMISSION LINE THAT IS LOCATED WEST OF**
67 **CHAMPAIGN?**

68 A. It is our understanding that ATXI's proposal is to abide by the ICC's order in Docket
69 No. 12-0080 and utilize the Ameren Illinois 138 kV transmission line right of way, which
70 we have been told will be 132 feet wide (our meeting notes indicate various widths –
71 truly not sure what the final width is needed across our respective tracts). ATXI will
72 need to acquire an additional 18 feet to make the total width of the right of way 150 feet.
73 ATXI and Ameren Illinois will use the same poles for the 138 kV and 345 kV
74 transmission lines.

75 **Q. IN ADDITION TO THE PRIMARY ROUTE, ARE YOU AWARE THAT ATXI**
76 **HAS PROPOSED AN ALTERNATE ROUTE FURTHER WEST THAT**
77 **PARALLELS THE PRIMARY ROUTE?**

78 A. Yes, I understand there is alternate route proposal.

79 **Q. DOES THE ATKINS ESTATE SUPPORT THE ALTERNATE ROUTE?**

80 A. No. We are opposed to the alternate route that is west of the primary route north of
81 Curtis Road.

82 **Q. WHY?**

83 A. The construction of a 345 kV transmission line on the alternate route would create
84 unnecessary burdens and barriers for development of the Atkins property, as well as
85 property belonging to other property owners.

86 **Q. WHAT TYPE OF BURDENS AND BARRIERS WOULD BE CREATED?**

87 A. As stated earlier, the property already has underground gas transmission lines, which
88 restrict how the property over the easement could be used in the future. Furthermore, the
89 ICC has approved a 138 kV transmission line that will utilize a wide existing easement
90 span, in effect creating a utility easement corridor across the tracts. To turn around and
91 create a second line parallel to the current utility corridor would compound the
92 development opportunities by restricting additional land from being fully utilized. From
93 a planning perspective, it is far better to have one combined wide transmission line
94 corridor than two separate and wide corridors just a short distance apart. In fact if two
95 corridors are approved by the Commission, we fear smaller tracts would effectively be
96 eliminated from future development opportunities as the remaining balance of ground
97 would be insufficient in size to justify the investment expense of subdivision
98 development (street and sidewalk extensions, utility extensions, signalization, storm
99 water and detention provisions, etc.) From an aesthetic perspective, which does
100 influence investment decisions of property buyers and tenants, it is also highly preferred
101 to have one set of tall transmission line poles and wires crossing the tracts than two sets
102 of tall poles and wires. It will be nearly impossible to screen future development from
103 the proposed 138kv transmission line. To screen two sets of tall transmission lines would
104 be doubly difficult, which is especially problematic if residential growth is desired along
105 this west edge of Champaign and Savoy.

106

107 **Q. DOES THE ATKINS GROUP HAVE IMMEDIATE PLANS TO DEVELOP THE**
108 **PROPERTY?**

109 A. Typically the market dictates the pace of development along the edge of a community. In
110 the past, our firm has studied various development scenarios along these tracts.
111 However, because of the economic slowdown and current market conditions, we have not
112 selected a course of action.

113 **Q. DO YOU BELIEVE THIS LAND WILL BE DEVELOPED AND USED OTHER**
114 **THAN FOR AGRICULTURE?**

115 A. Yes. The land is located along a prime growth corridor for Champaign and Savoy. It is
116 only a matter of time before these tracts are developed.

117 **Q. DOES THIS CONCLUDE YOUR TESTIMONY?**

118 A. Yes.

Mark E. Dixon

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Urbana, IL 61802 USA
Phone: (217) 202-0069
mark@atkinsgroup.com

Education:

Master of Architecture / Master of Business Administration
University of Illinois at Urbana-Champaign, Jan. 1989
Francis J. Plym Graduate Fellowship

Bachelor of Science in Architectural Studies
University of Illinois at Urbana-Champaign, May 1986
Gargoyle Honor Society

Work History:

The Atkins Group (Champaign, IL)

Director of Real Estate (April 1989 - present)

Reported to Clinton C. Atkins, owner of real-estate development and property management group.

Report to Atkins family

Project/Transaction List:

North Pointe Subdivision

BayTowne Apartments

Sam's/WalMart

Meijer

BayTowne Shoppes (Busey Bank, Red Wing, Jenny Craig)

BayTowne Square (PetsMart, Pier 1, Staples, Land's End: \$8.6M)

Sale to Inland Real Estate (1999)

Hardee's, Chili's, Fazoli's, Cheddar's, Applebee's, Red Lobster

Drury Inn

Apollo Subdivision (1300 jobs, 26 businesses active)

W. Newell Produce center (SuperValu)

FedEx Ground hub/RPS (including three expansions, three land sales)

Apollo Warehouse (Caterpillar/ILC) (130,000sf)

Mercury Warehouse (KEC/Litania/Bell Sports/Ashland Park/Trane) (100,000sf)

Viking Warehouse (Hobbico, GPMM, United Model, Strategic Marketing & Mailing) (252,000sf)

Titan Warehouse (Caterpillar/Artisan-Scientific) (130,000sf)

Apollo Subdivision – small lot sales (MES, Flooring Surfaces, McWilliams)

Gill Sports BTS/Land Sale (two land sales)

Gill/Porter Office/Plant expansion (114,000sf)

News-Gazette – Sale

ServU – Sale

Apollo Development Agreement (spring 2010)

Atkins West Subdivision (600 jobs, 4 businesses)

Rockwell Automation BTS

New Horizon United Methodist Church – Sale

Colwell Systems/Patterson Dental – Sale

Master planning – extension of Olympian Drive/beltway

Atkins 150 Subdivision

Midwest Underground Technology (MUTI) (two land sales)

Atkins 150 Warehouse (55 jobs, 4 businesses)

Southland Acquisition

ATS master lease

Freezer/cooler conversion

ATS/Arnold Logistics transaction – Oct 2002 (850,000sf premise transition)

ATS/Plastipak Consolidation – Oct 2012 (687,000sf premise transition)

\$4.3M renovations/upgrades

Whiteline/Rockwell/Jim Hawk Truck Trailer included

McKinley Avenue Warehouse

Acquisition/Due Diligence (186,000sf)

ATS/Kraft lease – Oct 2012

Hobbico

Hobbico Decentralization – Reno, NV

Hobbico Office/D C Expansion – Champaign

Hobbico – 2901 Research Rd (R&D dept)

Hobbico – Estes ESA due diligence (Colorado)

Fox/Atkins

UI Research Park - Initial Planning/Annexation

Stamey development

Acquisition/Analysis/Annexation

Interstate Drive/Neil Street improvements

Pinehurst Commons – office park (Cetis, CarboFix, SST, SM&M, Junior League, CUSF, PLS, Audibel)

Pinehurst South – office park (Olympian Surgical Suites)

Interstate East – industrial park (IBEW, City of Champaign)

Boardwalk Drive extension

North Star Subdivision

St Thomas More – Catholic high school

Clear View Subdivision

Acquisition/Analysis/Annexation

Olympian Drive extension/infrastructure improvements

Carle Foundation land sale (Lot 109 and 110: 100 acres)

Master Planning

Stone Creek Subdivision

East Gate Subdivision – Carle Clinic, Christie Clinic, Little Hearts & Hands

Stone Creek Commons – office park

The Pines – Busey Bank, Monical's, Milo's, Subway, Wines, Frogs N Fairies, Kinex, Café Zojo

2702 Boulder – SJ Broadcasting

2704 Boulder – State Farm, Edward Jones, Blueprint, Facer Law Firm

2710 Boulder – AOCS

The Atkins Group – office/headquarters

Burnham Redevelopment

City of Champaign (failed pursuit)

Tasks

Property Acquisition / Due Diligence

Annexation Agreement

Land Development

Investment Analysis

Marketing & Promotion

Land Sales / BTS Transactions

Leasing Transactions

Building Project Management

Subdivision Project Management

Property Management

Architectural Spectrum (Champaign, IL)

Intern (January - August 1987)

Reported to Partner of this emerging design firm. Coordinated majority of Construction Documents for the Henneman Residence (\$475,000), provided graphic representations for various projects from Army Housing proposal (\$400 million) to AIA award nominees, and generated design proposals for the Rantoul Police Station.

Michael Doerr Architects (Monticello, IL)

Intern (Summers 1984 - 1986)

Reported to Principal Owner of this production-orientated firm. Produced Construction Documents for several nursing home renovations and additions (\$250,000 - \$4.5 million) located across the Midwest. Prepared marketing brochure for Foxfield Subdivision as well as several other graphic presentations.

Community

Affiliations:

Urbana Free Library – Strategic Planning, Member – Examining future role of public library in the Urbana community and how it can best serve constituents with financial resources available.

Champaign County First, Member – Committee of public/private sector interests collectively pursuing federal and state funding and support for major Champaign County initiatives (Olympian Drive extension, High Speed Rail, Green/sustainable schools, IDOT project funding) includes trips to Springfield and Washington DC to actively promote projects/legislation.

Champaign County Economic Development Corp., Past Chair – Active board member currently. EDC is actively engaged in pursuing economic development for Champaign County, improving quality of life and increasing employment opportunities for county. EDC represents diverse interests from private/public sectors.

Champaign West Rotary, Past President, past board member and past International Youth Exchange Officer directing programs for students in the Centennial, Central and Mahomet high schools. Previously organized vocational committee activities orientated to promote job placement for disadvantaged youth in our community. Currently program co-chair for CWRC.

ULI Competition – University of Illinois Urbana-Champaign, Advisor – Professional advisor for interdisciplinary campus teams in 2013, 2010, 2008 and 2007. 2007 team was finalist in competition.

Unit 116/Urbana School District Facilities Committee, Member – Committee assigned to create priorities and guiding principles for all public school facilities in Unit 116. Final presentation to school board May, 2009.

Big Small All, Steering Committee, Member – Champaign County’s visioning effort that is attempting to engage the entire community and all diverse groups to participate.

Champaign County Alliance, Past Chair. Alliance is comprised of Champaign County Chamber of Commerce, Champaign County Convention and Visitors Bureau and Champaign County EDC.

City of Urbana – Comprehensive Plan Steering Committee. Member – Evaluated past and current development patterns in Urbana while trying to establish guidelines for future growth of community. Created recommendation of priorities and objectives to guide staff and council. Completion June 2004.

Economic Development Corp, Delta Advisory Committee Chair – EDC effort raised nearly \$900,000 toward \$1.3M goal in ticket trust program to attract Delta Airlines to start service at CMI. Successful six week effort allowed UIUC and EDC to commit to Revenue Guaranty with Delta.

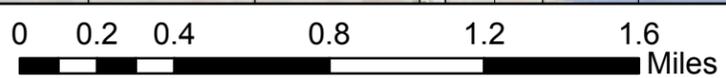
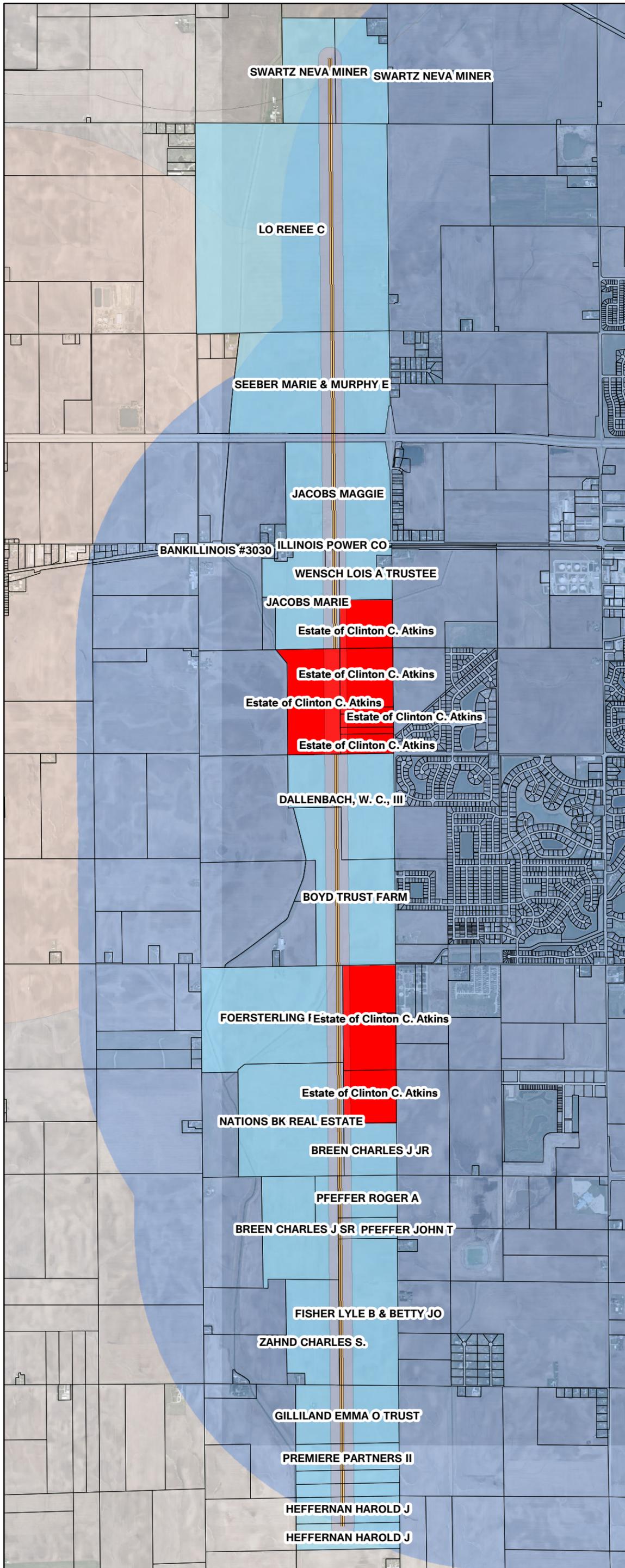
Amercian Cancer Society - 1999 Relay For Life, Corporate Sponsorship Chair, raised \$18,600 for the major fund raising activity in Champaign County for the American Cancer Society, total pledges reached \$70,000 for campaign that exceeded \$200,000 for the first time.

US Route 150 Corridor Study, Task Force Member/City of Champaign - Planning growth corridor along US Route 150 with members from Village of Mahomet, City of Champaign and county. Completion June, 1999.

City of Champaign - Growth Areas Task Force, Task Force Member - Evaluating growth options and patterns for community as well as studying impacts of growth upon infrastructure, utilities, municipal services, transportation network and schools. Report to City Council on October, 1999.

Champaign County YMCA, Board Member 1992-97- Directed oversight committee to establish a new 40,000 sf YMCA facility as well as renovation of existing facility. Member of finance committee assisting lease and contract negotiations.

Champaign/Savoy Exhibit 2.02



PIN	ACRGE	Tax Payer of Record
032007200001	227.29	SEEBER MARIE & MURPHY E
032007400003	150.74	JACOBS MAGGIE
032018100006	2.79	ROYSE & BRINKMEYER
032018100010	2.58	BANKILLINOIS #3030
032018200005	3.62	ILLINOIS POWER CO
032018200010	88.92	JACOBS MARIE
032018400008	5.00	Estate of Clinton C. Atkins
032018400010	45.00	Estate of Clinton C. Atkins
032018400011	5.00	Estate of Clinton C. Atkins
032018400012	15.00	Estate of Clinton C. Atkins
032018400013	10.00	Estate of Clinton C. Atkins
032018400015	82.30	Estate of Clinton C. Atkins
032019200001	120.00	DALLENBACH, W. C., III
032030100002	202.59	FOERSTERLING F J
032030200004	75.68	Estate of Clinton C. Atkins
032030300002	171.81	NATIONS BK REAL ESTATE
032030400002	40.00	Estate of Clinton C. Atkins
032030400003	40.00	BREEN CHARLES J JR
032031200001	96.57	BREEN CHARLES J SR
032031200002	17.21	LAURA HOBLITZELLE TRUST
032031200004	36.00	PFEFFER ROGER A
032031200005	18.00	PFEFFER JOHN T
032031400002	126.00	FISHER LYLE B & BETTY JO
032031400003	77.10	ZAHND CHARLES S.
121431400013	80.00	SWARTZ NEVA MINER
292606200001	89.60	GILLILAND EMMA O TRUST
292606200003	40.00	PREMIERE PARTNERS II
292606200004	20.00	FEENEY PATRICK J
292606200005	20.00	FEENEY MICHAEL L
292606400005	40.00	HEFFERNAN HAROLD J
292606400006	40.00	HEFFERNAN EDITH G
121431400019	73.77	SWARTZ NEVA MINER
032018200009	40.00	Estate of Clinton C. Atkins
032018200011	35.68	WENSCH LOIS A TRUSTEE
032019400002	151.72	BOYD TRUST FARM
032006200001	578.88	LO RENEE C
032018500001	0.00	
032018500002	0.00	

Total Acres	2,868.85	Total Length of Easement	75,572
Total Atkins Acreage	157.98	Total Atkins Length	10,477
Atkins Percent	5.51%	Atkins Percent	13.86%
Total Number of Properties adjacent to the easement			37
Total Atkins Number of Properties			2
Atkins Percent			5.41%

Ownership Information adjacent to the proposed Ameren Easement

