

**COMMONWEALTH OF KENTUCKY**

**BEFORE THE KENTUCKY STATE BOARD ON  
ELECTRIC GENERATION AND TRANSMISSION SITING**

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF )  
SEBREE SOLAR, LLC FOR A CERTIFICATE )  
TO CONSTRUCT AN APPROXIMATELY 250 )  
MEGAWATT MERCHANT SOLAR ELECTRIC ) CASE NO. 2021-00072  
GENERATING FACILITY AND AN )  
APPROXIMATELY 4.85 MILE )  
NONREGULATED ELECTRIC TRANSMISSION )  
LINE IN HENDERSON COUNTY, KENTUCKY )  
AND WEBSTER COUNTY, KENTUCKY )  
PURSUANT TO KRS 278.700, ET SEQ. AND )  
807 KAR 5:110, ET SEQ. )

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**SEBREE SOLAR LLC'S  
PRE-HEARING FILING**

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Comes now Sebree Solar LLC, (“Sebree”), by and through counsel, pursuant to 807 KAR 5:0110, Section 6 and other applicable law, and does hereby give notice of its intent to make the following witnesses available for examination at the hearing for this matter which is scheduled for 9:00 AM on Tuesday, December 21, 2021:

Ms. Lina Jensen, Project Manager, of NextEra Energy Resources will be available to provide testimony concerning the Project generally.

Ms. Amanda Klaristenfeld of NextEra Energy Resources will be available to provide testimony concerning the design of the Project and planning for the Project’s construction phase.

Mr. Brian Bartels of NextEra Energy Resources will be available to provide testimony concerning the environmental considerations relating to the Project.

Ms. Beth Wilburn, of Environmental Consulting & Technology, Inc., will be available to provide testimony concerning site work and the Project's Site Assessment Report. This report was tendered as part of Sebree's application. Ms. Wilburn's CV is attached hereto and incorporated herein as Exhibit 1.

Mr. Joshua Crawford, of the Pegasus Institute, will be available to provide testimony concerning the Project's Economic Impact Report. This report was tendered as part of Sebree's application. Mr. Crawford's CV is attached hereto and incorporated herein as Exhibit 2.

Mr. Andrew Lines, of Cohn Reznick, will be available to provide testimony concerning the Project's Property Value Impact Study. This report was tendered as part of Sebree's application. Mr. Lines CV is attached hereto and incorporated herein as Exhibit 3.

This 14<sup>th</sup> day of December, 2021.

Respectfully submitted,



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**CERTIFICATE OF SERVICE**

This is to certify that the electronic filing has been transmitted to the Commission on December 14, 2021 and that there are currently no parties in this proceeding that the Commission has excused from participation by electronic means. Pursuant to the Commission's July 22, 2021 Order in Case No. 2020-00085 no paper copies of this filing will be made.



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*Counsel for Sebree Solar LLC*

# > Elizabeth (Beth) A. Wilburn

## Senior Project Manager

Ms. Wilburn's experience includes site and route selection, project management, environmental permitting, geographic information systems, customized GPS data collection and management, and environmental permitting. She has operated as a Project Manager primarily in the power transmission market since 2015, managing approximately up to 80 projects concurrently.

Ms. Wilburn has excellent communication and collaboration skills and excels in both team-oriented and individual work environments. She is highly inquisitive, creative and resourceful, and yet detail-oriented and analytical. Her work experience includes internships with the US Environmental Protection Agency, Cincinnati Area GIS (CAGIS), Environmental System Research Institute (ESRI), and extensive work in Geographic Information Systems at Stantec Consulting Ltd. (formerly FMSM Engineers).



### EXPERIENCE

#### Solar Project | Confidential Client | Ohio

Ms. Wilburn has served as the Project Manager on the Confidential Client Project since September 2021. This role includes the delegation of technical work load, oversight and tracking of schedule and budget, review of invoices, and communication with the client. She has also assisted the GIS lead in preparing and doing technical review of deliverables such as the constraints and setback datasets and buildable mapping. Ms. Wilburn is assisting with the Ohio Power Siting Board (OPSB) efforts on this project as well and has been involved in the weekly project calls.

#### Solar Project | Confidential Client | Sebree, KY

Ms. Wilburn has served as the Project Manager on this project since November 2021 and assisted the GIS lead on this project to conduct data analysis and technical peer review, including an intersect analysis to review the potential needs for water resources permitting on the project. She has also been involved in the weekly project calls since October 2021 and is being integrated in the permitting and siting technical deliverables on the project. She is also assisting NextEra with preparation for the Kentucky Public Service Commission's (PSC) hearing for the project to be held in December 2021.

#### Solar Project | Confidential Client | Kentucky

Ms. Wilburn has served as the Project Manager on this project since November 2021 and assisted the GIS lead on this project to conduct data analysis and technical peer review, including an intersect analysis to review the potential needs for water resources permitting on the project. She has also been involved in the weekly project calls since October 2021 and is being integrated in the permitting and siting technical deliverables on the project. She also has assisted NextEra with formulating responses to the Kentucky PSC data requests as a result of the siting board hearing for the project held in early November 2021.

#### Solar Project | Confidential Client | Kentucky

Ms. Wilburn has served as the Project Manager on the Providence Solar Project since September 2021. This role includes the delegation of technical work load, oversight and tracking of schedule and budget, review of invoices, and communication with the client. She also assisted in the preparation and review of the updated Environmental Critical Issues Analysis (ECIA) deliverable.

### EDUCATION

B.S., Environmental Sciences      University of Cincinnati

### CREDENTIALS

URS Project Manager Development and Certification Program

### AREAS OF EXPERTISE

Project Management  
Site & Route Selection  
Environmental Permitting  
Ohio Power Siting Board Permitting  
Geographic Information Systems  
Due Diligence Property Assessments

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## Senior Project Manager

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### **Solar Project | Confidential Client | Kentucky**

Ms. Wilburn has served as the Project Manager on the Plateau Solar Project since October 2021. This role includes the delegation of technical workload, oversight and tracking of schedule and budget, review of invoices, and communication with the client. She also assisted in the coordination and review of the site data for the site visit and preparation and review of the ECIA deliverable and constraints data.

### **Solar Project | Confidential Client | Kentucky**

Ms. Wilburn has served as the Project Manager on the Logan Branch Solar Project since November 2021. This role includes the delegation of technical workload, oversight and tracking of schedule and budget, review of invoices, and communication with the client. She also assisted in the coordination and review of the site data for the site visit and preparation and review of the ECIA deliverable and constraints data.

### **Solar Project | Confidential Client | Circleville, OH**

Ms. Wilburn has assisted the Project Manager and the GIS lead on this project with the OPSB efforts for both the solar array and gen-tie line. These efforts include preparation of the Needs List for the OPSB application, review of the OPSB application text template to provide to the client, and the collection and review of background GIS data needed for the application mapping. She has also been involved in the weekly project calls and weekly OPSB project calls.

### **Solar Project | Confidential Client | Indiana**

Ms. Wilburn has assisted the Project Manager and GIS lead on this project to conduct data analysis and technical peer review, including an intersect analysis to review the potential environmental and non-environmental impacts of the site layout.

## PREVIOUS CAREER EXPERIENCE

### **GIS Information Systems | URS/AECOM | Cincinnati, OH**

Served as the primary Project Manager for the majority of projects (approximately 80) in the GIS and Permitting group. These projects were primarily American Electric Power (AEP) transmission line permitting projects. Served as one of the GIS technical leads for AEP projects from January 2013 through August 2021 and assisted the GIS Manager as a Siting Lead since January 2018. In January 2020, she took over the GIS Manager role and the head Siting Lead role. This work involved taking the lead role in development and analysis of study segments and route alternatives for greenfield transmission lines, site alternative development and analysis for substations, report writing and figure generation for siting studies, Ohio Power Siting Board (OPSB) submittals (both text and figures), 401/404 permitting report writing and figure generation, Stormwater Pollution Prevention Plan (SWPPP) mapping and quality checks on disturbance calculations, and Wetland Delineation Report (WDR) mapping and quality checks of mapping and reports. Ms. Wilburn was also involved in assisting AEP at the public open houses for transmission line work, including attendance of the open houses

as a client representative and preparation of the mapping and posters needed for the open houses. Ms. Wilburn was involved in communicating between several different internal teams, including permitting, ecology, GIS, and SWPPP teams, to coordinate a quick turn-around on mapping preparation for siting, permitting, ecology, engineering, and cultural resources and project data management.

### **Electric Utility Projects | America Electric Power | Ohio**

Served as the primary AECOM Project Manager on over 80 AEP projects and lead for siting, GIS, and environmental permitting efforts for substation and transmission line projects. Tasks included day-to-day project management; preparation of OPSB Applications and Letters of Notification (LON) and Construction Notices (CN); Ohio Department of Natural Resources (ODNR) and United States Fish and Wildlife Service (USFWS) agency coordination and assistance in additional coordination with certified professionals if RTE species are identified on a project; segment and route development; preparation of site selection studies, siting studies, and rebuild studies; preparation and coordination for public meeting and open houses including mapping and landowner lists; attendance of public open houses and meetings; and 401/404 and isolated wetland permitting coordination through the United States Army Corps of Engineers (USACE) and the Ohio Environmental Protection Agency (OEPA). GIS project lead for over 70 transmission line projects, including, mapping preparation for ecology and engineering and quality controls on mapping and data. Typical mapping prepared for the project included Wetland Delineation Figures, SWPPP Erosion and Sediment Controls Maps, and Pre-Construction Notice (PCN) wetland impact calculations, text, and mapping. Specific project experience is documented below:

- Preparation of PCN (NWP 12, NWP 39, NWP 57) text and figures for approximately 15 linear electric transmission line projects and 5 electric substation projects since 2016
- Preparation of approximately five full OPSB applications and amendments, approximately 20 LONs, and approximately 20 CNs since 2015
- Siting Studies (including siting memos, rebuild siting studies, and greenfield siting studies) for approximately 20 electric substation and linear electric transmission line projects since 2017

### **Electric Utility Projects | FirstEnergy | Ohio**

GIS project lead for ecology and engineering for 26 transmission lines totaling over 400-miles. Directed work efforts of two co-workers in tasks related to the project, including mapping preparation for ecology and engineering. Typical mapping prepared for the project included Access Maps, Wetland Delineation Figures, SWPPP Maps, Ohio Department of Transportation (ODOT) Permit Maps, and Haul Route Maps. Aided ecologists in the qualitative review of wetland delineation forms

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## Senior Project Manager

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and GPS data. Created access roads, crossings, and other construction features in GIS for use in construction.

### **Pipeline Projects | Williams Transco | Pennsylvania**

Assisted GIS lead for this 192-mile pipeline project in Pennsylvania. Created and processed GIS/GPS data. Provided survey result analysis for reporting. Researched innovative method using Generate Near Table to provide State Historic Preservation Office (SHPO) result analysis to CRM for areas of overlap along route centerlines and aboveground facilities. Prepared mapping for cultural resource field surveys, SHPO reporting, and Federal Energy Regulation Commission (FERC) reporting.

### **Pipeline Projects | Marathon | Multiple locations**

Assisted GIS lead as task manager for cultural resources survey of a 45-mile pipeline. Provided support to the cultural resources group with GIS/GPS data processing and management, field mapping, survey result analysis, and report graphic creation.

### **Pipeline Projects | Kinder Morgan | New York**

Served as GIS lead for this 3.1-mile pipeline in Chautauqua, New York. Directed work efforts of others. Provided support to the ecological group with GIS/GPS data processing and management, field mapping, survey result analysis, and report graphic creation (resource reporting and FERC reporting).

### **Pipeline Projects | Enbridge | Multiple locations**

Assisted lead CRM GIS contacts in Cincinnati office. Prepared maps & data for cultural resources field surveys of a 600 mile/400-ft wide corridor. QA/QC'ed incoming GPS field data, prepared report graphics for multiple reports, and assisted in production of Phase II reports.

### **Pipeline Projects | Chesapeake**

Converted pipeline location data from CAD drawing form to shapefile form for client use. Provided support to the cultural resources group with GIS/ GPS data processing, field maps and report graphic creation.

### **Pipeline Projects | Access Midstream | Multiple locations**

Collected and managed GIS data for Initial Route Development Mapping of gas pipeline, assisted in desktop route development based on route feasibility walks, prepared route plan maps for the client, collated, revised and prepared route alignment data for the client.

### **Borrow Area and Landfill Siting Projects | Tennessee Valley Authority | Tennessee**

Assisted lead in using GIS to complete suitability modeling for potential landfill locations. Conducted a site selection study, using Microsoft Excel, to compare areas found in the suitability modeling.

### **Project Management | American Electric Power, Kentucky Utilities (LG&E), Confidential Client | Ohio, Indiana, Kentucky**

Proposal generation for new RFPs and change orders, cost estimates, project set-ups and tracking in AECOM's project financial tracking system (APIC from 2015-2016 and 2020-August 2021, ePM from 2016-2020) including Go/No Go in early proposal stages, proposal text and cost estimate generation for RFPs on new projects and change orders on existing projects, applying change orders, developing Earned At Completion (EAC) reports, tracking project revenue and costs and schedule, monthly project reviews, and closing projects. Monitored weekly transactions and reviewed and approved invoices to clients. Created and maintained up-to-date Quality documentation, Safe Work Plans, and Project Execution Plans.

Designated as mentor in the GIS/Permitting group for deputy project managers since early 2018 to assist with training up and coming staff. Compiled a word document for a number of the PM tasks such as entering a project in ePM (Gates 1 through 3) and tips on getting through the monthly project review process and EAC process. Trained as a Super User for the APIC training for AECOM in January 2020 to train End Users in the central region on new PM system.

Managed over 80 projects and tracked these projects using an excel spreadsheet with all the project details including: project name, project number, contract number, PO identification number, client contacts, deliverables to be completed with detailed dates and expectations, deliverables completed and dates of completion, notes to document issues or outstanding needs such as change orders or release end date extensions, contract amount, billed ITD, remaining budget ITD, percent of contract value spent versus percent of scope complete. This spreadsheet was updated monthly and distributed to the client PMs and siting and environmental leads for review and comment. Tracked and submitted the field hours every month to AEP in an excel spreadsheet that listed hours per project for each month and any safety concerns or incidents. Completed a client-specified cash flow spreadsheet for all AEP projects (over 80) on a monthly basis to track contract value, billed ITD, remaining budget, cash flow estimates for upcoming months through 12 months out, and actuals (what was invoiced) for the month prior. Completed an invoice tracking spreadsheet for internal use to cross-check the outstanding invoices against the client invoice system to ensure all project invoices were delivered successfully to the client and there were no issues and invoices were paid in a timely manner.

*Joshua Harrison Crawford*

**CURRICULUM VITAE**

**PERSONAL**

Executive Director  
Pegasus Institute  
Louisville, KY 40202  
Cell: (774) 392-2105  
Email: [josh@pegasuskentucky.org](mailto:josh@pegasuskentucky.org)  
Website: [www.pegasuskentucky.org](http://www.pegasuskentucky.org)

**EDUCATION**

M.A., Criminal Justice, anticipated 2022, CUNY – John Jay College of Criminal Justice  
J.D., 2015, Suffolk University Law School  
B.S., Crime, Law, & Justice, 2012, Penn State University

**HONORS**

AEI Millennial Leadership Network, 2021  
Leadership Louisville, 2016  
Phi Delta Phi International Legal Honor Society  
Sidney J. Rosenthal Scholarship, 2014  
Honorable Lawrence L. Cameron and Barbara G. Cameron Scholarship, 2013  
Henry Herbert Smythe Trust Scholarship, 2009 & 2011  
Bunton-Waller Scholarship, 2008-2011

**PUBLICATIONS**

- Crawford, J. (2017). *Gangs, Not Drugs, Must Be Law Enforcement Focus in Addressing Homicide Problem* (pp. 1-8, Rep.). Louisville, KY: Pegasus Institute.
- Crawford, J. (2017). *Reform Opportunities in Kentucky's Bail System* (pp. 1-12, Rep.). Louisville, KY: Pegasus Institute.
- Crawford, J. (2017). *Voices of the Survivors: Louisville Metro Violent Crime Impact Report* (pp. 1-21, Rep.). Louisville, KY: Pegasus Institute.
- Crawford, J., Harris, J. (2018). *Estimating the Fiscal Impact of Marsy's Law on Kentucky* (pp. 1-18, Rep.). Louisville, KY: Pegasus Institute.
- Crawford, J. (2020). *The Case for COPS 3.0* (pp. 1-8, Rep.). Louisville, KY: Pegasus Institute.
- Crawford, J. (2020). *Declaring an Emergency: Cross-State Comparisons and Recommendations for Reforms* (pp. 1-51, Rep.). Louisville, KY: Pegasus Institute.
- Block, C., Crawford, J. (2020). *Self-Initiated Police Activity Reduces Homicides* (pp. 1-9, Rep.). Louisville, KY: Pegasus Institute.
- Coomes, P., Crawford, J. (2021). *Some Regional Economic Perspectives on COVID-19 Policies and Impacts* (pp. 1-22, Rep.). Louisville, KY: Pegasus Institute.



## **PRESENTATIONS, PANELS, and TESTIMONY**

Crawford, J. (01-2018.) *Louisville's Murder Rate*. Louisville Forum, Louisville, KY.

Crawford, J. (01-2018.) *Voices of the Survivors: Louisville Metro Violent Crime Impact Report*. Louisville Metro Council Public Safety Committee, Louisville, KY.

Crawford, J. (02-2018.) *Testimony in favor of HB 169 AN ACT relating to gang violence prevention*. House Judiciary Committee, Frankfort, KY.

Crawford, J., Harris, J. (02-2018.) *Madison's Constitution in a Partisan Era*. Bellarmine University Constitutional Symposium, Louisville, KY.

Crawford, J. (02-2018.) *Criminal Justice Reform in the Commonwealth*. Federalist Society – Louisville Lawyers Chapter Luncheon, Louisville, KY.

Crawford, J. (02-2018.) *Testimony in favor of SB 133 Dignity for Incarcerated Women Act*. Senate Health and Welfare Committee, Frankfort, KY.

Crawford, J. (03-2018.) *Testimony in favor of HB 169 AN ACT relating to gang violence prevention*. House Appropriations and Revenue Committee, Frankfort, KY.

Crawford, J. (03-2018.) *Crime & Justice in Louisville*. John H. Schnatter Center for Free Enterprise, University of Louisville, Louisville, KY.

Crawford, J. (03-2018.) *Testimony in favor of SB 133 Dignity for Incarcerated Women Act*. House Judiciary Committee, Frankfort, KY.

Crawford, J. (02-2018.) *Testimony in favor of HB 169 AN ACT relating to gang violence prevention*. Senate Judiciary Committee, Frankfort, KY.

Crawford, J. (05-2018.) *Criminal Justice Reform – What's Happening and Why It Matters*. Americans for Tax Reform's Spring 2018 Coalition Leaders Summit, Anchorage, AK.

Crawford, J. (06-2018.) *Is a Victims' Rights Constitutional Amendment Right for Kentucky?* Federalist Society – Louisville Lawyers Chapter Luncheon, Louisville, KY.

Crawford, J. (12-2018.) *The Need for Bail Reform and What it Ought to Look Like*. Kentucky House Republicans Annual Retreat, Louisville, KY.

Crawford, J. (08-2019.) *Discussion of County Jail Populations and Trends in Incarceration*. Interim Joint Committee on Local Government, Louisville, KY.

Crawford, J. (01-2020.) *Victimization in Louisville*. United States Attorney for the Western District of Kentucky Office's 2020 Violent Crime Summit, Louisville, KY.

Crawford, J. (04-2020.) *The Case for COPS 3.0*. Presidential Commission on Law Enforcement and The Administration of Justice's Recruitment and Training Working Group, Remote.



Crawford, J. (04-2020.) *Declaring an Emergency: Cross-State Comparisons and Recommendations for Reforms*. Interim Joint Committee on the Judiciary, Frankfort, KY.

Crawford, J. (06-2020.) *Police Reform in the States: Insights from Five State-Based Experts*. State Policy Network, Remote.

Crawford, J. (08-2020.) *Bail Reform in Kentucky*. Kentucky Advisory Committee to the U.S. Commission on Civil Rights, Remote.

Crawford, J. (09-2020.) *COVID Roundtable—Limiting State Emergency Powers*. State Policy Network Annual Meeting, Remote.

Crawford, J. (09-2020.) *Unconventional: Episode 4 - Women and the Justice System*. Justice Action Network, Remote.

Crawford, J. (11-2020.) *Separation of Powers in the States: Empowering State Legislatures During Times of Emergency and Beyond*. Pacific Legal Foundation Fly-In, Savannah, GA.

Crawford, J. (5-2021.) *Reining in Emergency Powers*. Pacific Legal Foundation, Remote.

#### **SELECTED MEDIA APPEARANCES**

Jackson, K. (2017, May 31). Gangs Are Behind Louisville's Growing Homicides, Study Says. *89.3 WFPL News*. Retrieved from <https://wfpl.org/gangs-are-behind-louisvilles-growing-homicides-study-says/>

Mattingly, D. (2017, October 05). 2016 Homicide rates grew fastest in Louisville, 4 other cities. *Wave 3 News*. Retrieved from <https://www.wave3.com/story/36524120/2016-homicide-rates-grew-fastest-in-louisville-4-other-cities/>

Fortson, J. (2017, December 12). New report sheds light on gun violence, homicide survivors. *Wave 3 News*. Retrieved from <https://www.wave3.com/story/37044748/new-report-sheds-light-on-gun-violence-homicide-survivors/>

Shaw, R. (2018, February 19). Violent Crime. *Kentucky Educational Television*. Retrieved from <https://www.ket.org/program/kentucky-tonight/violent-crime-34400/>

Fortson, J. (2018, April 05). Murder suspect released twice on HIP; legislation hopes to make changes. *Wave 3 News*. Retrieved from <https://www.wave3.com/story/37891853/murder-suspect-released-twice-on-hip-legislation-hopes-to-make-changes/>

Mattingly, D. (2018, July 25). One reason why deadly violence in Louisville appears to be declining. *Wave 3 News*. Retrieved from <https://www.wave3.com/story/38722793/one-reason-why-deadly-violence-in-louisville-appears-to-be-declining/>

Jalonick, M. (2018, December 19). Bluegrass blitz: How McConnell was sold on sentencing reform. *AP News*. Retrieved from <https://apnews.com/c6407480da4b44d8b188383605b29ef3>

Lindstrom, M. (2019, January 23). Pegasus Institute Pushing for Bail Reform. *Spectrum News 1*. Retrieved from [https://spectrumnews1.com/ky/louisville/pure-politics/2019/01/23/pegasus-institute-pushing-for-bail-reform-?fbclid=IwAR06i2SWdlh7V3QeMmaJNhd5YRYo7MB6cH7MJVO-K0Mb\\_zKZ\\_KfwD896rCU](https://spectrumnews1.com/ky/louisville/pure-politics/2019/01/23/pegasus-institute-pushing-for-bail-reform-?fbclid=IwAR06i2SWdlh7V3QeMmaJNhd5YRYo7MB6cH7MJVO-K0Mb_zKZ_KfwD896rCU)

Kleppinger, B. (2019, January 26). Bill would reform cash bail in Kentucky. *The Advocate-Messenger*. Retrieved from [https://www.amnews.com/2019/01/25/bill-would-reform-cash-bail-in-kentucky/?fbclid=IwAR3oP2kRZupd233pc9\\_tHWel77oGC4qyzKbOXsoFJ4epJI53SmpUaHHI04w](https://www.amnews.com/2019/01/25/bill-would-reform-cash-bail-in-kentucky/?fbclid=IwAR3oP2kRZupd233pc9_tHWel77oGC4qyzKbOXsoFJ4epJI53SmpUaHHI04w)

Shaw, R. (2019, February 11). Legislative Update, February 11, 2019. *Kentucky Educational Television*. Retrieved from <https://www.ket.org/program/legislative-update/february-11-2019-34933/>

Fontaine, H. (2019, April 01). Potential police cuts in Louisville have Pegasus Institute concerned about public safety. *WHAS 11*. Retrieved from <https://www.whas11.com/article/news/local-research-company-shares-concerns-over-potential-police-cuts/417-d29fb975-868d-42d8-a0ef-050ad834147d>

Cheves, J. (2019, August 23). Reduce jail overcrowding before a judge orders mass release, experts warn lawmakers. *Lexington Herald-Leader*. Retrieved from <https://www.kentucky.com/news/politics-government/article234273842.html>

Meiners, T. (2019, December 12). NewsRadio 840 WHAS Town Hall on Criminal Justice Reform. *NewsRadio 840 WHAS*. Retrieved from <https://whas.iheart.com/content/2019-12-11-newsradio-840-whas-town-hall-on-criminal-justice-reform/>

Tobin, B. (2019, December 29). 'Our lives are never the same': Slain victims' relatives reflect at end of violent decade. *Louisville Courier-Journal*. Retrieved from <https://www.courier-journal.com/story/news/crime/2019/12/29/louisville-crime-past-decade-one-most-violent-history/2757368001/>

Rust, K. (2019, December 30). Study shows this has been the second deadliest decade for Louisville. *Wave 3 News*. Retrieved from <https://www.wave3.com/2019/12/30/study-shows-this-has-been-second-deadliest-decade-louisville/>

Anderson, M. (2020, March 16). Pegasus Institute of KY on the Need for Criminal Justice Reform. *Spectrum News 1*. Retrieved from <https://spectrumnews1.com/ky/louisville/in-focus-shows/2020/03/16/pegasus-institute-ky-on-in-focus->

Kachmar, K., Bullington, J. (2020, April 19). Despite the coronavirus shutdowns, shootings are on the rise in Louisville and Lexington. *Louisville Courier-Journal*. Retrieved from <https://www.courier-journal.com/story/news/local/2020/04/17/shootings-violent-crime-up-louisville-lexington-despite-covid-19/5143782002/>

Mattingly, D. (2020, December 30). 2020 marks 'deadliest 5-year period in our city's history'. *Wave 3 News*. Retrieved from <https://www.wave3.com/2020/12/30/marks-deadliest-year-period-our-citys-history/>

Kachmar, K., Aulbach, L., & Bullington, J. (2021, January 1). 170-plus killings and few answers: Louisville besieged by record homicides and gun violence. *Louisville Courier-Journal*. Retrieved from <https://www.courier-journal.com/story/news/crime/2021/01/01/louisville-violence-173-homicides-and-few-answers-record-year/6540016002/>

Bautista, G. (2021, June 6). Louisville gun violence front-and-center of discussions among community leaders, organizations. *WLKY News*. Retrieved from <https://www.wlky.com/article/louisville-gun-violence-front-and-center-of-discussions-among-community-leaders-organizations/36635593>

Mattingly, D. (2021, June 21). Louisville's record level of homicides stands out from other cities with increased violence. *Wave 3 News*. Retrieved from <https://www.wave3.com/2021/06/21/louisvilles-record-level-homicides-stands-out-other-cities-with-increased-violence/>

### **SELECTED OP-EDs**

Crawford, J. (2017, August 1). Initiative aims to curb Louisville's homicide spike. *Kentucky Today*.

Crawford, J. (2018, March 1). Legislation would ensure women in prison receive the care they need. *Kentucky Today*.

Crawford, J. (2018, April 20). Gov. Matt Bevin should hurriedly sign gang legislation into law. *Kentucky Today*.

Crawford, J. (2018, December 11). Kentucky made right moves with criminal justice reform measures. *Kentucky Today*.

Crawford, J. (2019, January 25). Kentucky should level the playing field with bond reform. *Louisville Business First*.

Crawford, J., Hall, A. (2020, February 7). Our groups couldn't be more different, but we agree on criminal justice bills. *Louisville Courier-Journal*.

Crawford, J. (2020, June 15). The remarkable folly of 'defund the police'. *Kentucky Today*.

Crawford, J. (2020, July 17). Don't Defund The Police; Fund And Defend Them. *The Federalist*.

Crawford, J. (2020, October 22). Misinformation muddies need for victims' rights. *Kentucky Today*.

### **SELECTED BLOGS and OTHER WRITINGS**

Crawford, J. (2017, March 17). Does Permit-less Carry Lead to Violent Crime Increases? Retrieved from <https://www.pegasuskentucky.org/post/2017/03/17/does-permit-less-carry-lead-to-violent-crime-increases>

Crawford, J. (2017, April 26). Focused Deterrence Policing Can Reduce Murder in Louisville. Retrieved from <https://www.pegasuskentucky.org/post/2017/04/26/focused-deterrence-policing-can-reduce-murder-in-louisville>

Crawford, J. (2017, July 26). (Even more) Evidence Louisville's Increase in Violence Isn't Caused by the Opioid Crisis. Retrieved from <https://www.pegasuskentucky.org/post/2017/07/26/even-more-evidence-our-increase-in-violence-isn-t-caused-by-the-opioid-crisis>

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## Andrew R. Lines, MAI

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Andrew R. Lines is a principal in CohnReznick's Valuation Advisory Services group where he specializes in Real Estate, Affordable Housing, Cannabis and Renewable Energy. Andrew leads a group of appraisers across the country performing valuations on a wide variety of real estate property types including residential, commercial, industrial, hospitality and special purpose properties: landfills, waste transfer stations, marinas, hospitals, universities, self-storage facilities, race tracks, CCRCs, and railroad corridors. Affordable Housing experience includes Market Studies, Rent Compatibility Studies and Feasibility Analysis for LIHTC and mixed-income developments. Cannabis assignments have covered cultivation, processing and dispensaries in 15 states, including due diligence for mergers and acquisitions of multi-state operational and early stage companies. Renewable Energy assignments have included preparation of impact studies and testimony at local zoning hearings in 10 states.

He is experienced in the valuation of leasehold, leased fee and partial interest and performs appraisals for all purposes including financial reporting (GAAP, IFRS, IRC), litigation (including Eminent Domain), and gift/estate planning. Andrew is a State Certified General Real Estate Appraiser in the states of Illinois, Indiana, Maryland, Georgia, Florida, Ohio, New York, New Jersey, Arizona, Kentucky and the District of Columbia.

Before joining CohnReznick, Andrew was with Integra Realty Resources-Chicago Metro, starting as analyst support in 2002 and leaving the firm as a director in late 2011. His real estate experience also includes administration for the residential multifamily REIT Equity Residential Properties Trust (ERP), in the transaction department, where he performed due diligences associated with the sale and acquisition of multi-family properties and manufactured home communities.

### Education

- Syracuse University: Bachelor of Fine Arts
- MAI Designation (Member of the Appraisal Institute)

### Professional Affiliations

- Chicago Chapter of the Appraisal Institute
  - Alternate Regional Representative (2016 - 2018)
  - MAI Candidate Advisor (2014 - 2019)
- International Real Estate Management (IREM)
- National Council of Real Estate Investment Fiduciaries (NCREIF)
- National Council of Housing Market Analysts (NCHMA)

### Community Involvement

- Syracuse University Regional Council - Active Member
- Syracuse University Alumni Association of Chicago, Past Board member
- Chicago Friends School - Treasurer & Active Board Member

### Court Cases – Expert Witness Testimony

- IDOT vs. Wegeilnik, Elk Grove Village, Cook County, IL Circuit Court Trial Date: July 2013
- IDOT vs. BMO Harris Bank, Homer Glen, Will County, IL Circuit Court Trial Date: July 2014
- IDOT vs. Itasca Bank & Trust #10237, Itasca, DuPage County, IL Circuit Court Trial Date: November 2017
- Multi-Housing Tax Credit Partners XXX v. Alexander Dairy Associates, LLC, Federal Court - Richmond, VA Trial Date: April 2021

### Court Cases – Depositions/Mediation Meetings/Filings

- IDOT vs. BMO Harris Bank, Machesny Park, Winnebago County, IL - October 2015
- IRS vs. Phoenix Bond & Indemnity, Cook County, IL - December 2016
- SDOT vs. Garrison Forest Plaza (Utility Pipeline Case), Owings Mills, MD - July 2016
- CTA vs. Thomas Investors, Chicago, Cook County, IL - May 2017
- IDOT vs. Itasca Bank & Trust #10237, DuPage County, IL - July 2017
- IRS vs. the Estate of Tamir Sapir, New York, NY - July 2018
- District of Columbia vs. VEDEM, LLC, District of Columbia - January 2020
- Multi-Housing Tax Credit Partners XXX v. Alexander Dairy Associates, LLC, Federal Court - Richmond, VA Deposition Date: February 2021

### Zoning Hearings – List of Counties Accepted as Expert

- Illinois - Cook, Grundy, McHenry, Ogle, Lee, Champaign, Kankakee, Livingston, Peoria, DeKalb, Boone
- Indiana - Jasper, Clinton
- Michigan - Menominee, Cheboygan, Eaton
- Ohio - Ohio Power Siting Board (Columbus)
- New York - Onondaga
- Colorado - Logan
- Pennsylvania - Adams
- Hawaii - Maui
- Kentucky - Fleming
- Wisconsin - Sheboygan

### Presentations/Panels

- “Planning for Year 15” NCHMA Fall 2020 Virtual Summit - December 2020
- “Public vs. Private Cannabis REIT Opportunities” NCIA Cannabis Business Cyber Summit - November 2020
- “Valuation and Forecasting Strategies During a COVID Crises” CRE Finance Council- July 2020
- “Cannabis and Its Impact on Associated Real Estate” Sacramento-Sierra Chapter 2019 Conference; Lake Tahoe, CA - October 2019
- “Cannabis & Real Estate - The Ripple Effects of Legalization & Regulation” National Appraisal Institute Conference; Denver, CO - July 2019
- “How Deals Are Getting Done: Capital Markets and Multifamily Finance” Bisnow Multifamily Annual Conference Midwest; Chicago, IL - October 2018
- “Valuations/Financial Reporting” IMN - CFO (west) Private Equity Conference; Carlsbad, CA - May 2015
- “Fair Value and ASC 805”, Masters of Accounting Seminar, Georgetown University - October 2013
- “Fair Value and ASC 805”, Internal CohnReznick Audit Training, Los Angeles, CA - November 2014
- “Fair Value and ASC 805”, Internal CohnReznick Audit Training, Bethesda, MD - September 2014

### Valuation Impact Studies

- Landfills
- Big Box Retail Developments
- Electric Power Transmission Lines
- Solar Farms
- Wind Farms
- Environmental Stigma
- View Amenities

### Appraisal Institute Classes Completed

- 15-Hour National USPAP (2005); 7-Hour National USPAP (2009; 2011; 2013; 2014; 2016; 2018; 2020)
- Basic Appraisal Principles (2005)
- Basic Appraisal Procedures (2005)
- Basic Income Capitalization (2006)
- Eminent Domain and Condemnation (2006)
- General Applications (2007)
- Residential Sales Comparison and Income Approaches (2007)
- Advanced Income Capitalization (2008)
- Capital Market Conditions and its Impact on Real Estate (2008)
- General Appraisal Market Analysis and Highest and Best Use (2008)
- Associated Guidance Leadership Program (2008)
- Online Supervising Appraisal Trainees (2008)
- Report Writing and Valuation Analysis (2009)
- Advanced Sales Comparison & Cost Approaches (2009)
- Advanced Applications (2009)
- Business Practices & Ethics (2009)
- Appraisal Curriculum Overview (2-day general) (2011)
- Analyzing Distressed Real Estate (2011)
- General Demonstration Report - Capstone Program (2012)
- General Demonstration Report Writing (2012)
- Candidate for Designation Program (2013)
- Appraising the Appraisal: Appraisal Review - General (2013)
- Advanced Internet Search Strategies (2013)
- FHA and The Appraisal Process (2013)
- Legislative Session (2013)
- Candidate for Designation Program- Advisor (2013)
- 2014 Illinois Supervisor/Trainee Seminar (2014)
- Illinois Appraisers Seminar (2014)
- Data Verification Methods (2015)
- The Discounted Cash Flow Model: Concepts, Issues and Apps. (2015)
- Appraisal Convenience Stores (2016)
- Rates and Ratios: Making Sense of GIMs, OARs, and DCF (2016)
- Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (2017)
- Review Case Studies - General (2017)
- Residential & Commercial Valuation of Solar (2018)
- Supervisory Appraiser/Trainee Appraiser Course (2018)
- Review Theory - General (2020)



Clientele Served

- FDIC
- Amtrak, Metra
- Churchill Downs
- BMO Harris
- Commonwealth Edison/Exelon
- Water Reclamation District of Greater Chicago
- DePaul University
- Hartz Mountain, Inc.
- Paramount Properties
- American Healthcare Investors, Inc.
- Ventas/Lillibridge
- Advocate Healthcare
- CBS Radio/Outfront Media
- Righheimer Martin & Cinquino
- Ross & Hardies
- Mayfair Development Group
- First Washington Realty
- DuPage County Forest Preserve
- NIPSCO
- Related Companies
- Preferred Apartment Communities
- Lowe Enterprises
- Carl M. Freeman Companies
- Cortland Partners
- Tierpoint
- 365 Data Centers
- PNC Bank
- Innovative Industrial Properties REIT
- The John Buck Company
- ADP
- Foulger-Pratt
- Chevy Chase Land Company
- BF Saul & Co.
- Quadrum Global
- Walton Development USA
- Skanska USA
- Magnetar Capital
- USAA
- Burroughs and Chapin
- GTIS Partners
- Toll Brothers
- The Pal Group (Palumbo)
- Urban Development Group
- Neal and Leroy
- The Village of LaGrange
- The Village of Lake Zurich
- The City of Des Plaines
- The City of Barrington
- The City of Chicago
- Pathway Senior Living
- The Gencom Group
- SL Industries
- Moduslink Global
- Empire Petroleum
- Other developers, attorneys, banks, individuals, et al.

Notable Assignments Completed

- Willis Tower
- McCormick Place Expansion Projects
- The Arlington Park Race Track Complex
- Carson Pirie Scott - State Street Chicago
- The Chicago Board of Options Exchange
- Hartz Mountain Portfolio (Hotels and Distribution Centers)
- DePaul University's Lincoln Park Campus
- Ritz-Carlton Hotels in Florida and California
- Morris Airport Expansion Project
- The Sedgebrook CCRC (Erickson)
- Drake Hotel, Chicago
- Estrella Mountain Ranch Master Planned Community
- Westphalia Master Planned Community
- 11 Madison Avenue
- Trump Tower (NYC) Penthouse Condominium
- Icon Tower - Las Olas
- Former Kraft Corporate Headquarters (Northbrook, IL)

- United Technologies Corporation Headquarters (Farmington, CT)
- United Technologies - Windsor Locks Manufacturing Campus (Windsor Locks, CT)
- ComEd/Exelon Corporate Headquarters (Oakbrook, IL)
- Rochelle Community Hospital
- Idaho Waste Systems Landfill
- DeWitt County - Clinton Landfill
- Rochelle Landfill
- Silver Spring Metro Center
- Rockville Metro Center
- Park Potomac Buildings D, E & G
- Mid-Town Athletic Club (Chicago)
- Wilmette Harbor Marina
- Racine County Marina
- Potomac Yards and Waterfront Station
- Port Covington - Sangamore Development Land