

Glenn C. Walker, ASA
Appraiser/Consultant

PROFESSIONAL EXPERIENCE:

Glenn C. Walker is a consultant with over 20 years of experience in the valuation of commercial/ industrial property, utility infrastructure, and electric generating facilities for ratemaking, *ad valorem* tax purposes, purchase and sale considerations, and financial purposes. In addition, Mr. Walker has provided consulting services in the area of strategic planning, energy market analyses, and rate and regulatory matters to various clients throughout North America.

Mr. Walker has provided expert testimony and presentations on numerous occasions before state regulatory agencies, courts, and legislative bodies in Connecticut, Maine, Maryland, Massachusetts, Michigan, New Hampshire, New York, and Ohio. Testimony has focused on providing opinions of market value and the feasibility of municipal acquisitions of utility and energy infrastructure.

PROFESSIONAL HISTORY:

George E. Sansoucy, P.E., LLC, Portsmouth, NH, 1994 to Present
Commercial/Industrial Appraiser / Consultant

Stanhope Group, Portsmouth, NH, 1991 to 1994
Commercial/Industrial Appraiser

EDUCATION:

University of New Hampshire, Durham, New Hampshire, Bachelor of Science Degree in Business Administration, 1991

STATE CERTIFICATIONS:

State of Connecticut

Certified General Real Estate Appraiser, # RCG.1059

State of Maine

Certified General Appraiser, # 1270

State of Maryland

Certified General Appraiser, # 40029148

Commonwealth of Massachusetts

Certified General Real Estate Appraiser, # 102276

State of Michigan

Certified General Appraiser # 1201007987

State of New Hampshire

Certified General Appraiser, # 378

State of New York

Certified General Real Estate Appraiser, # 46000033728

State of Rhode Island

Certified General Real Estate Appraiser, # CGA.0020031

State of Texas

Certified General Real Estate Appraiser, # TX 1380537 G

State of Wisconsin

Certified General Real Estate Appraiser, # 2135-10

PROFESSIONAL AFFILIATIONS

American Society of Appraisers, Accredited Senior Appraiser (ASA) Designated in: Machinery & Technical Specialties / Machinery & Equipment

PUBLICATIONS AND PRESENTATIONS:

Massachusetts Department of Revenue – Prepared material and co-conducted three workshops on Valuing Solar Photovoltaic (PV) Projects for *Ad Valorem* Tax purposes and for Negotiation of PILOT Agreements.

Massachusetts Department of Revenue – Co-authored guidelines for the “Valuation and Taxation of Electric Generating Property” in connection with the “Commonwealth of Massachusetts 1997 Electric Utility Restructuring Act.” Spoke on the valuation of electric generating facilities.

State of Michigan, County Equalization Directors - Prepared material and taught two day seminar on the valuation of utility property for the Michigan Assessor’s Association.

Connecticut Association of Assessing Officers - Spoke at the Fall Symposium on Public Utility and Special Purpose Property Valuation Methods and Approaches.

REPRESENTATIVE LIST OF PROJECTS:

1. Adams County, OH – Valuation of two coal-fired generating facilities with a total capability of 3,106 MW.
2. Agawam, MA – Valuation of gas transmission/distribution facilities, compressor facilities, electric distribution facilities, and gas-fired combined cycle generating facility.
3. Alexandria, NH – Valuation of all public utility property including a biomass generating facility.
4. Ashland, ME – Valuation of a biomass generating facility.
5. Anne Arundel County, MD – Valuation consulting regarding two coal-fired generating facilities.
6. Bank of New Hampshire – Valuation of a public utility company in the Town of Pittsfield, NH, for financing purposes.
7. Bethlehem, NY – Valuation of a 400 MW oil/gas-fired utility generating facility.
8. Boralex, Inc. – Valuation and consulting services related to a biomass generating facility in Stacyville, ME.

9. Boston, MA – Valuation of a 760 MW oil/gas-fired generating facility and transmission and electric distribution property.
10. Bow, NH – Valuation of transmission facilities, a 460 MW coal-fired generation facility, a 12 MW hydroelectric facility, and 44 MW combustion turbines.
11. Bridgeport, CT – Consulting and valuation for refuse incineration and transfer facilities.
12. Bridgewater, NH – Consulting and preparation of valuation of all utility property including a biomass generating facility.
13. Bristol, NH – Valuation of all public utility property including two hydroelectric facilities.
14. Bucksport, ME – Valuation of a high pressure natural gas transmission pipeline.
15. Burrillville, RI – Assist with PILOT negotiations. Valuation of a 560 MW gas-fired combined cycle generating facility.
16. Cambridge, MA – Valuation of a 256 MW oil/gas-fired generating facility.
17. Charles County, MD – Valuation of a 1,490 MW coal-fired generating facility.
18. Connecticut Resource Recovery Authority (CRRRA) - Valuation of several waste-to-energy facilities and a jet turbine generating facility.
19. Covert Township, MI – Valuation of a 798 MW nuclear generating facility.
20. Detroit, MI – Valuation of the central underground steam heating system and power plants.
21. Dighton, MA – Valuation of a 170 MW gas-fired combined cycle generating facility and a desalination facility.
22. Dover (MA) Water Company – Valuation and strategic planning for the possible sale of the company.
23. Dracut, MA – Consulting regarding development of a tax mitigation agreement for a proposed combined cycle generating facility.
24. Filer Township, MI – Valuation of a 70 MW coal-fired cogeneration facility.
25. Haddam, CT – Valuation of an Independent Spent Fuel Storage Installation.
26. Haverstraw, NY – Valuation of a 1,200 MW oil-fired generating facility.
27. Holyoke, MA – Valuation of a 42 MW hydroelectric facility and a 160 MW coal-fired generating facility, transmission and distribution systems, canal systems, buildings, and miscellaneous utility properties.
28. Lake County, OH – Valuation of real property of a 1,250 MW nuclear generating facility and a 1,257 MW coal-fired generating facility.
29. Londonderry, NH – Valuation of a 720 MW gas-fired combined cycle generating facility. Assisted in negotiation of tax settlement agreement.
30. Maryland Department of Assessments and Taxation – Consulting and reports on the review of electric generating plants for property tax purposes.
31. Middletown, CT – Valuation of an oil-fired generating facility.
32. Midland, MI – Valuation of 1,500 MW gas-fired combined cycle generating facility.
33. Milford, CT – Valuation of a 340 MW dual fuel generating facility.
34. Monroe, CT – Valuation of a hydroelectric facility.
35. Nashua, NH – Valuation of a water system. Assisted in development of review and strategy for City acquisition of water system.
36. New Milford, CT – Valuation of two hydroelectric facilities.
37. New Richmond and Three Rivers School Districts, OH – Valuation of three coal-fired generating facilities with a total capability of 3,661 MW.

38. Newington, NH – Valuation of a 420 MW oil-fired generating facility, a 540 MW gas-fired combined cycle generating facility, and transmission and distribution facilities. Assisted in negotiation of tax settlement agreements.
39. Oak Bluffs and West Tisbury, MA – Valuation of two electric generating peaking facilities.
40. Old Town, ME – Valuation of a hydroelectric facility.
41. Orono, ME – General consulting regarding a hydroelectric facility.
42. Oswego, NY – Valuation of a 1,650 MW oil-fired generating facility.
43. Oswego County, NY – Valuation of three nuclear generating facilities with a total capability of 2,606 MW.
44. Oxford, CT – Assisted in tax agreement negotiations for a proposed gas-fired combined cycle plant.
45. Parmenter O’Toole Law Firm – Valuation of a 432 MW coal/gas-fired generating facility (Muskegon, MI)
46. People’s United Bank – Valuation of proposed anaerobic digestion facility (Southington, CT).
47. Pittsfield, MA – Valuation of a 180 MW gas-fired combined cycle cogeneration facility.
48. Plymouth, MA – Valuation of a 685 MW nuclear generating facility.
49. Portsmouth, NH – Valuation of a coal/wood-fired generating facility and an oil tank farm facility.
50. Pottawattamie County, Iowa – Valuation of a foundry.
51. Providence, RI – Valuation of a 500 MW gas-fired combined cycle generating facility.
52. Providence (RI) Water Supply Board - Valuation of dams, reservoirs, piping systems, and treatment plant.
53. Rowe, MA – Valuation of an Independent Spent Fuel Storage Installation.
54. Rowe, Florida, and Monroe MA – Valuation of three hydroelectric facilities and one pumped storage facility.
55. Sacramento (CA) Local Agency Formation Commission – Prepared an analysis of the economic and level of service impacts resulting from the annexation by Sacramento Municipal Utility District (SMUD) of the Cities of West Sacramento, Davis and Woodland and adjacent unincorporated areas of Yolo County.
56. Salem, MA – Valuation of a 760 MW coal/oil-fired generating facility.
57. San Francisco (CA) Public Utilities Commission – Prepared reports which evaluated various Community Choice Aggregation (CCA) renewable resource portfolio options. This included the technical feasibility, economically viable options, potential leveled cost of resources, and a comparison of several types of resource portfolios.
58. Seabrook, NH – Valuation of a 1,200 MW nuclear generating facility. Assisted in negotiation of a tax agreement.
59. Silver Springs, NY – Valuation of a gas-fired cogeneration facility.
60. South San Joaquin (CA) Irrigation District – Valuation of electric distribution system in anticipation of the District’s acquisition of this property by use of eminent domain.
61. Stony Point, NY – Valuation of a 453 MW coal-fired generating facility.
62. Tamworth, NH – Valuation of a 25 MW biomass generating facility.
63. Tonawanda, NY – Valuation of a 56 MW gas-fired cogeneration facility.
64. Wallingford, CT – Valuation of a 250 MW gas-fired generating facility.
65. Wawayanda, NY – Valuation of a peaking facility.

66. Westfield, MA – Consulting for permitting and assessment of a proposed 276 MW gas-fired combined cycle generating facility. Assisted in negotiations of *ad valorem* tax agreement.
67. Weymouth, MA – Valuation of a gas-fired combined cycle facility.
68. Wiscasset, ME – Valuation of an Independent Spent Fuel Storage Installation.
69. Yarmouth, ME – Valuation of an 846 MW oil-fired generating facility. Valuation of all property owned by Central Maine Power Company including distribution systems, transmission systems, substations, land and rights of way.