

In The Matter Of:
LIVINGSTON COUNTY ZONING BOARD OF APPEALS

January 26, 2015

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1 LIVINGSTON COUNTY ZONING BOARD OF APPEALS
 2 CASE SU-7-14
 3 PLEASANT RIDGE WIND ENERGY PROJECT
 4 January 26, 2015
 5 6:30 PM
 6 Pontiac Township High School
 7 Pontiac, Illinois
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1 (Commencing at 6:48 p.m.)
 2 MR. SCHOPP: I'm going to go ahead and
 3 call roll call. Our acting chairman was involved in
 4 a little bit of an accident on the way over here
 5 this evening, so he's running late. And other
 6 members may be running a little late too, so we're
 7 going to kind of work this out as we go along.
 8 So this is the January 26, 2015,
 9 continuation hearing of the Livingston County Zoning
 10 Board of Appeals review of Livingston County Zoning
 11 Case SU-7-14, Pleasant Ridge Energy, LLC, Pleasant
 12 Ridge Wind Energy project.
 13 Our roll call is Michael Cornale. John
 14 Vitzthum.
 15 MR. VITZTHUM: Here.
 16 MR. SCHOPP: Rich Kiefer. Diana Iverson.
 17 MS. IVERSON: Here.
 18 MR. SCHOPP: Howard Zimmerman. Joan
 19 Huisman. And Gibs Nielsen.
 20 MR. BLAKEMAN: Okay, I want to make a
 21 brief announcement just so we're clear. The ZBA may
 22 conduct public hearings without a quorum being
 23 present. Holding a public meeting such as what
 24 we're doing tonight does not constitute action by

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1 the board, so that's one reason we're going to go
 2 forward. And we have a witness who has come from
 3 some distance. Mr. Luetkehans, are you ready to
 4 proceed?
 5 MR. LUETKEHANS: Yes.
 6 MR. BLAKEMAN: Do you want to call your
 7 witness?
 8 MR. LUETKEHANS: We would call Aaron,
 9 Gruen, G-R-U-E-N, to the stand. At this time, we
 10 also have UCLC Exhibit 60, 61 and 62 to hand out.
 11 (Mr. Aaron Gruen was duly sworn.)
 12 MR. LUETKEHANS: Mr. Gruen, you may
 13 proceed.
 14 MR. GRUEN: Thank you. My name is Aaron
 15 Gruen. Since 1991, I've been a principal with the
 16 urban economics, market research and land use policy
 17 research and consulting firm Gruen Gruen +
 18 Associates. The firm was founded in 1970 --
 19 MR. LUETKEHANS: You have to get a little
 20 closer.
 21 MR. GRUEN: -- and has offices in
 22 Deerfield and San Francisco. For public sector and
 23 private sector clients, the firm conducts market,
 24 economic, financial and fiscal and economic impact

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1 research and analysis. Our work emphasizes helping
 2 clients make beneficial land use, real estate
 3 investment and development and economic development
 4 and public policy decisions. I have led or
 5 contributed to many economic impact studies and
 6 reviews of studies, including the impacts of the
 7 DuPage Airport, the closing of the Motorola cell
 8 phone factory in Harvard, and the construction of
 9 highway interchanges in Kane County. Other examples
 10 of studies the firm and/or I have conducted or
 11 evaluated relate to the impacts of manufacturing
 12 activities, corporate headquarters, retail, office
 13 and industrial space developments, residential and
 14 hotel developments, auto malls, science and
 15 technology developments, hospitals, and colleges and
 16 universities, power plants, and other
 17 infrastructure. As I hope the range of example past
 18 assignments suggests, Gruen Gruen + Associates is
 19 not dependent upon a single land use or beholden to
 20 a single industry and has established a reputation
 21 for independent objective research and analysis.
 22 I believe the report entitled the Economic
 23 Impact of the Pleasant Ridge Wind Energy Project by
 24 Dr. Loomis should not be relied upon because it does

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1 not disclose essential information, is misleading,
 2 and overstates the potential economic impacts of the
 3 proposed development. The proposed development will
 4 be unlikely to generate significant ongoing economic
 5 impacts within Livingston County.
 6 In the very first paragraph of the report
 7 Dr. Loomis provided, Loomis states, "The basis of
 8 this analysis is the study of direct, indirect and
 9 induced impacts on job creation, wages and total
 10 economic output." This is a standard purpose of
 11 impact analysis. Direct and indirect and induced
 12 economic impacts are widely presented in terms of
 13 employment added, labor income or wages associated
 14 with the added jobs, and economic output, which is
 15 economic jargon for the value of all goods and
 16 services produced or sold.
 17 Now, indirect impacts, sometimes referred
 18 to as multiplier effects, relate to changes in the
 19 number of jobs, income, and output produced based on
 20 interdependencies among economic sectors in the
 21 geographic area. Businesses buy products and
 22 services from each other creating indirect impacts
 23 on other businesses. In other words, a change in
 24 one industry or business ripples through other

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1 industries or businesses. In addition to these
 2 indirect or spillover effects, indirect impacts also
 3 include what is sometimes referred to as induced
 4 impacts, or the impacts of increased household
 5 spending, that result from the creation of
 6 additional jobs and income.
 7 The wind energy model Loomis uses,
 8 however, to present the impacts does not follow
 9 standard, generally accepted convention for
 10 presentation of direct versus indirect impacts. It
 11 should be noted that the Loomis report on the
 12 postulated economic impacts of the proposed wind
 13 energy development does not comprehensively portray
 14 impacts that the proposed development may induce.
 15 If the project is not feasible to develop and
 16 operate, none of the projected positive economic
 17 impacts will occur, and yet no showing of
 18 feasibility has been made.
 19 Keep in mind that economic impacts are
 20 effects on the level of economic activity in a given
 21 area. In this case, the relevant area is Livingston
 22 County and not the state of Illinois as a whole.
 23 Livingston County is the area in which the project
 24 would be sited and that would bear the burden of the

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1 use. And, according to the Loomis report, the labor
 2 would be primarily drawn from within the county,
 3 which, however, is not likely to be the case for
 4 reasons I will explain.
 5 Economic impacts do not measure the
 6 valuation of changes in amenity or quality-of-life
 7 factors, such as health, safety, recreation, air and
 8 noise quality, or view amenities, reductions in the
 9 quality and quantity of which can work to reduce the
 10 economic vitality of a place. The Loomis report
 11 does not address changes in such factors that the
 12 proposed wind energy development may induce.
 13 Nor do economic impacts measure fiscal
 14 impacts. For example, a proposed wind energy
 15 development will increase the demand for public
 16 services, but the cost to provide these services are
 17 not considered in the Loomis analysis. Nor does the
 18 Loomis report address the potential impact on
 19 property values of the proposed wind energy
 20 development.
 21 The report provides no indication that
 22 demand exists for the power or that it will be
 23 financially feasible to develop and operate the
 24 proposed project. I understand that the developer

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1 has not identified a power purchase agreement with a
 2 creditworthy buyer for the power.
 3 Now, on page 2 of the Loomis report, the
 4 author refers to limited wind energy developments
 5 because of the, quote, uncertainty surrounding wind
 6 energy policy, end quote. While the report does not
 7 provide further information, I believe Dr. Loomis is
 8 referring to certain federal tax credits and other
 9 incentives that have expired or are in danger of not
 10 being renewed. In the absence of such federal
 11 incentives, most alternative energy developments are
 12 not financially feasible at this time. In addition,
 13 the economic impacts predicted by Dr. Loomis are
 14 not -- are likely to be misleading and overstated
 15 for reasons I will explain next.
 16 Key inputs of the impact model were not
 17 specified, and cost estimates, including estimates
 18 of the percentage of project materials and labor
 19 that will be coming from within Livingston County,
 20 were apparently supplied by the developer, the
 21 sponsor of the proposed project who commissioned the
 22 report.
 23 Input/output models themselves cannot
 24 estimate from where direct construction and

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1 operating expenditures will be sourced. An
 2 assumption or estimate must be made by the analyst
 3 using the model. Accordingly, the results derived
 4 from impact models are sensitive to changes in
 5 assumptions about the percentages and amounts of
 6 direct materials and labor that will be supplied
 7 from within the geographic study area, in this case,
 8 Livingston County.
 9 When the project proponent is the source
 10 of these assumptions, it would be especially
 11 appropriate to reveal the key assumptions and back
 12 them up. Because the basic inputs and assumptions
 13 were not disclosed in neither the report or the
 14 testimony, we have no way of conducting our own
 15 impact analysis or validating the appropriateness of
 16 individual inputs into the models or identifying the
 17 multipliers produced by direct impacts.
 18 Loomis estimates that during the
 19 construction phase the equivalent of 384 full-time
 20 jobs will be created in Livingston County. The
 21 analytical, generally accepted convention is to
 22 present economic impacts in terms of direct,
 23 indirect and induced effects. The Loomis report
 24 indicates that 34 full-time jobs will result from

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1 induced effects or, in other words, the effects of
 2 the personal consumption expenditures made by
 3 workers and their households. The direct and
 4 indirect effects of construction activity, however,
 5 are not separately presented. Multipliers are not
 6 presented for employment, income, and output in the
 7 Loomis report, although, as I noted, that was the
 8 claimed purpose of the report.
 9 The JEDI model includes only the direct
 10 impacts associated with on-site construction
 11 activity. The economic impacts from purchasing the
 12 wind turbines and related equipment are reported in
 13 combination with other indirect supply chain
 14 impacts, and the sum of these is described in the
 15 Loomis report as, quote, turbine supply chain
 16 impacts or, quote, indirect impacts. The impacts as
 17 reported in the Loomis report do not allow for a
 18 multiplier ratio of direct to indirect economic
 19 impacts to be calculated.
 20 We understand that the turbines will be
 21 obtained from GE, but GE does not manufacture
 22 turbines in Livingston County, and therefore this
 23 large project development component input will not
 24 generate any economic impacts within Livingston

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1 County. The author states on page 6 of the report
 2 that improvements, quote, include graveled roads to
 3 access each turbine and above and below surface
 4 electrical cabling to collect and transmit the
 5 power, end quote. According to the JEDI model
 6 Loomis utilized, more than 90 percent of the capital
 7 expenditures for wind projects typically are for
 8 equipment and materials. Neither in the report nor
 9 in his testimony does Loomis identify how much of
 10 these expenditures will occur locally, if any, nor
 11 does he provide any examples of local suppliers for
 12 such equipment or materials.
 13 One important reason the construction
 14 impacts are overstated and misleading is the
 15 construction impacts are reported as annual
 16 full-time equivalent jobs, but the bottom of page 11
 17 of the Loomis report indicates that, quote, the
 18 construction of the wind farms may actually involve
 19 hiring 768 workers for six months, end quote. Such
 20 a short period does not suggest a high quality,
 21 ongoing economic employment opportunity which would
 22 give workers confidence to spend money on
 23 nonnecessities or make commitments to coming to and
 24 remaining in Livingston County.

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1 According to the Illinois Department of
 2 Employment Security, as of November 2014 the
 3 unemployment rate in the county is less than 6
 4 percent or only 1,040 resident unemployed workers of
 5 all occupations. Therefore, the local unemployed
 6 construction base within the county is not likely to
 7 be sufficient to provide the amount of short-term
 8 labor reported to be needed. It is likely that many
 9 of the predicted construction jobs will be sourced
 10 to workers residing outside the county or might be
 11 shifting jobs from other sectors or other projects
 12 and therefore would not be new and additional.

13 A discussion with a highly experienced
 14 engineer with Westwood Professional Services with
 15 significant experience in wind energy developments
 16 confirms that while concrete work or filling in a
 17 dirt road with gravel will be done locally, many
 18 contractors will bring in workers who have worked on
 19 other wind energy construction projects from outside
 20 Livingston County. If the developer uses mobile
 21 construction crews that move from site to site with
 22 specialized equipment and trained labor, then they
 23 will hire local labor only to supplement their
 24 needs.

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1 The Loomis report refers to the Shady Oaks
 2 wind energy development in Lee County, but provides
 3 no information about it even though we found an
 4 economic impact analysis of the project is
 5 available. An economic impact analysis of this
 6 project was conducted after the completion of
 7 construction. In that case, the project's turbine
 8 blades were made in North Dakota, the towers were
 9 made in Wisconsin, and the contractor was from
 10 Minnesota. The contractor is reported to have
 11 completed 100 wind energy development projects.
 12 Other components were made in China, Ohio,
 13 California and Texas.

14 According to the Shady Oaks impact report,
 15 which the developer of that project sponsored, the
 16 JEDI model, quote, can be misleading as far as
 17 numbers of construction jobs created, end quote.
 18 The contractor for the Shady Oaks project used 185
 19 construction workers living within 50 miles of the
 20 project, which means workers came from areas outside
 21 Lee County. The contractor reported that all of
 22 \$35,000 was spent locally to serve his 60 trucks and
 23 vehicles. Correcting for the improper presentation
 24 of direct and indirect impacts of the JEDI model,

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1 the authors of the Shady Oaks impact analysis
 2 estimated that the ongoing operations would support
 3 15 and a half direct jobs and an additional 9
 4 induced jobs. The Shady Oaks report done after the
 5 fact of the project suggests how misleading and
 6 overstated are the projected perspective impacts of
 7 the Pleasant Ridge project and how essential
 8 information is not disclosed in the report.

9 If resources are shifted away from some
 10 other use or activity in the county, that is,
 11 displaced, then there will be no or smaller net
 12 positive multiplier impacts than the gross impacts
 13 predicted. The gross job estimates presented in the
 14 Loomis report do not take into account net effects
 15 on jobs, such as displacement of other jobs by the
 16 construction of the proposed wind energy project or
 17 the impacts potentially changing electricity or fuel
 18 price that could change the demand for workers and
 19 serves associated with the plant.

20 Gross economic impacts, however, also do
 21 not accurately reflect the creation of new jobs or
 22 income as they do not take into account the jobs or
 23 income creation that would have occurred in absence
 24 of the activity being analyzed. Therefore, the

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1 Loomis analysis overstates and provides misleading
 2 estimates of the impact of the proposed project.

3 The 300 megawatt Streator Cayuga Ridge
 4 South wind farm was under construction in 2008 and
 5 2009 and it came online in March 2010. The 200
 6 megawatt Minonk wind farm located in both Woodford
 7 and Livingston Counties came online in 2012
 8 following construction in 2011. Presumably the
 9 Streator Cayuga Ridge South wind farm would have
 10 created similar gross job impacts as predicted in
 11 the Loomis report, but as described in Table 3 of
 12 our report, the number of construction jobs in
 13 Livingston County declined from 2008 through 2010
 14 and stabilized at the 2010 figures. This suggests
 15 the potential that the jobs were simply shifted from
 16 one construction activity to another and did not
 17 alter the structure or increase the employment base
 18 in the construction sector. Loomis did not
 19 apparently attempt to conduct any studies of the
 20 wind energy projects actually built in Livingston
 21 County or nearby counties to put into perspective
 22 the gross figures for a hypothetical project not yet
 23 built or operated and instead relies on employment
 24 costs and revenue data from the project developer.

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1 Loomis cites his study conducted for an
 2 organization promoting the use of wind energy that
 3 indicates Livingston County contains 5 of the 22
 4 industries which would potentially produce one or
 5 more components of a wind turbine, but what he does
 6 not note is, as a comparison, Cook, DuPage, Kane,
 7 Lake, McHenry, Winnebago and Will Counties each
 8 contains 16 of the relevant 22 industries. As I
 9 indicated earlier, Loomis does not state which firms
 10 in such industry sectors in Livingston County, if
 11 any, the developer indicated would be utilized to
 12 build or operate the proposed wind energy project.

13 Livingston County is relatively sparsely
 14 developed and does not contain major agglomerations
 15 or clusters of engineering and design and wind farm
 16 equipment and construction material firms.
 17 Livingston County's own comprehensive economic
 18 development strategy in its 2014 report indicates
 19 industry clusters which do not include engineering
 20 and design and wind farm equipment and construction
 21 materials. Similarly, it is unlikely that the
 22 components of the wind supply chain would relocate
 23 for a single project lasting six months. I draw
 24 this conclusion not only because of the short

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1 duration of the construction project, even assuming
 2 it's feasible to build and finance in the first
 3 place, but also because most firms now are seeking
 4 to exploit scale economies that yield greater
 5 returns than savings in transportation costs.
 6 Neither the report nor testimony of Loomis provides
 7 any business justification for why there would be a
 8 significant relocation of the supply chain to
 9 Livingston County nor is there any evidence of this
 10 having occurred in prior wind farm projects such as
 11 Shady Oaks.

12 The indirect ripple effects of the limited
 13 duration construction project are likely to be
 14 overstated given the size and composition of the
 15 county's economic and retailing base and that
 16 stores, for example, are unlikely to open new stores
 17 or expand stores because of a short-term
 18 construction project that will not yield ongoing
 19 purchasing power increases.

20 I'll now cover why the more important
 21 ongoing impacts are likely to be overstated and
 22 misleading and even if accurate would not represent
 23 a significant positive impact to the local economy.
 24 Loomis estimates that once construction is

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1 completed and the wind energy project is operating,
 2 13 jobs will be created on site in Livingston County
 3 directly from operations. The model was then used
 4 to forecast another 56 local jobs would result from,
 5 quote, local revenue and supply chain impacts. As
 6 with the construction period impacts, despite the
 7 initial claim of the purpose of the study, the
 8 Loomis report does not specify how many of these
 9 jobs will be created directly versus indirectly. An
 10 additional 23 ongoing jobs are forecast to result
 11 from the induced effects of worker and household
 12 spending.

13 Loomis forecasts that the operation of the
 14 wind energy project will increase the total earnings
 15 of county residents by approximately 4 million while
 16 the output of the Livingston County economy would
 17 increase by nearly 20.1 million. Because the
 18 economic impact estimates are not presented by
 19 Loomis in the accepted manner, the total impacts
 20 from the direct effects and the two types of
 21 indirect effects, one generated by industry to
 22 industry purchase and sales and one generated by
 23 expenditures by employees from wages and salaries,
 24 cannot be divided by the direct impacts to obtain

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1 the multiplier ripple effect. Loomis did not reveal
 2 the data assumptions utilized in either the report
 3 or his testimony, and therefore his findings cannot
 4 be validated.

5 Given the lack of access to the necessary
 6 data and the cost that would be involved, we did not
 7 prepare an independent objective economic impact
 8 analysis, but based on our review of the Loomis
 9 report, the Shady Oaks impact report and the
 10 employment and other data we have reviewed, the
 11 gross impacts will not be as high as predicted by
 12 the Loomis report, and the net impacts will not
 13 alter the economic base to provide justification for
 14 approving the project.

15 The Loomis report and the discussion in
 16 the testimony fails to describe how much, if any, of
 17 the nonIMPLAN parts of the JEDI model are locally
 18 based. The information provided in the report and
 19 testimony Loomis provides appears to be misleading
 20 with respect to the local share estimates. Given
 21 the open nature of rural counties multipliers or the
 22 indirect effects, the direct impacts should be much
 23 smaller than those included in the total impacts,
 24 especially given the large leakage both in purchased

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1 inputs and expenditures from wage and salaries.
 2 Typically the rounds of spending associated with the
 3 multiplier would be smaller in number in a rural
 4 county, and thus the summary ripple effect is likely
 5 to be smaller. For example, income for jobs
 6 directly created on site spent on retail and other
 7 goods is more likely to be spent outside of
 8 Livingston County where greater concentrations of
 9 retail outlets and services are located. The larger
 10 amount of retail space in Bloomington, Peoria and
 11 Kankakee can be expected to capture income spent on
 12 retail goods not readily available in Livingston
 13 County.
 14 But what page 10 of the Loomis report
 15 states to explain the reasoning behind the impact
 16 estimates is, quote, as workers receive income, they
 17 may decide to purchase more expensive clothes along
 18 with other goods and services from local businesses,
 19 end quote. The model in the analysis does not take
 20 into proper account of the nature of the Livingston
 21 County economy and the proximity to larger economies
 22 nearby with more of the kinds of stores at which
 23 more expensive clothes could be purchased.
 24 To give you another example drawn directly

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1 from the Loomis report of why the impacts are
 2 misleading and overstated, page 9 of the Loomis
 3 report states, quote, the banker who finances the
 4 contractor are both considered indirect impacts, end
 5 quote. However, if the contractor selected is not
 6 local, and no indication has been provided that the
 7 contractor will be local, the banker will not be
 8 local. And further, no indication is given that the
 9 banker will hire more bankers or otherwise increase
 10 hiring and incomes locally because of financing the
 11 contract for this project.
 12 Our review of the JEDI model indicates,
 13 for example, that the default JEDI model estimate
 14 for ongoing personnel expenditures for a 243
 15 megawatt wind project in Illinois is 887,000 per
 16 year. The Loomis report suggests he adjusted the
 17 default assumptions upwards to 993,000. Material
 18 and services are estimated to represent the
 19 remainder or about 80 percent of typical O&M
 20 expenditures according to the JEDI model. These
 21 primarily consist of insurance costs and replacement
 22 parts and equipment. Again, the default assumption
 23 of the JEDI model is that none of these ongoing
 24 expenditures are likely to be made in a small

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1 county. It is not clear to what extent the
 2 estimates include impacts associated with nonpayroll
 3 O&M costs, which Loomis did not reveal in the report
 4 or testimony.
 5 In addition, the JEDI model includes in
 6 the local revenue and supply chain impacts during
 7 operations the revenue from property taxes and
 8 revenue to equity investors. The JEDI model default
 9 assumes that revenue to equity investors leaks out
 10 of the local economy, but that a hundred percent of
 11 property tax revenue and land lease revenue remains
 12 in the local economy. The Loomis report does not
 13 specify if these default assumptions in the JEDI
 14 model were changed or adjusted to reflect actual
 15 local conditions. The project developer is
 16 headquartered in Chicago and therefore revenues to
 17 equity investors should not be considered to be
 18 captured in Livingston County. Any increase in
 19 property taxes or other local tax revenues could be
 20 offset by a decline in property values or the taxes
 21 could be used in ways that do not increase local
 22 economic activity, such as paying municipal debt or
 23 adding to reserves.
 24 The convention and accepted practice in

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1 impact analysis is not followed in the JEDI model or
 2 Loomis report, which is to present tax impacts
 3 separately and not as part of indirect economic
 4 impacts. But even if the undisclosed local share
 5 and multiplier estimates were reasonable, the total
 6 projected economic impacts are not significant
 7 relative to the size of the local economy. The
 8 gross job impacts, not the net, would be only
 9 one-half of 1 percent of the total jobs while the
 10 gross income impacts would represent only a third of
 11 1 percent of the county's earnings. The key point
 12 that the Loomis report did not put into context is
 13 that given the size of the county's employment and
 14 income base, the projected impacts are not
 15 significant.
 16 And then in conclusion, I point out that
 17 previously built and operating wind energy projects
 18 have not altered the economic structure or caused
 19 the economic base to increase in Livingston County,
 20 and the Loomis report and testimony provides no
 21 justification to believe this proposed wind energy
 22 project will produce any different results.
 23 What the review of economic employment
 24 conditions contained in our memorandum report

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1 suggests is the importance of recognizing that no
 2 short-run construction project is likely to have any
 3 sustained positive economic impact, and the proposed
 4 project can be expected to be no different. And the
 5 direct on-site, ongoing impacts, that is, 13 jobs,
 6 are negligible relative to the employment base in
 7 the county.

8 Given the overstated, misleading economic
 9 impacts presented in the Loomis report and that the
 10 report does not cover the other types of impacts
 11 that could have more ramifications for the county,
 12 the Loomis report should not be relied upon to make
 13 land use decisions that have long run and ongoing
 14 economic, social, environmental and other important
 15 consequences. And that completes the testimony.

16 **CHAIRMAN CORNALE:** Thank you, Mr. Gruen.
 17 I believe at this time Chuck wants to --

18 **MR. SCHOPP:** We want to make a note that
 19 during his testimony that two more of the Zoning
 20 Board of Appeals members attended the meeting.
 21 Michael Cornale and Joan Huisman added their
 22 presence to the meeting. So we're glad to have them
 23 here.

24 **CHAIRMAN CORNALE:** All right, at this

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1 time, do you guys have any questions for Mr. Gruen?
 2 **MS. HUISMAN:** No.

3 **CHAIRMAN CORNALE:** All right. Yeah, we'll
 4 reserve our opportunity to question Mr. Gruen.
 5 Government and school, government bodies
 6 or school boards, anybody out there with questions
 7 for Mr. Gruen?
 8 All right. Mr. Blazer, do you have any
 9 questions for Mr. Gruen?
 10 **MR. BLAZER:** Thank you, Mr. Cornale.
 11 **QUESTIONS BY**
 12 **MR. BLAZER:**
 13 Q. Mr. Gruen, your presentation sounded like
 14 substantially a verbatim recitation of your report;
 15 is that correct?
 16 **A. I would have to compare it, but certainly**
 17 **much of it was read from the report.**
 18 Q. Okay. Do you have Dr. Loomis's report up
 19 there with you? Here, I have it.
 20 **A. I have a copy, I'll get his copy.**
 21 Q. That's all right. We'll be referring to
 22 it. This is the one that's actually in the
 23 material. And for the record, that's Pleasant Ridge
 24 Exhibit 115, correct? Up at the top. Is that

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1 correct, sir, it's marked Pleasant Ridge --
 2 **A. Yes.**
 3 Q. Okay. Did you review that entire report
 4 in preparing what you submitted?
 5 **A. I believe so, yes.**
 6 Q. And are you the only person who worked on
 7 the report that you submitted?
 8 **A. No.**
 9 Q. Who else worked on it?
 10 **A. Colleagues in my office.**
 11 Q. Who wrote it?
 12 **A. I take full responsibility for the report.**
 13 Q. That wasn't my question. Who wrote the
 14 report?
 15 **A. Well, I just told you there were several**
 16 **of us who worked on the report. I wrote most of it,**
 17 **but I also had assistance from other colleagues.**
 18 Q. What was the nature of that assistance?
 19 **A. Standard assistance in doing research and**
 20 **analysis, so reviews of -- they reviewed the**
 21 **reports, helped track down other studies, such as**
 22 **the Shady Oaks report that I referred to, a review**
 23 **of the JEDI model inputs, standard model from the**
 24 **department that provides the report, that sort of**

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1 **thing.**
 2 Q. So did you review the JEDI model inputs or
 3 did somebody else do that?
 4 **A. Two of us did.**
 5 Q. And just from the title of your report,
 6 correct me if I'm wrong, and this is UCLC Exhibit
 7 61, it's intended to be comments, findings and
 8 conclusion about Dr. Loomis's entire report,
 9 correct?
 10 **A. Parts of the report that I made comments**
 11 **on, yes.**
 12 Q. Okay. Well, I mean, again, you did review
 13 the entire Loomis report, correct?
 14 **A. Right.**
 15 Q. Okay. What else did you personally review
 16 in order to prepare your report and testify here?
 17 **A. I reviewed the employment data that's**
 18 **reflected in the -- in our report, the unemployment**
 19 **data. Give me one minute. There's a series of**
 20 **articles, newspaper articles that I reviewed.**
 21 **There's the Illinois Wind Turbine Supply Chain**
 22 **Report June 10, Center for Renewable Energy, I**
 23 **reviewed. The database of permitted projects by the**
 24 **Center for Renewable Energy.**

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1 Q. So you're talking about the references in
 2 your report?
 3 A. Yes, sir.
 4 Q. And you reviewed every one of those
 5 references personally?
 6 A. Yes. And so I think there was also some
 7 articles, including an important article that
 8 describes the limitations of input/output models.
 9 Footnote 8 on page 70, I actually read that article,
 10 Net Multipliers Avoid Exaggerating Impacts: With a
 11 Bi-Regional Illustration for the Dutch
 12 Transportation Sector, Journal of Regional Science.
 13 If I can --
 14 Q. So you went out and looked for articles
 15 that address input/output models?
 16 A. Right.
 17 Q. Okay, and that's the one you found?
 18 A. Well, there are other ones I found. That
 19 was the one that I cited in that footnote.
 20 Q. Okay. Did you review any of the testimony
 21 that's been given in this proceeding?
 22 A. Yes.
 23 Q. Okay. Which testimony did you review?
 24 A. The testimony that was given to me by the

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1 attorney for Dr. Loomis.
 2 Q. Well, that's me, so I assume you mean the
 3 attorney for UCLC --
 4 A. I mean --
 5 Q. -- Phil Luetkehans?
 6 A. -- his, Dr. Loomis's testimony, it was
 7 sent to me.
 8 Q. All right. That's the only thing you
 9 reviewed?
 10 A. In addition to the things we've just
 11 discussed.
 12 Q. Okay. What are the elements of a
 13 community's infrastructure?
 14 A. What are the elements of a community's
 15 infrastructure?
 16 Q. Yes.
 17 A. Well, there's hard infrastructure, like
 18 roads, airports, bridges, utilities and so forth.
 19 There's soft infrastructure, which is education, the
 20 social capital of a community, education of the
 21 community, educational facilities and services.
 22 Q. Public safety?
 23 A. Public safety would be a service, so
 24 broadly construe that being infrastructure.

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1 Q. Water and sewer services?
 2 A. Yes.
 3 Q. Schools you mentioned, education. What's
 4 the impact on a community if its infrastructure
 5 deteriorates?
 6 A. If infrastructure deteriorates, it's going
 7 to have less good infrastructure and all that goes
 8 along with that less good infrastructure.
 9 Q. Okay, you're going to have to keep that up
 10 there. I didn't hear your answer, I'm sorry.
 11 A. If infrastructure deteriorates, it will
 12 have less good infrastructure and therefore less
 13 whatever goes along with whatever the particular
 14 decline in infrastructure is.
 15 Q. Well, for example, would a deterioration
 16 in infrastructure have an impact on the community's
 17 real estate values?
 18 A. It could.
 19 Q. All right. And would that then have an
 20 impact on the community's tax base?
 21 A. It could.
 22 Q. Okay. You have the report there, right?
 23 A. My report, yes.
 24 Q. Okay. On page 1 you say, "The analysis of

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1 the economic impact of the proposed wind energy
 2 development does not comprehensively portray impacts
 3 that the proposed development may induce."
 4 A. Correct.
 5 Q. Now, are you saying that Dr. Loomis's
 6 report does not address all economic impacts that
 7 will result from this project?
 8 A. I'm saying that there's -- no, I'm saying
 9 that that may be that as well, that is true, but the
 10 point that I'm trying to make on page 1 is more
 11 simple than that. Economic impacts do not measure
 12 all impacts of a project. That's all I was trying
 13 to say.
 14 Q. Well, for example, Dr. Loomis's report
 15 doesn't mention the economic benefits agreement that
 16 Invenergy has said it will enter into with the
 17 county, right?
 18 A. Correct.
 19 Q. All right. And you are aware that
 20 Invenergy has indicated that they are prepared to
 21 enter into such an agreement with the county,
 22 correct?
 23 A. I'm not familiar with that detail.
 24 Q. Well, let me read you a portion of the

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1 transcript of this proceeding. It's from November
 2 17, 2014, from Mr. Parzyck.
 3 **MR. BLAZER:** Counsel, it's page 45 line 23
 4 to page 46 line 4.
 5 Q. "I'd like to briefly mention the fact that
 6 we are prepared to discuss an economic benefit
 7 agreement, an agreement that would add millions of
 8 dollars to Livingston County's economy, and it would
 9 be based on the agreement that Iberdrola put
 10 together for the Deer Run project." You're not
 11 aware of that?
 12 **A. I haven't studied that. I'm not aware of**
 13 **it.**
 14 **MR. LUETKEHANS:** I haven't seen it either,
 15 so if it exists --
 16 **MR. BLAZER:** Well --
 17 **MR. LUETKEHANS:** -- I'd love to see it.
 18 **MR. BLAZER:** -- this is based on
 19 testimony. That's all we're talking about right
 20 now.
 21 **MR. LUETKEHANS:** He already said he didn't
 22 review Dr. -- Mr. Parzyck's testimony, so if you
 23 want to ask him about something he actually
 24 reviewed, that would be a great idea.

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1 **MR. BLAZER:** Well, part of what we're
 2 discussing here is what he didn't review and why he
 3 didn't review it.
 4 Q. So anyway, going to page 11 of your
 5 report, Mr. Gruen --
 6 **MR. LUETKEHANS:** Maybe because I don't
 7 have it.
 8 **MR. BLAZER:** You don't have the
 9 transcript? I'm sorry?
 10 **MR. LUETKEHANS:** I don't actually have the
 11 report. I don't have the agreement you keep talking
 12 about. We've tried to ask about it, and no one who
 13 was in the meeting is willing to come up here and
 14 talk about it.
 15 **MR. BLAZER:** I don't know where that's
 16 coming from, Mr. Cornale. I -- let's move on, shall
 17 we?
 18 **CHAIRMAN CORNALE:** Please. We've got one
 19 other thing that we need to address. The specifics
 20 of this economic agreement that's made reference to
 21 has been questioned by a zoning board member, and
 22 Mr. Parzyck declined to comment on that. Is there
 23 any -- has there been any solidification of details
 24 that at this point could be commented on?

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1 **MR. BLAZER:** No, there have been -- for
 2 the record, Mr. Cornale, there have been no
 3 solidification of details because there have been no
 4 negotiations, nor can there be, with the county
 5 until this board makes its recommendation.
 6 However, Mr. Parzyck, as I just indicated
 7 on the record, on the first day of this proceeding
 8 indicated that Invenergy is prepared to enter into
 9 an agreement similar to the one that was entered
 10 into with the Deer Run project. And this county is
 11 fully aware of what the terms of that agreement
 12 were. But we're going to get there in a minute.
 13 **CHAIRMAN CORNALE:** Okay.
 14 **MR. LUETKEHANS:** So we don't know if it's
 15 a dollar or a million dollars.
 16 **MR. BLAZER:** We're going to get there in a
 17 minute.
 18 **CHAIRMAN CORNALE:** But given the
 19 information that's been presented to date, there is
 20 no economic impact that Mr. Gruen could, in fact,
 21 input into his model to determine a more reliable
 22 result; is that correct?
 23 **MR. BLAZER:** That is not correct, and I
 24 think we'll get to that in a few minutes. So if I

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1 can proceed, Mr. Cornale, I think we're going to get
 2 there.
 3 **CHAIRMAN CORNALE:** Hold. Okay, so moving
 4 forward, the economic impact that you've alluded to
 5 cannot be further discussed. There's nothing out
 6 there. No one's testified to it. He can't -- he
 7 can't input that into his model. So any questions
 8 that potentially address that are not allowed.
 9 There's no -- there's been no in good faith working
 10 towards that.
 11 **MR. BLAZER:** Well, except that there is
 12 evidence in this record regarding what that
 13 agreement is because we know what that agreement was
 14 that's also in this record. So all I ask right now
 15 is that --
 16 **MR. LUETKEHANS:** What the agreement was
 17 that's in this record? I'm sorry, I got lost.
 18 Iberdrola is not in this record. Is Iberdrola in
 19 this record, that agreement?
 20 **MR. BLAZER:** The terms of that agreement
 21 certainly are in this record, yes, they are.
 22 **MR. LUETKEHANS:** What's the exhibit
 23 number?
 24 **MR. BLAZER:** We'll get there, counsel.

1 **CHAIRMAN CORNALE:** Okay, counsel has
2 advised me that, in fact, my definition or -- that's
3 all irrelevant. It wasn't spoke of in Loomis's
4 testimony nor the economic benefits. So any further
5 discussion about that at this point is not going to
6 be -- we're not going to hear it.

7 **MR. BLAZER:** All right. Well --

8 **BY MR. BLAZER:**

9 Q. Could you go to page 11 please, Mr. Gruen?

10 A. Yes, sir.

11 Q. "Previously built and operating wind
12 energy projects have not altered the economic
13 structure or caused the economic base to increase in
14 Livingston County, and no basis is given to suggest
15 the proposed wind energy project will significantly
16 positively improve the economic and employment
17 base."

18 Which projects are you talking about
19 there?

20 A. I'm referring to the -- the ones I just
21 mentioned in my testimony, the projects that were
22 built in Livingston County that are actually cited
23 as examples of wind energy projects in his report.
24 And I'll try to find the page quickly on our report.

1 Q. All right. All I'm trying to find out is
2 which projects are you talking about other than
3 Cayuga Ridge?

4 A. Okay, I mentioned the second one that was
5 on page 6 that I referred to. There's two. There's
6 the Cayuga and there's the Minonk wind farm located
7 both in Woodford and Livingston Counties.

8 Q. Okay. Now you spoke previously or you
9 spoke during your presentation in talking about
10 Cayuga Ridge, and you said that jobs in Livingston
11 County during the time that Cayuga Ridge was built
12 and came online in 2000 -- around 2009, is that
13 correct? That's when it came online?

14 **MR. LUETKEHANS:** The testimony was that it
15 came online in March of 2010.

16 Q. Right, and it was built in 2009?

17 A. Okay, I'll just refer you again --

18 Q. I'm just asking if you recall your
19 testimony.

20 A. It's on page 6, too, just in case that
21 helps.

22 Q. Okay. And you said that jobs in
23 Livingston County during that period between 2008
24 and 2010 nevertheless declined; is that correct?

1 Page 6 are examples of wind projects that were built
2 in this county previously.

3 Q. So are you -- are you talking about the
4 Cayuga Ridge project?

5 A. Right, the one that was built in 2008 and
6 9 and opened in 2010. There was another one that
7 was in both counties that came on in 2012. I just
8 described it in the testimony that's on page 6 here.

9 Q. So when you say projects in the quote that
10 I just read, is the only one you're talking about
11 Cayuga Ridge?

12 A. Well, I -- I'm telling you that there's --
13 whatever the projects were, it's not transformed the
14 economic base of the county. We looked at the data
15 which is on page -- let me just show you where I'm
16 referring to.

17 Starting on page 13, there's historical
18 employment by jobs, by industry in Livingston
19 County, so any projects since 2001 through 2012.
20 The ones I'm specifically referring to are the two I
21 just cited on page 6 which occurred in the years
22 that I just cited. And page 13 shows -- and page 14
23 of the report shows that it did not alter the
24 economic base of the county.

1 A. I was -- let me -- give me one more
2 minute, I'm sorry.

3 What I showed is if you look on Table 3 of
4 our report, the page I was just referring to, is
5 that the number of construction jobs -- I just want
6 to be more precise. I say construction jobs
7 declined from 2008 to 2010 and then stabilized
8 afterwards at the 2010 figures. The actual jobs did
9 decrease as a whole, nonfarm employment, from 2008
10 to the subsequent years, until 2011. So even with
11 the construction activities of the two plants,
12 construction jobs declined and overall nonfarm
13 employment declined.

14 Q. Could you go to page 12 of your report?

15 A. Yes.

16 Q. You say here, "Following the advent of the
17 Great Recession, which officially started in
18 December 2007 and ended in June 2009, with lingering
19 high unemployment effects continuing particularly
20 through 2010, unemployment rose but has since been
21 reduced to less than 6 percent or 1,040 labor force
22 members unemployed." Do you see where I was
23 reading?

24 A. Yes.

1 Q. So are you saying that Cayuga Ridge had no
2 positive impact during the Great Recession?

3 **A. I'm saying it did not alter the economic
4 base to result in the actual construction sector
5 growing, and it could have merely displaced other
6 jobs or those jobs would have been taken up
7 somewhere else, and that I wouldn't know.**

8 Q. You don't know that.

9 **A. No, but you wouldn't be able to say it had
10 no impact. I'm just pointing out that if you just
11 look at construction, it did not increase
12 construction jobs, which if it was to have
13 significant impact, you would have expected it to.
14 That's the point we're trying to make here. It's
15 not going to significantly alter the structure of
16 the economic base.**

17 Q. Would you disagree with the statement that
18 the economic recession during that period of time in
19 Livingston County would have been worse without the
20 Cayuga Ridge wind farm?

21 **A. It's a question of what other alternative
22 activities might have occurred in place. So I
23 wouldn't -- I wouldn't necessarily disagree with it,
24 but I wouldn't agree with it. It's a function of**

1 using the \$6 million payment to the county from the
2 Cayuga Ridge developer. Local businesses were
3 loaned money to stay open and new jobs were created.
4 In addition, there were construction jobs created,
5 and the article quotes Livingston County Board
6 Chairman Bill Fairfield as estimating that for every
7 ten wind turbines, one full-time maintenance
8 position was created."

9 You're not aware of that evidence, sir?

10 **A. Well, I'm aware from reading this article
11 that the impacts were not because of the operations
12 and construction activities of the facility but the
13 apparent agreement that you may have been referring
14 to earlier where there was cash given out, but that
15 wasn't because of the -- I'm just reading the
16 article, wasn't because of the operations of the
17 construction activity. It sounds like the county
18 board elected to subsidize other businesses with
19 cash that was related to this -- I'm looking for the
20 word that you mentioned earlier. It wasn't from the
21 operations. It looks like they were just given
22 cash, right?**

23 Q. Well, let me read that last line in the
24 record again. "In addition, there were construction

1 **what other jobs either would have occurred or -- or
2 if jobs moved from one sector to another because of
3 the short-term thing. What it didn't do was provide
4 any ongoing economic change to the structure of the
5 economy. And I wouldn't expect any short-term
6 construction project to do so.**

7 Q. Mr. Gruen, I've handed you what's been
8 marked as Pleasant Ridge Exhibit 300. Have you ever
9 seen that document before or that article?

10 **A. If it's not referred to in my report,
11 which I don't believe it is, I'm not sure I have
12 seen this. I would have to go back and compare it,
13 but just looking at it, it doesn't ring any bells.**

14 Q. Okay. I'm going to read you something
15 that's in the record from Pleasant Ridge Exhibit 41
16 and I'll ask you a question about it.

17 "There is evidence that but for the Cayuga
18 Ridge wind farm, the recession would have been worse
19 in Livingston County. In an article in September
20 2010 by Stephen Graff entitled VP 100: Illinois Wind
21 Farm Breathes New Life Into Businesses, Larry
22 Vaupel, that's V-A-U-P-E-L, director of the
23 Livingston County Economic Development Council,
24 discusses the success of the loan and grant program

1 jobs created, and the article quotes Livingston
2 County Board Chairman Bill Fairfield as estimating
3 that for every ten wind turbines, one full-time
4 maintenance position was created."

5 Do you have any basis for disputing that
6 statement, sir?

7 **A. No, but it sounds like it would be less
8 than one Menards store. How many jobs is one for
9 ten wind turbines? That's --**

10 **MR. BLAZER:** Mr. Cornale, if you could --
11 I'd ask that you instruct the witness, judge, to
12 answer my question. I didn't --

13 **MR. LUETKEHANS:** He was.

14 **MR. BLAZER:** I didn't ask --

15 **MR. LUETKEHANS:** He's an expert and he has
16 the right --

17 **CHAIRMAN CORNALE:** Okay.

18 **MR. LUETKEHANS:** -- to expand on his
19 questions.

20 **CHAIRMAN CORNALE:** Okay.

21 **MR. BLAZER:** I didn't ask him anything
22 about a Menards store.

23 **A. I'm putting this in context, which again
24 one turbine -- one job for every ten turbines may be**

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1 well less than one, one, one home improvement store
 2 jobs employed. It doesn't say how many total jobs
 3 there are relative to the size of the economy. I'm
 4 not disagreeing with the statement. I'm just
 5 pointing out that --
 6 Q. That's all I wanted to know if --
 7 A. -- it doesn't put into context what that
 8 means.
 9 Q. All I was asking, whether or not you agree
 10 or disagree with that statement or you have any
 11 basis for agreeing or disagreeing with that
 12 statement.
 13 MR. LUETKEHANS: And he answered. He
 14 answered.
 15 MR. BLAZER: I heard a lot about Menards
 16 and home improvements --
 17 CHAIRMAN CORNALE: Mr. Blazer, he
 18 answered.
 19 MR. BLAZER: Okay.
 20 MR. LUETKEHANS: You weren't listening.
 21 BY MR. BLAZER:
 22 Q. Would information like the information
 23 that I just gave you have been important for you to
 24 consider in your assessment of the economic benefits

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1 of a project like this?
 2 A. No.
 3 Q. Page 1, comments, findings and
 4 conclusions. "Economic impacts do not measure the
 5 valuation of changes in amenity or quality-of-life
 6 factors, such as health, safety, recreation, air and
 7 noise quality, or view amenities. The report does
 8 not address changes in such factors that the
 9 proposed wind energy development may induce."
 10 Do you see where I was reading that from
 11 your report?
 12 A. Yes, sir.
 13 Q. All right. What changes in property
 14 valuation are you referring to?
 15 A. I have not -- have not studied the
 16 potential impacts on any of these issues. I'm just
 17 referring -- the point I'm making here is economic
 18 impact analysis covers the effects on economic
 19 activity in a geographic area, and it does not
 20 measure valuation effects of these other factors.
 21 That's all I'm simply pointing out.
 22 Q. But just so I understand the answer to the
 23 question I asked you, you haven't assessed any
 24 property -- any changes in property valuation; is

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1 that right?
 2 A. I have not assessed valuation of changes
 3 in any of the amenity or quality-of-life factors,
 4 health, safety, recreation, air/noise quality, view
 5 amenities, or property factors was actually the
 6 fourth paragraph down on that page. I did not --
 7 I'm just pointing out that this report that I was
 8 asked to review does not cover any of these other
 9 types of impacts.
 10 Q. Okay, and neither --
 11 A. That's all.
 12 Q. And neither does yours.
 13 A. Absolutely.
 14 Q. Okay. You're not an appraiser?
 15 A. I do do -- I'm a real estate economist so
 16 I do value property, but I did not do any appraisal
 17 of or property value assessments for this case.
 18 Q. Are you a licensed appraiser in the State
 19 of Illinois?
 20 A. I actually just told you I'm a real estate
 21 economist; I'm not an appraiser.
 22 Q. Have you ever conducted an analysis of
 23 property value impacts from detrimental conditions?
 24 A. Yes.

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1 Q. How many times?
 2 A. I'd have to count. It's been a number of
 3 times.
 4 Q. Okay, how many times where the alleged
 5 detrimental condition is a wind farm?
 6 A. None.
 7 Q. Changes -- I think we established this a
 8 little while ago. Changes in property valuation
 9 would impact the amount of real estate taxes
 10 generated, correct?
 11 A. Yes.
 12 Q. So you haven't assessed health factors,
 13 correct?
 14 A. As I just said, yes, I've not -- I've not
 15 studied any of the factors listed on page 1.
 16 Q. So --
 17 A. I just pointed out that the Loomis
 18 report -- that I'm just pointing out the economic
 19 impacts are not the end-all, be-all. There are
 20 other factors to be considered. I'm not -- and I'll
 21 stipulate, again, that I've not studied any of the
 22 factors listed on page 1 that you're asking about.
 23 Q. All right. Going on on page 1, "Nor do
 24 economic impacts measure fiscal impacts, that is,

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1 changes in government revenues and expenditures.
 2 For example, the proposed wind energy development
 3 will increase the demand for public services, e.g.,
 4 public works, sheriff, fire, administration and
 5 other public services, but the costs to provide
 6 these public services are not considered in the
 7 analysis." Do you see where I was reading from?
 8 **A. Yes.**
 9 **Q.** All right. Going back to your statement
 10 about fiscal impacts, what public works demands are
 11 you referring to?
 12 **A. As I mentioned, the other report mentioned**
 13 **there was 60 trucks and vehicles that were serviced.**
 14 **Vehicles and trucks would generate impacts on the**
 15 **roadway maintenance and the need for replacement.**
 16 **There might be traffic enforcement and incident**
 17 **reports that would be generated. There might be**
 18 **litter that would need to be picked up. These are**
 19 **examples of public services that, again, I'm merely**
 20 **pointing out that economic impact reports don't**
 21 **cover. It's a different topic.**
 22 **Q.** Have you read the Livingston County Wind
 23 Siting Ordinance, the ordinance that governs this
 24 proceeding?

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1 **A. I don't believe I have.**
 2 **Q.** All right. So you don't know if it says
 3 anything about roadway impacts?
 4 **A. You know, I've managed to sleep at night**
 5 **without reading that.**
 6 **Q.** I'm glad you find this comical, Mr. Gruen.
 7 **MR. LUETKEHANS:** Objection, argumentative.
 8 I would just ask that he ask a question.
 9 **CHAIRMAN CORNALE:** Yeah, let's just move
 10 on. That does apply for both sides though. Please
 11 just answer the question that's asked.
 12 **BY MR. BLAZER:**
 13 **Q.** So you have no idea what the status is of
 14 any negotiations that may be ongoing with either the
 15 county or any townships regarding road use
 16 agreements, correct?
 17 **MR. LUETKEHANS:** Objection. This is the
 18 same area. We don't have any agreements to look at.
 19 I don't -- I have none of that information either.
 20 **MR. BLAZER:** I'm just asking if he knows.
 21 **A. I don't. I don't. And, again, I'm just**
 22 **pointing out what the economic impact reports do**
 23 **present and don't present.**
 24 **Q.** Okay. What sheriff demands are you

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1 talking about?
 2 **A. Again, I'm pointing out that the report**
 3 **did not address these issues. Sheriff demands would**
 4 **be life safety and its equivalent of police**
 5 **services. If there's accidents, if there's**
 6 **construction injuries, if there's equipment stolen,**
 7 **if there's damage done in the course of construction**
 8 **to the property that is not the site of the wind**
 9 **turbines, these are just standard municipal**
 10 **services, and I'm pointing out the Loomis report**
 11 **does not cover that. And I certainly will stipulate**
 12 **I have not done an analysis of the impacts on**
 13 **sheriff services.**
 14 **Q.** How many times have the sheriff or
 15 emergency services been called out to the White Oak
 16 wind farm in McLean County?
 17 **A. I don't know.**
 18 **Q.** How about the Grand Ridge project in
 19 LaSalle County?
 20 **A. I do not know.**
 21 **Q.** Bishop Hill project in Henry County?
 22 **A. I do not know.**
 23 **Q.** What about the Cayuga Ridge project in
 24 this county?

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1 **A. If it helps, I'll stipulate I don't know**
 2 **the sheriff costs in any wind energy projects in**
 3 **this region you might want to ask about. I've not**
 4 **checked. I'm merely pointing out that they may**
 5 **arise and it's a part of municipal services that are**
 6 **impacted.**
 7 **Q.** Bottom of page 1, you say, "Given the
 8 relatively small employment impacts predicted by the
 9 author, less than 1 percent of total existing jobs
 10 in the county, the failure to consider social,
 11 fiscal and property impacts of the proposed
 12 development, which collectively are likely to be far
 13 greater than the predicted economic impacts,
 14 constitutes a significant omission of the report."
 15 Do you see where I was reading from?
 16 **A. Yes, I do.**
 17 **Q.** Are these social, fiscal and property
 18 impacts the same ones we have just been going over
 19 that you haven't specifically assessed?
 20 **A. They're certainly examples, yes, sir.**
 21 **Q.** Okay. And you haven't quantified any of
 22 those.
 23 **A. Absolutely not.**
 24 **Q.** Who told you that they're likely to be far

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1 greater than the predicted economic impacts?
 2 **A. Well, it's my experience having done a**
 3 **variety of impact analyses that when I look at how**
 4 **small the ongoing employment is, 13 jobs, that it's**
 5 **prudent to conclude or reasonable to conclude, given**
 6 **the apparent nature of the -- these proceedings,**
 7 **that these other impacts are likely to be far more**
 8 **significant, you know, and there's certainly**
 9 **examples of alternative energy projects where these**
 10 **other effects were probably more important than the**
 11 **economic ones.**
 12 Q. I think the last three are your resume, so
 13 maybe you can help me with it. Is that experience
 14 based -- or is your assertion at all based on your
 15 experience in assessing the impacts of wind farms?
 16 **A. Well, my experience is based on assessing**
 17 **of other alternatives, including solar farms.**
 18 Q. That wasn't my question, sir. Is your
 19 opinion based at all on your experience in assessing
 20 impacts from wind farms?
 21 **A. It is to the extent that I -- in preparing**
 22 **the material, I did review articles on the impacts**
 23 **of wind farms, but I have not done a specific impact**
 24 **analysis for a wind farm.**

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1 Q. Ever?
 2 **A. Ever.**
 3 Q. Page 2 at the top. The economic -- do you
 4 know how many of those assessments Dr. Loomis has
 5 done?
 6 **A. His, his report included his resume, and**
 7 **it looks like he specializes serving the wind**
 8 **industry, so I'm assuming he's done quite a few.**
 9 **CHAIRMAN CORNALE:** Mr. Blazer, if I
 10 stopped you right there, would you be opposed to
 11 taking a ten minute break?
 12 **MR. BLAZER:** Absolutely not, sir.
 13 **CHAIRMAN CORNALE:** All right, so I've got
 14 7:50. Why don't we try to be back by eight o'clock,
 15 you guys. Thank you.
 16 (Recess at 7:50 p.m. to 8:00 p.m.)
 17 **CHAIRMAN CORNALE:** If we can go ahead and
 18 get back to our seats, we'll get going. I
 19 understand, Mr. Luetkehans, you have another witness
 20 that would like to testify this evening; is that
 21 correct?
 22 **MR. LUETKEHANS:** Yes.
 23 **CHAIRMAN CORNALE:** All right, he has
 24 indicated yes. All right, Mr. Blazer, you may

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1 continue.
 2 **BY MR. BLAZER:**
 3 Q. Could you turn to page 2 of your report,
 4 sir? Actually I'll just read it to you. You say at
 5 the top, "The economic impacts predicted by the
 6 author are misleading and overstated." Do you
 7 recall that?
 8 **A. Yes.**
 9 Q. And then at the top of page 3 you say,
 10 "The analytical, generally accepted convention is to
 11 present economic impacts in terms of direct,
 12 indirect and induced effects." Now, we know now
 13 based on your last answer that you don't have any
 14 experience in wind projects. I assume this is
 15 something that you gleaned from some of your other
 16 work in land use or other types of work that you've
 17 done?
 18 **A. I have -- I've done many economic impact**
 19 **analyses and I certainly know the convention for**
 20 **IMPLAN and reading other models that the JEDI**
 21 **doesn't comply with. This is referring to the**
 22 **standard way economic impacts have been presented**
 23 **since the beginning of doing impact analysis. There**
 24 **is nothing controversial about this statement and**

Page 1607

1 **it's well-recognized in the literature that the JEDI**
 2 **model does not comport with it.**
 3 Q. Your attorney -- or excuse me, not your
 4 attorney, Mr. Luetkehans, handed to me before you
 5 started UCLC Exhibit 62, which is entitled The
 6 Economic and Fiscal Benefits of the Shady Oaks Wind
 7 Farm. Is that something you provided?
 8 **A. I didn't write the report. I mentioned**
 9 **finding that and reviewing -- in researching and**
 10 **reviewing Dr. Loomis's report.**
 11 Q. I'm just wondering why was it that we were
 12 given this? What's the point of this?
 13 **A. It's referred to, in the report I've done,**
 14 **in sources, and I referred to it in the testimony I**
 15 **gave earlier. I have no idea why or -- you know, it**
 16 **was a source that was readily available if you**
 17 **looked at my report.**
 18 Q. So you relied on Exhibit 62 in some
 19 fashion in preparing your report?
 20 **A. I did refer to it. That's -- the**
 21 **discussion of this report refers to it was done**
 22 **after the fact and it refers to where the various**
 23 **components of the project were made.**
 24 Q. Okay. Do you have a copy of this there

Page 1608

1 with you? I can give you this one, that's okay.
 2 **A. No, I don't need it.**
 3 Q. It's okay. It's right here. All right,
 4 as long as you promise to give me mine back.
 5 **A. No, it's just easier. I don't want to**
 6 **forget. This is fine.**
 7 Q. Okay.
 8 **A. We're okay.**
 9 Q. And when you were relying on this report,
 10 did you read it?
 11 **A. Yes.**
 12 Q. Could you turn to page 12?
 13 **A. Yes.**
 14 Q. At the very top, jobs and economic
 15 development impacts. "To measure the overall local
 16 and national economic impact of the Shady Oaks wind
 17 farm project, the Department of Energy's National
 18 Renewable Energy Laboratory's Jobs and Economic
 19 Development Impact, JEDI, wind energy model was
 20 utilized. Table 1 summarizes Shady Oaks project
 21 data. Economic multipliers used within the model
 22 are derived from Minnesota IMPLAN Group's IMPLAN
 23 professional. The JEDI model is the standard in the
 24 wind industry and is thus more useful in comparing

Page 1609

1 project impacts." Did I read that correctly, sir?
 2 **A. Yes, you did.**
 3 Q. All right. Let's go back to -- let's go
 4 to Professor Loomis's report. Well, first -- page 3
 5 of your report, let's go there first, starting with
 6 the second sentence. "The Loomis report indicates
 7 that 34 full-time jobs will result from induced
 8 effects or, in other words, the effects of personal
 9 consumption expenditures made by workers and their
 10 households. The direct and indirect effects of
 11 construction activity, however, are not presented."
 12 Do you see where I was reading from?
 13 **A. Yes, sir.**
 14 Q. Okay. Now, if you could turn to Professor
 15 Loomis's -- or Professor Loomis's report. Table 2
 16 on page 11. Now, that lists the direct and indirect
 17 jobs, right?
 18 **A. Not consistent with the convention on how**
 19 **IMPLAN and other much more established models than**
 20 **the JEDI model lists them. It does, but I've tried**
 21 **to explain --**
 22 Q. Well --
 23 **A. -- the way it's defined here is different**
 24 **than the IMPLAN models.**

Page 1610

1 Q. Is it consistent with the JEDI model,
 2 which is, as we just established, is the standard in
 3 the wind industry and is thus more useful in
 4 comparing project impacts?
 5 **MR. LUETKEHANS:** Objection, form. First
 6 of all, that wasn't established. All we heard was
 7 it was read out of a report. Did he agree that it
 8 was established? I don't think I heard that.
 9 **MR. BLAZER:** He relied on this report.
 10 I'm glad you're --
 11 **MR. LUETKEHANS:** So if he relied on
 12 everything in the report, he's got to take it as
 13 gospel, huh?
 14 Q. In any event --
 15 **A. If you'd just let me expand, that the**
 16 **literature on IMPLAN and REMI and other standard**
 17 **models for impact analysis is much more developed**
 18 **and much longer in history for quite a few different**
 19 **types of uses than the JEDI model which is done to**
 20 **promote wind energy, but the way -- and has far**
 21 **fewer projects, and for example, there has been**
 22 **peer-reviewed pieces, but for example, one article**
 23 **only covers 2008 and for a geographic area that**
 24 **doesn't include this area.**

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1 **So I'm just saying that, yes, they're**
 2 **presented but in the format of JEDI, which only for**
 3 **wind industry proponents is the JEDI model used.**
 4 **It's not the standard model for doing impact**
 5 **analysis.**
 6 Q. Well --
 7 **A. And there are not multiplier effects**
 8 **presented.**
 9 Q. Going back to Table 2, which is all I'm
 10 asking you about, are you aware that the direct jobs
 11 are labeled project development and on-site labor
 12 impacts?
 13 **A. Yes.**
 14 Q. Okay. And indirect jobs are labeled
 15 turbine and supply chain impacts, right?
 16 **A. Indirect jobs as defined by the JEDI**
 17 **model, yes.**
 18 Q. All right. And if you go to pages 9 to 10
 19 of Dr. Loomis's report, the definitions for direct,
 20 indirect and induced jobs are given there, correct?
 21 **A. I'm sorry, tell me the pages again please.**
 22 Q. 9 to 10.
 23 **A. Yes, this is the definitions for the JEDI**
 24 **model not for -- yes.**

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1 Q. All right. And do you disagree that those
 2 definitions are accurate within the context of the
 3 JEDI model?
 4 **A. I'm sure he's got it right.**
 5 Q. All right. So is your issue with how the
 6 jobs are classified as direct or indirect?
 7 **A. That's one of the issues, yes, because if**
 8 **you don't have standard multipliers that we can look**
 9 **at, if they were -- what is usually considered**
 10 **direct is considered direct and what is usually**
 11 **considered indirect is indirect. And if some items**
 12 **that are not usually considered indirect or direct**
 13 **weren't in it, it would be much easier to evaluate.**
 14 **And this is how JEDI models are misleading compared**
 15 **to the conventional models that are much more**
 16 **established.**
 17 Q. Do you disagree with the total number of
 18 jobs created?
 19 **A. I thought I indicated, and I'll say so**
 20 **again, that the total jobs are likely to be**
 21 **overstated and misleading.**
 22 Q. Likely to be? Have you actually assessed
 23 whether they are?
 24 **A. It's prospective. Yes, the whole report**

Page 1613

1 **is explaining the reasons why the jobs are likely to**
 2 **be misleading and overstated because for all the**
 3 **reasons I listed just a few moments ago in the**
 4 **testimony and described in the report. It's the**
 5 **whole purpose of the report.**
 6 Q. Since you say likely to be, I'm trying to
 7 find out whether, in fact, you determined if they
 8 are overstated.
 9 **A. There have been no jobs created, so this**
 10 **is all prospective, and I'm certain that the jobs**
 11 **that are stated as gross jobs are going to overstate**
 12 **the number of actual jobs created. That I'm certain**
 13 **about and that's what I've tried to describe.**
 14 Q. I see. But that, again, wouldn't be based
 15 on any experience in the wind industry since you
 16 don't have any, right?
 17 **A. That's right.**
 18 Q. Okay.
 19 **A. Just based on experience since 1970, the**
 20 **firm doing economic impact analyses of a wide**
 21 **variety of land uses including other types of energy**
 22 **projects, so --**
 23 Q. And in that -- in that 44 year period --
 24 now let's just not include you, let's include your

Page 1614

1 entire firm. In that 44 year period since 1970, has
 2 anyone in your firm assessed the economic impact or
 3 the job impact or any impact from a wind farm?
 4 **A. No.**
 5 Q. Do you agree that Pontiac is the largest
 6 municipality in Livingston County with a population
 7 of 11,931?
 8 **A. Sounds good to me.**
 9 Q. Followed by Dwight with 4260?
 10 **A. Again, I don't have it in front of me, but**
 11 **that sounds right.**
 12 Q. And Fairbury with 3757?
 13 **A. Right.**
 14 Q. All right. Are you -- are you aware
 15 there's also a village named Forrest in Livingston
 16 County?
 17 **A. I believe so.**
 18 Q. All right. Do you know that or don't you?
 19 **A. I have a list of every community in the**
 20 **county. I would think you'd be telling me the truth**
 21 **on this and I'll accept it.**
 22 Q. Would you agree with me that all of those
 23 communities are fairly close to each other?
 24 **A. Again, I'll accept your word for it. I**

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1 **have no reason to think you're not telling the**
 2 **truth.**
 3 Q. Livingston County, for example, isn't as
 4 big as the state of Nevada for example, right?
 5 **A. That's right.**
 6 Q. Okay. Do you agree that in those cases
 7 where a proposed new economic activity or
 8 construction project is located near other activity
 9 centers, input/output models such as JEDI can be
 10 reasonably depended on even when they deal with
 11 areas as small as a single county?
 12 **A. I think that's fundamentally the problem.**
 13 **The smaller, the more rural, the less urban an area,**
 14 **the more prone to exaggerated effects the JEDI model**
 15 **and, for that matter, any impact model is going to**
 16 **be, and this is well-established in the academic**
 17 **literature. The multiplier effects leak out more in**
 18 **less urban areas. So any model is going to be less**
 19 **precise covering a smaller area or a rural area**
 20 **than, say, an urban area with more built-in linkages**
 21 **forward and back in the local economy.**
 22 Q. So you disagree with the statement I just
 23 made?
 24 **A. Yes.**

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1 Q. You said Gruen, G G + A, has two offices?
 2 A. Yes, sir.
 3 Q. Does your California office know that you
 4 disagree with that statement?
 5 A. I wouldn't know.
 6 Q. You're aware that your company performed
 7 an economic impact analysis for the Hidden Hills
 8 solar project?
 9 A. I'm aware that we reviewed an economic
 10 impact analysis for this project.
 11 Q. Well, you didn't just review one; you
 12 actually did your own or your company did. Are you
 13 aware of that?
 14 A. It was a critical review in which we, as
 15 in this case, did an analysis that was used in the
 16 original review and --
 17 Q. Well, here, we'll cut to the chase, Mr.
 18 Gruen. There's no need to struggle. It's page 8,
 19 second paragraph toward the bottom, where your
 20 company said, "Simply put, in those cases where a
 21 proposed new economic activity or construction
 22 project is located near other activity centers,
 23 input/output models such as JEDI can be reasonably
 24 depended upon even when they deal with areas as

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1 small as a single county."
 2 Now, that's a statement you disagree with
 3 now; is that correct?
 4 A. Because you put it out of context.
 5 Q. That's not my question, sir.
 6 MR. LUETKEHANS: I would ask that the
 7 expert be allowed to review -- to read the next
 8 sentence into the record which actually explains
 9 that statement.
 10 A. Right, you've completely missed -- taken
 11 this out of context.
 12 Q. Well, actually that's my next question.
 13 CHAIRMAN CORNALE: Mr. Blazer, Mr. Blazer.
 14 A. Small area analyses --
 15 CHAIRMAN CORNALE: Let him finish his --
 16 A. -- are notorious for overestimating local
 17 impacts. This comment was made by Professor
 18 Hewings, the director of the Regional Economic
 19 Applications Laboratory at the University of
 20 Illinois." That was -- his, in a nutshell, was much
 21 more succinct than what I've been trying to explain.
 22 And in the case of the, quote, activity centers you
 23 were suggesting this county has, that's not what is
 24 meant when we refer to activity centers. None of

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1 these areas would be considered an activity center
 2 the way an urban area would be.
 3 Q. So you don't consider the city of Pontiac
 4 an activity center?
 5 A. It's very small. It has lots of missing
 6 linkages in its economy. It has to have lots of
 7 inputs brought from outside the economy. It's not a
 8 fully self-contained system the way larger areas,
 9 more urbanized larger areas would be, with all due
 10 respect to this community. It's just not an
 11 activity center or a major agglomeration.
 12 Q. On this Hidden Hills project, your company
 13 worked with county departments likely to be
 14 responsible for providing services to the proposed
 15 project and your company forecast the likely costs
 16 to the county of that project; is that right?
 17 A. I'd have to read this again, but actually
 18 the county staff did work with us. We were
 19 primarily the source of actually estimating the cost
 20 of municipal services.
 21 Q. Actually, I'll make it easier for you, Mr.
 22 Gruen, rather than having to dig through that
 23 report. This is a page from your website. Do you
 24 recognize that?

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1 A. I didn't put it on our website, but I
 2 certainly recognize it.
 3 Q. So you'll see that your description of the
 4 Hidden Hills project from your website says that
 5 your company worked with the county departments
 6 likely to be responsible for --
 7 A. Right.
 8 Q. -- providing services to the proposed
 9 project --
 10 A. Right.
 11 Q. -- and forecast the likely cost to the
 12 county of the project, right?
 13 A. Right.
 14 Q. And you didn't do that here, correct?
 15 A. Right, we did not do that.
 16 Q. Your company also combined those estimates
 17 with your prepared estimates of likely revenue to
 18 the county from the project to estimate the net
 19 fiscal impact of the project on the county, right?
 20 A. Correct.
 21 Q. And you didn't do that here, correct?
 22 A. I've already said that, yes.
 23 Q. And in that case, your company also
 24 examined the annual amount of property taxes that

Page 1620

1 the project would generate, right?

2 **A. Yes.**

3 Q. Okay. And actually if you go back to 306,

4 the actual report, the assessment of property tax

5 revenue was on pages 6 to 7, correct?

6 **A. Well, page 6 is referring to the study by**

7 **the other group that was found to be overstated in**

8 **terms of the property tax. And then on page 7 is --**

9 **I believe this is the page that shows that the**

10 **property taxes were likely to be much lower than**

11 **what is represented by the project's proponent.**

12 Q. And you didn't do anything like that here,

13 right?

14 **A. No.**

15 Q. Let's go back to your report. This is the

16 bottom of page 3 going to page 4. "Because

17 Livingston County represents a relatively small area

18 in terms of building space and nonagricultural

19 activities, the area is missing some economic or

20 industrial sectors present in larger economic

21 regions, and therefore we would expect the

22 multipliers to be comparatively low."

23 Do you see where I was reading from?

24 **A. I remember saying that. I'm sure I'll**

Page 1621

1 **find it.**

2 Q. Okay.

3 **A. That's what I was just trying to describe**

4 **to you.**

5 Q. All right. Well, but you do know that Dr.

6 Loomis used the Livingston County IMPLAN multipliers

7 in his analysis, correct?

8 **A. He refers to them. The actual inputs and**

9 **what numbers he used and where he used them in the**

10 **model wasn't described in the report. It wasn't**

11 **revealed.**

12 Q. Well, do you have any reason to believe

13 that he didn't use the Livingston County IMPLAN

14 multipliers?

15 **A. It's a question of where he used them, how**

16 **he used them, and what adjustments he made or didn't**

17 **make I wouldn't know. But, you know, I can tell you**

18 **having done these that small changes in assumption**

19 **or local share estimates can have very -- can**

20 **produce large changes in outputs of the results.**

21 Q. Okay, but that's not my question, sir. My

22 question is do you have any reason to believe that

23 Dr. Loomis did not use Livingston County specific

24 IMPLAN multipliers in his study?

Page 1622

1 **A. I'm sure he's an honorable man and he said**

2 **he used IMPLAN. I would have no reason to doubt he**

3 **didn't use IMPLAN. That's not the issue.**

4 Q. Could you go to his report, page 11,

5 second paragraph? He says that here, doesn't he?

6 "Two separate JEDI models were run to show the

7 economic impact of the Pleasant Ridge wind energy

8 project. The first JEDI model used the 2012

9 Livingston County multipliers from IMPLAN." Do you

10 see that?

11 **A. I do.**

12 Q. Okay. Did you read the portion of -- and

13 you do know that that's data specific to Livingston

14 County, right?

15 **A. The data's specific to Livingston County,**

16 **but the inputs that drive the linkages for the**

17 **multiplier effects are the role of the analyst and**

18 **that's what's not described in the report and that's**

19 **what drives the results. If you don't put the**

20 **inputs in the right categories in the appropriate**

21 **amounts, you will get different results than if you**

22 **put them in different locations in the model or**

23 **different amounts.**

24 Q. And do you have any reason to believe that

Page 1623

1 he didn't put the inputs in the right places?

2 **A. We don't know what he did. We don't know**

3 **what -- we don't know what percentage of materials**

4 **and labor were assumed essentially to leak out of**

5 **the economy versus to stay in. What we do know is**

6 **compared to the JEDI model defaults, that the**

7 **expenditures on payroll were adjusted upward to be**

8 **higher than the default that the JEDI model would**

9 **provide, and that the construction dollars were five**

10 **times higher than the JEDI model default inputs**

11 **would produce. And again, that's a question of what**

12 **the analyst does, and as I understand it, he was**

13 **relying on information from the developer, none of**

14 **which was described in the report.**

15 Q. But, again, you have no reason to believe

16 that he didn't accurately input the information.

17 All you're saying is you don't know.

18 **A. I don't know whether the information that**

19 **he put into the model was right and --**

20 Q. And you also don't know that it's wrong.

21 **A. I know that the results are higher than**

22 **you would anticipate given the size and composition**

23 **of the economy and, given the JEDI default, would**

24 **suggest it should have been lower. So the inference**

Page 1624

1 is I'm not suggesting he did anything untoward. I'm
 2 suggesting that the data from the developer may have
 3 provided a higher local share estimate or otherwise
 4 skewed the results, not because he didn't put it in
 5 but where he was -- where it was supposed to be put
 6 into, but that it may have not been the right inputs
 7 to begin with.

8 Q. There were a lot of may haves in that
 9 answer. Just to be clear --

10 **MR. LUETKEHANS:** Objection, argumentative.

11 Q. -- you've never worked with a wind farm
 12 developer, so you have no idea what information
 13 might be generated from an experienced wind farm
 14 developer, correct?

15 **A. I've worked with enough developers of
 16 every land use to know that proponents of projects
 17 can be tempted to put the most optimistic scenario
 18 as inputs to consultants. I've had plenty that
 19 tried to do that with me.**

20 Q. That's not my question, sir. So I would
 21 ask the court reporter to reread my question.

22 (Requested portion of the deposition was
 23 read by the court reporter.)

24 **A. The first -- it's two questions in one.**

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1 **The first question, I'll again stipulate I've never
 2 worked with a wind farm developer. The second
 3 question is that therefore I wouldn't know what
 4 information a wind farm developer would provide, and
 5 that I do know from having looked at what other
 6 studies have provided and as well as Dr. Loomis's
 7 report and how he described what he was given
 8 without actually specifying the details.**

9 Q. We'll look at the other studies in a few
 10 minutes. You did say you reviewed Dr. Loomis's
 11 testimony in this matter, correct?

12 **A. Yes.**

13 Q. All right.

14 **MR. BLAZER:** Phil -- excuse me, I have to
 15 use Phil, I can't use Mr. Luetkehans -- December 9,
 16 2014, starts at page 608, line 24.

17 Q. This is Dr. Loomis testifying. Question:
 18 Did you adjust the IMPLAN data to reflect the local
 19 economy here in Livingston County? Answer: So when
 20 the JEDI model was built in, it has those state
 21 multipliers, so if you just download the software
 22 that the National Renewable Energy Lab has, it
 23 already has built in those IMPLAN multipliers for
 24 the state. So in order to do a county level

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1 analysis, you have to -- we had to -- I purchased
 2 the IMPLAN data for specifically Livingston County,
 3 and then I took and aggregated all of those
 4 different sectors down to how the JEDI model
 5 aggregates different sectors and input that into the
 6 JEDI model so that we could get a Livingston County
 7 specific number. So it's using those multipliers
 8 for this specific county.

9 Did you review that testimony in preparing
 10 your report?

11 **A. Yes.**

12 Q. All right. What are the components of the
 13 wind project?

14 **A. I mentioned some of them, turbines,
 15 blades, cabling, gravel for the roads, concrete and
 16 the like.**

17 Q. Is there a local supplier of gravel or
 18 crushed stone in Livingston County?

19 **A. I testified that likely the concrete would
 20 be an example of something supplied locally, so I
 21 will stick with that.**

22 Q. How about fuel?

23 **A. I know that fuel would be another example
 24 of something that would be local, and in the case of**

Page 1627

1 **the other project, the report said \$35,000 was spent
 2 on servicing, fuel and --**

3 Q. Rebar?

4 **A. Could be.**

5 Q. Steel and aluminum?

6 **A. Whether they're in Livingston County?**

7 Q. Yes.

8 **A. And can be provided by the contractor? I
 9 don't know.**

10 Q. Are there general construction companies
 11 in the county?

12 **A. I'm sure there are. They're not ones that
 13 have done a hundred wind energy projects or done the
 14 kind of projects that typically are hired -- or
 15 contractors that are typically hired by major wind
 16 farm developers.**

17 Q. Are you saying that the sole construction
 18 activity in this project will be erection of wind
 19 turbines?

20 **A. No, I'm just -- you were asking me about
 21 general contractors and the --**

22 **[Noise interruption.]**

23 Q. I think we just went into outer space.
 24 Are there excavating contractors in Livingston

Page 1628

1 County?

2 **A. Again, I would assume so. I haven't -- I**

3 **would have to look at more data to tell you what**

4 **each firm was, but the main point was that the**

5 **report did not disclose any of these kinds of**

6 **questions on whether local suppliers were going to**

7 **be used.**

8 Q. You do know that the JEDI model is based

9 on and updated using the IMPLAN model, right?

10 **A. I'm not sure I understand your question.**

11 Q. Are you aware of the fact that the JEDI

12 model is based on the IMPLAN model and when the JEDI

13 model is updated it's based on IMPLAN model updates?

14 Are you aware of that?

15 **A. It's -- it does use IMPLAN, but it's its**

16 **own model and it's different than the IMPLAN model.**

17 **Otherwise, the IMPLAN model would just be used.**

18 Q. Let's look at --

19 **MR. BLAZER:** This is November 19th, Phil,

20 starting at page 283, line 23.

21 Q. "My methodology for the economic impact

22 was to use the jobs and economic development impact

23 model referred to as the JEDI model. This model was

24 developed by the National Renewable Energy

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1 Laboratory, and as you can see the plan number that

2 I use there, it is updated and it's based on the

3 IMPLAN model. IMPLAN is a standard economic impact

4 analysis software. There's two leading brands of

5 software, IMPLAN and REMI. IMPLAN happens to be the

6 one that is used as the basis or platform for the

7 JEDI model."

8 And -- did you read that testimony in

9 preparation for what you did here? Yes?

10 **A. I'm sorry, yes.**

11 Q. Okay. And you do agree there are two

12 leading brands of impact analysis software, IMPLAN

13 and REMI?

14 **A. They're two of the leading ones, yes.**

15 Q. Okay. Now, you've referred a couple of

16 times to peer-reviewed literature and you said, and

17 you were substantially quoting from your report,

18 that it is -- the shortcomings of the JEDI model are

19 well-recognized in the literature. Do you remember

20 saying that? I tried to write that down carefully,

21 so I think you did say that. Do you remember that?

22 **A. I didn't say it exactly like that, but --**

23 Q. Words to that effect?

24 **A. Yes.**

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1 Q. Okay. So you're not aware of any

2 peer-reviewed follow-up studies that were done after

3 the fact to determine whether or not an analysis

4 like the one Dr. Loomis did using the JEDI model is,

5 in fact, valid?

6 **A. There have been studies, not for, as far**

7 **as I know, Livingston County and this time frame,**

8 **but there have been after-the-fact studies that were**

9 **really econometric studies looking at county-wide**

10 **impacts of wind energy projects in terms of what was**

11 **predicted and what -- what the results were.**

12 Q. Well, what would be relevant to you would

13 be a study that tested Livingston County or similar

14 counties to test the JEDI model's accuracy, right?

15 **A. It would be more relevant if the actual --**

16 **if actual projects that were reported in the same**

17 **way. So, for example, when the companies report**

18 **jobs, if they were reporting in the same way that**

19 **the jobs are tracked in the JEDI model, that's been**

20 **one of the problems, that would be relevant. Any**

21 **after-the-fact, like the Shady Oaks report that**

22 **would provide context, would be helpful.**

23 Q. All right. I'm looking at page 4 of your

24 report, second paragraph. One of the questions you

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1 asked is: Has the JEDI model been recently tested

2 in Livingston County or similar counties to gauge

3 its accuracy? Do you see that?

4 **A. Yes.**

5 Q. All right. Again, referring to Dr.

6 Loomis's testimony. This is December 9, Phil, page

7 608, starting at line 6. Question: Have you tested

8 the JEDI model in agricultural-based homes to gauge

9 its accuracy? Answer: The JEDI model has been

10 calibrated or tested. It was -- it was in,

11 actually, a peer-reviewed publication recently where

12 they did take the JEDI model, looking at those

13 input/output sectors, and then, looking at actual

14 employment numbers, I believe, from the Bureau of

15 Labor Statistics or state numbers. That was not

16 done here in Illinois. But the researchers that

17 developed the JEDI model did do that. It was in a

18 peer-reviewed publication. I believe it was in

19 Energy Policy and in Energy Economics that the

20 article appeared.

21 Do you remember that testimony?

22 **A. I do, and I also remember looking at that**

23 **study and it wasn't -- if I recall correctly, it**

24 **wasn't covering this era or this -- if I remember**

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1 **that particular citation, this area or this time.**
 2 Q. I think you can say we're going to get to
 3 that study in a few minutes --
 4 **A. Okay.**
 5 Q. -- but back to Dr. Loomis's report, page
 6 10, last paragraph. "This methodology was been --
 7 for a college professor was been -- validated by a
 8 paper in the peer-viewed economics literature. In
 9 the article Ex Post Analysis of Economics Impacts
 10 from Wind Power Development in U.S. Counties, the
 11 authors conduct an ex post econometric analysis of
 12 the county-level economic development impacts of
 13 wind power installations from 2000 through 2008.
 14 They find an aggregate increase in county-level
 15 personal income and employment of approximately
 16 \$11,000 and .5 jobs per megawatt of wind power
 17 capacity which is consistent with the JEDI results
 18 at the county level." And he cites Brown 2012.
 19 Do you see that?
 20 **A. Right, and that's the study that I'm**
 21 **referring to. It's 2000 to 2008 as you just said**
 22 **and actually covers the Plains and Rocky Mountains,**
 23 **which is not the same geographic area as Livingston**
 24 **County which is obviously here in the Midwest, and**

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1 **it's for data to 2008. We're obviously in 2014.**
 2 **And so that's why I didn't think it was as helpful**
 3 **as it would have been had it been more recent and**
 4 **for this geographic area.**
 5 Q. Okay, we'll get to that. Since you're a
 6 lawyer, I assume you know what ex post means.
 7 **A. After the fact.**
 8 Q. Or backward looking --
 9 **A. Right.**
 10 Q. -- right? Exhibit 304 is the study you
 11 looked at, right?
 12 **A. Sure.**
 13 Q. Excuse me?
 14 **A. Yes, sir.**
 15 Q. If you could go to the page number 1746.
 16 It's the left column, second full paragraph.
 17 "Efforts have been made to overcome these
 18 limitations to input/output models by better
 19 tailoring their data specifically for the sectors
 20 under analysis and adjusting the local purchase
 21 coefficients to more reasonably reflect the
 22 available local supply of goods and services for a
 23 given project. For example, the National Renewable
 24 Energy Laboratory has taken these issues into

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1 consideration in its development of the jobs and
 2 economic development impacts, JEDI, wind model used
 3 by, among others, Lantz, L-A-N-T-Z, and Tegen,
 4 T-E-G-E-N, 2008, to perform a sensitivity analysis
 5 of wind power-related economic development drivers
 6 and the economic development benefits from wind."
 7 So just starting here, just so we can
 8 agree on what this study is looking at, among other
 9 things, it's looking at input/output models like the
 10 JEDI model, correct?
 11 **A. Yes.**
 12 Q. Okay. Page 1752, the second paragraph
 13 under conclusions. Let me know when you're there.
 14 **A. Okay. Second paragraph?**
 15 Q. Right.
 16 **A. Right.**
 17 Q. "This study is the first that we are aware
 18 of to empirically test for the economic development
 19 impacts of wind power installations in U.S. counties
 20 using an ex post econometric approach. We applied
 21 this method to a large region of the country that
 22 hosts a large number of existing wind power
 23 projects, mainly in the Great Plains, to test the
 24 hypothesis that wind power installations increased

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1 county-level income and employment growth between
 2 2000 and 2008. The analysis does not address
 3 questions concerning state or national net effects
 4 nor does the analysis seek to provide a
 5 comprehensive benefit/cost analysis of wind energy
 6 of the type that would be desired in making local,
 7 state or national policy decisions. Such an
 8 analysis would need to investigate the myriad
 9 potential costs and benefits of wind energy
 10 development. Instead, the present paper provides an
 11 empirical assessment of the net local economic
 12 development impacts while avoiding many of the
 13 potential weaknesses of other methods that have been
 14 used to assess such local impacts."
 15 And, again, I think we can agree what the
 16 study is looking at is the specific local impacts
 17 using an input/output model like JEDI, correct?
 18 **A. I believe it's actually doing an**
 19 **econometric analysis of -- of the Plains area back**
 20 **in 2000 to 2008 and I'm not sure actually was doing**
 21 **the same kind of specific prospective analysis that**
 22 **Dr. Loomis's report was doing.**
 23 Q. Well, that's true because this one is
 24 looking backwards to see whether or not the

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1 input/output model, in fact, correlated with actual
 2 experience, right?
 3 **A. In the Great Plains area --**
 4 Q. Right.
 5 **A. -- for a period of time that's very**
 6 **different from the period of time today.**
 7 Q. Okay. Well, let's see what the study
 8 concluded. Page 1753, let me know when you're
 9 there, left column, first full paragraph.
 10 "Taking into account the endogen -- I
 11 always have this problem.
 12 **A. I can --**
 13 Q. -- endogeneity of location decisions of
 14 wind power development, we find an average aggregate
 15 increase in annual personal income of approximately
 16 \$11,000 per megawatt of wind power capacity
 17 installed over the sample period, and an average
 18 aggregate increase of net county-level employment of
 19 .5 jobs per megawatt. These figures translate to a
 20 median increase in total county personal income and
 21 employment of .22 percent and .4 percent
 22 respectively for counties with installed wind power
 23 over the 2000 to 2008 period."
 24 Do you disagree with that conclusion?

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1 **A. Well, I would just merely point out that**
 2 **that conclusion is consistent with my conclusion**
 3 **that the jobs and earnings impacts relative to the**
 4 **size of the county are rather negligible. .22 and**
 5 **.4 of 1 percent is not significant if significant**
 6 **means altering and increasing the economic base of**
 7 **the region. Those are very modest increases**
 8 **compared to the size of any of -- of this or other**
 9 **counties. It's just not a big increase.**
 10 Q. So are you saying that this study did, in
 11 fact, from an ex post perspective validate the
 12 results of the input/output modeling that was done?
 13 **A. No, I'm saying that the study shows that**
 14 **the economic impacts of wind energy farms are**
 15 **negligible in terms of if significant, which to me**
 16 **means does it change the composition, the structure,**
 17 **improve the economic base. This is a very, very**
 18 **small percentage. It's less than 1 percent change.**
 19 **And that to me -- again, I do think it's a problem**
 20 **that's econometrics and it was for a different**
 21 **period than today and for a different geographic**
 22 **area, and it's one of -- this is one study, the only**
 23 **study.**
 24 **And for me, for signs to be validated, it**

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1 **should be more than one. One study is not a**
 2 **sufficient basis of empirical analysis to give any**
 3 **comfort. I'm not saying they did anything wrong or**
 4 **that -- that why it was done, to promote the wind**
 5 **energy as I would suspect, but I would feel much**
 6 **better if there were more of them. And even if we**
 7 **take what they've said, it's just a small number.**
 8 Q. What did you say you suspect?
 9 **A. Even if we -- if this one study turned out**
 10 **to be replicated by lots of other studies, it's**
 11 **still a very small number.**
 12 Q. No, I thought you said that you suspect
 13 that this study was done to promote wind energy?
 14 **A. Well, it's done by the folks who are**
 15 **getting paid to promote the wind energy. I mean,**
 16 **this is the National Renewable Energy Laboratory,**
 17 **this is the Lawrence Berkeley National Laboratory.**
 18 **These are not economists that don't have -- that are**
 19 **independent. They're all getting paid by the wind**
 20 **energy and the energy commissions.**
 21 Q. I see. So --
 22 **A. I would feel better if there were a**
 23 **variety of economists doing these studies for**
 24 **different periods for different geographic areas**

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1 **coming up with similar results. I would not on any**
 2 **science depend upon one study. And as you've**
 3 **pointed out, this is the first and only econometric**
 4 **analysis. And I would just feel better if there**
 5 **were more of them.**
 6 Q. Okay. I'm going to try and make you feel
 7 better.
 8 **MR. LUETKEHANS:** Move to strike, move to
 9 strike.
 10 **MR. BLAZER:** One more thing on page 1753.
 11 **CHAIRMAN CORNALE:** Mr. Blazer, how are you
 12 doing with the questions over there?
 13 **MR. BLAZER:** Probably 20 minutes.
 14 **CHAIRMAN CORNALE:** 20 minutes more?
 15 **MR. LUETKEHANS:** This was supposed to be a
 16 half-hour. I had other witnesses come in for this.
 17 The entire cross was supposed to be for a half-hour.
 18 I understand that's not the easiest thing to do, but
 19 we're now on somewhere about an hour and a half and
 20 he's still got another 20 minutes?
 21 **A. And I frankly had a two hour drive and an**
 22 **early plane flight to go out of town, so --**
 23 **MR. BLAZER:** Mr. Cornale, I have a right
 24 to cross-examine this witness. He said a lot of

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1 things and I have a right to cross-examine him.
 2 **MR. LUETKEHANS:** He said a lot of things
 3 in his report.
 4 **CHAIRMAN CORNALE:** All right. Mr. Blazer,
 5 you are correct, you do have the right to
 6 cross-examine the witness.
 7 **MR. BLAZER:** I will move as quickly as I
 8 can, Mr. Cornale.
 9 **CHAIRMAN CORNALE:** I ask that you expedite
 10 the process. I believe we have another witness with
 11 Mr. Luetkehans this evening and --
 12 **MR. BLAZER:** Okay.
 13 **MR. LUETKEHANS:** I wouldn't have brought
 14 him if I knew this was going to be two hours. I
 15 mean that's the problem I have here.
 16 **CHAIRMAN CORNALE:** Right, right. We all
 17 have drives home and it's bad out there and I want
 18 to get us out of here as soon as we can. So, Mr.
 19 Blazer, with that, you keep moving.
 20 **MR. BLAZER:** Let's see if I can skip
 21 through here.
 22 **BY MR. BLAZER:**
 23 Q. Top of page 5 of your report. "If the
 24 proposed project is not market and financially

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1 feasible to implement and conditions are not
 2 satisfied, none of the construction or operating
 3 impacts predicted will materialize. No showing of
 4 feasibility is made by the author in the report."
 5 What's your experience in the marketing of
 6 electricity from utility-scale wind projects?
 7 **A. I -- none.**
 8 Q. And what is your experience with the
 9 financing of wind projects?
 10 **A. None.**
 11 Q. Is it your conclusion that this project is
 12 likely to not be market and financially feasible?
 13 **A. It's my conclusion that the Loomis report**
 14 **did not provide a showing of market and financial**
 15 **feasibility. It's my conclusion that the report**
 16 **explained that limited wind energy development has**
 17 **occurred, and he referred to government subsidies in**
 18 **the absence of which wind energy and the solar**
 19 **energy, for that matter, tend not to be financially**
 20 **feasible.**
 21 **So given their own statements in the**
 22 **report, the lack of showing of a creditworthy buyer**
 23 **for the power, and in light of recent events where**
 24 **oil and gas prices have dropped dramatically, are**

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1 **all a basis for concluding that the project is not**
 2 **market and financially feasible. Otherwise, he**
 3 **would have put it in the report.**
 4 Q. So are you concluding -- have you
 5 concluded that this project is likely to not be
 6 market and financially feasible?
 7 **A. I'm saying that his own statement suggests**
 8 **and I'm reviewing his report.**
 9 Q. And I'm asking for your conclusion. Have
 10 you concluded that this project is likely to be --
 11 to not be market and financially feasible?
 12 **A. It's not relevant to my -- it's -- I don't**
 13 **need to make that conclusion. I need -- I'm**
 14 **pointing out that if it's not --**
 15 **MR. BLAZER:** Mr. Cornale, would you please
 16 direct the witness to answer my question?
 17 **MR. LUETKEHANS:** He's done that. He's
 18 trying to answer the question.
 19 **MR. BLAZER:** No, he's not. He just
 20 said --
 21 **CHAIRMAN CORNALE:** He has somewhat
 22 answered the question. He's just extrapolating a
 23 little bit more. He needs to -- shorten up your
 24 answer and we'll -- you'll help us out too.

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1 **A. Okay.**
 2 **CHAIRMAN CORNALE:** So yes or no or I don't
 3 know are excellent answers.
 4 **A. I have not reached a conclusion about the**
 5 **market and financial feasibility. No showing of**
 6 **feasibility is made by the author in the Loomis**
 7 **report.**
 8 Q. Are you saying if the project isn't built
 9 there won't be any benefits?
 10 **A. There won't be economic impacts.**
 11 Q. If it's not built.
 12 **A. If it's not -- if there's no construction,**
 13 **there will not be any jobs created from the project.**
 14 Q. Do you know what the value of Invenergy's
 15 installed projects is?
 16 **A. No, not off the top of my head.**
 17 Q. Do you know what the value of the
 18 company's equity is in those projects?
 19 **MR. LUETKEHANS:** Objection, relevance.
 20 **A. No.**
 21 **MR. BLAZER:** He just made a number of
 22 statements regarding the feasibility of this
 23 project. I think it's an appropriate area.
 24 **MR. LUETKEHANS:** He didn't make any

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1 statements about the feasibility of this project.
 2 **CHAIRMAN CORNALE:** We'll sustain the
 3 objection. We just need to move on.
 4 **BY MR. BLAZER:**
 5 Q. All right. Do you know what the Renewable
 6 Portfolio Standard is?
 7 **MR. LUETKEHANS:** Same objection.
 8 **MR. BLAZER:** Well, he's talking about
 9 feasibility and I can't ask him a question about the
 10 Renewable Portfolio Standard just because Mr.
 11 Luetkehans is in a rush?
 12 **MR. LUETKEHANS:** I'm not -- no, that's --
 13 that's very improper. The point is he has said a
 14 number of times he didn't do this. He hasn't made
 15 that analysis. There's no doubt about it, he didn't
 16 make the analysis. He's only testifying to what
 17 Loomis did in this regard. We don't have the
 18 hundreds of thousands of dollars that Invenenergy has
 19 to do this.
 20 **MR. BLAZER:** Except for the fact in his
 21 report on page 5 he talks about uncertainties
 22 surrounding wind energy -- I'll read it into the
 23 record. Page 5.
 24 **MR. LUETKEHANS:** It's already in the

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1 record.
 2 **BY MR. BLAZER:**
 3 Q. "In fact, on page 2 --
 4 **MR. LUETKEHANS:** It's already in the
 5 record.
 6 Q. -- of the report the author states:
 7 Because of the uncertainties surrounding wind energy
 8 policy, the industry only installed 1,087 megawatts
 9 in 2013. The author does not state that the policy
 10 has been changed in 2014 to remove the uncertainty
 11 that has kept wind energy projects from being
 12 feasible to build."
 13 **A. I'm referring to Dr. Loomis's statements**
 14 **in that section.**
 15 Q. Okay. So you have no independent
 16 knowledge about anything you said there.
 17 **A. I'm not --**
 18 **MR. LUETKEHANS:** Objection, argumentative.
 19 **A. -- sure I understand your question.**
 20 **MR. LUETKEHANS:** Objection, form.
 21 **CHAIRMAN CORNALE:** All right, you guys.
 22 **A. Can you restate it?**
 23 **CHAIRMAN CORNALE:** Hold on. There's too
 24 many unknowns out here. The applicant has not

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1 testified to the value of the project nor the
 2 salability of the energy, so you can't ask the
 3 witness -- nowhere in the record can we find the
 4 total value nor the salability of the power. You
 5 don't have a contract for that. So you're asking
 6 him to speculate, there again, on unknowns.
 7 So with that --
 8 **AUDIENCE VOICE:** Cut him off.
 9 **CHAIRMAN CORNALE:** -- we need to move on.
 10 You can continue in these questions, but make sure
 11 they're valid and they don't infer anything that we
 12 don't know. We've asked those questions and they
 13 haven't been answered. We've asked -- we've asked
 14 the value of individual wind turbines, how much they
 15 cost. Mr. Luetkehans has asked that.
 16 **MR. BLAZER:** I'm sorry, Mr. Cornale, but
 17 Mr. Parzyck testified to that last week in response
 18 to Mr. Griffin's questions.
 19 **CHAIRMAN CORNALE:** He did not. There
 20 is -- nowhere within the record will it show what
 21 the value of each wind turbine is.
 22 **BY MR. BLAZER:**
 23 Q. Still on page 5, Mr. Gruen, you say, "The
 24 report provides no indication that demand exists for

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1 the power or that it will be financially feasible to
 2 develop and operate the proposed wind energy
 3 facility -- wind energy project," excuse me. Have
 4 you read any of the testimony in this case regarding
 5 the financial feasibility of this project?
 6 **A. No, I was referring to the report here.**
 7 Q. Okay. Still on the same paragraph, you
 8 say, "We understand that another wind energy project
 9 has been proposed but not constructed in Livingston
 10 County suggesting that obtaining power off-take
 11 agreements that make construction and operation
 12 feasible to implement is not assured and that
 13 existing competing supply alternatives will tend to
 14 hold down attainable prices, which will make clearly
 15 the feasibility threshold that much more risky and
 16 uncertain." Now, that's your statement, right?
 17 That's not a statement from Dr. Loomis's report.
 18 **A. Right.**
 19 Q. Okay.
 20 **A. And it's referring to the articles and**
 21 **database on footnote 5, page 5.**
 22 Q. Okay. Do you know what company that was
 23 that you're referring to?
 24 **A. Well, Iberdrola.**

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1 Q. All right. And have you spoken with
 2 anyone from Iberdrola --
 3 A. No.
 4 Q. -- to find out why the project wasn't
 5 built?
 6 A. No.
 7 Q. Do you know whether that had something to
 8 do with energy policy or another reason?
 9 A. It refers to -- the article I read said
 10 they were having trouble finding a buyer for the
 11 project. "We generally look for a long-term
 12 contract before we begin construction but not
 13 always. We don't have a long-term buyer for that
 14 project and that speaks to market condition of
 15 prospective developments." And that's what I'm
 16 familiar with from the article. I'm not familiar
 17 with other issues unless it's referred to in the
 18 article.
 19 Q. And what year are you referring to for
 20 those market conditions?
 21 A. Well, it was an August 28, 2014, issue of
 22 the paper.
 23 Q. Okay. And do you know when that project
 24 was permitted?

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1 A. Well, it said, according to the article,
 2 I'm again just reading from page 5, "In 2009 it
 3 received a special use permit to construct 100 wind
 4 turbines." So I'm assuming 2009.
 5 Q. All right. And do you know when that
 6 project was withdrawn?
 7 A. Not -- not off the top of my head.
 8 Q. If I told you 2010, would you have any
 9 reason to disagree with me?
 10 A. You can tell me anything. I'd have no
 11 reason to disagree with you on this.
 12 Q. All right. Page 6 of your report, second
 13 paragraph, "The gross job estimates presented in the
 14 report do not take into account net effects on jobs,
 15 such as displacement of other jobs by the
 16 construction of the proposed wind energy project or
 17 the impacts of potentially changing electricity or
 18 fuel prices that could change the demand for workers
 19 and services associated with the plan." Are you
 20 talking here about employees or about jobs?
 21 A. Well, the nature of the analysis presented
 22 are both. If you have fewer employees, you're going
 23 to have fewer jobs. That's the whole linkage issue
 24 or multiplier issue that's the subject of Dr.

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1 Loomis's report.
 2 Q. Well, are you saying that because a county
 3 resident stops working, let's say, as a machine
 4 operator at Donnelley or an electrician at
 5 Caterpillar to become a wind turbine technician,
 6 that machine operator job or that electrician job
 7 will disappear?
 8 A. I'm saying that it would not be a net new
 9 job by moving over to the wind energy project, and
 10 whether the job disappears or not depends on a host
 11 of factors including whether by the new power
 12 facility taking labor, whether it raises prices
 13 beyond what the other employers would be able to
 14 pay. So there's a bunch of factors. And whether
 15 they use that opportunity to automate or otherwise
 16 become more efficient and not replace that job I
 17 really can't tell you, but it wouldn't be considered
 18 a new or net job if -- one, if they left one job for
 19 another, it's considered no net new the way the
 20 models work.
 21 Q. Even if Donnelley replaces that machine
 22 operator or Cat replaces that electrician?
 23 A. If it replaces it and then this new -- the
 24 new job stays, then there would be a gain of one.

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1 Q. Natural gas right now is at pretty low
 2 prices, right?
 3 A. Yes.
 4 Q. Historically low.
 5 A. I don't follow natural gas prices over
 6 time.
 7 Q. Wholesale electricity is also at low
 8 prices, right?
 9 A. Again, I believe prices are low in all the
 10 utilities.
 11 Q. Has any wind farm in Illinois that's been
 12 built ceased to operate as of today?
 13 A. I don't know.
 14 Q. You said before when we were talking about
 15 the peer-reviewed study that actual projects
 16 reported would be relevant. Do you remember saying
 17 that a few moments ago?
 18 A. Yes, sir.
 19 Q. I've handed you what's been marked as
 20 Pleasant Ridge Exhibit 124, Wind Energy Development
 21 in Illinois, June 2012. And you'll note -- it's
 22 page 4, footnote 4 of your report. This is -- this
 23 is the study that you or this is the report that you
 24 reference in that footnote, isn't it? No, it's not.

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1 You say June 2010. Looks like you looked at an
 2 older one, huh?
 3 **A. Apparently.**
 4 Q. All right. Have you read this one?
 5 **A. Frankly I don't recall.**
 6 Q. All right. Page 8, third paragraph of
 7 your report you say, "We suspect that the induced
 8 economic impact estimates presented for construction
 9 and ongoing operations may be overstated if the
 10 author assumed that 100 percent of the wage payroll
 11 expenditures will remain within the county."
 12 If I told you that Dr. Loomis did not
 13 assume 100 percent of expenditures will remain
 14 within the county, would that address your
 15 suspicion?
 16 **A. It would depend on the amount by which he**
 17 **assumed it would not stay, but -- it would depend on**
 18 **the actual number. It wasn't provided in the**
 19 **report.**
 20 Q. What percentage would you assume?
 21 **A. I'm not in a position to tell you.**
 22 Q. On page 11 you talk about the fact that
 23 the projected impacts are not significant. Do you
 24 see where I'm referring to? Page 11 of your report.

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1 **A. Yes.**
 2 Q. How many jobs would a new industry need to
 3 bring to Livingston County for you to consider it
 4 significant?
 5 **A. More than one-half of 1 percent.**
 6 Q. Is there a threshold?
 7 **A. After -- I'd need to do a little more**
 8 **studying after this long a time here, but -- you**
 9 **know, sort of how one of the Supreme Court Justices**
 10 **defined pornography, they know it when they see it,**
 11 **and I know that one-half of 1 percent is not seeing**
 12 **it.**
 13 Q. Does it vary by type of project?
 14 **A. It certainly would vary by type of**
 15 **project. So, for example, we recently did a study**
 16 **for a research and development engineering use in**
 17 **Cook County and the average salary was \$95,000 and**
 18 **it was a significant research organization buying**
 19 **inputs from within the county in which it was**
 20 **located and that did have relatively high multiplier**
 21 **effects as a result. So yes, the type of business**
 22 **or type of activity could have a profound impact on**
 23 **the type of quality jobs and the duration of the**
 24 **jobs.**

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1 Q. Okay. Could you go to page 6 of Exhibit
 2 124, the economic -- the Wind Energy Development in
 3 Illinois, June 2012, the one I handed you a few
 4 moments ago. Could you go to page 6?
 5 **A. Yes.**
 6 Q. Now, you do acknowledge that this is a
 7 retrospective report, it's backward-looking?
 8 **A. Since I don't recall reading this**
 9 **particular one, again, I'm not going -- I'll take**
 10 **your word for it.**
 11 Q. Okay.
 12 **A. I'm not going to spend the time to read**
 13 **it, but --**
 14 Q. I'm only going to ask you -- I'm only
 15 going to ask you about one part of it.
 16 **A. Okay.**
 17 Q. It's -- I guess you would call it the
 18 third full paragraph on page 6.
 19 **CHAIRMAN CORNALE:** Mr. Blazer, the witness
 20 can't testify to this. He hasn't read it, so he
 21 can't answer questions regarding it. We don't -- he
 22 hasn't seen it. He stated that he hasn't seen it.
 23 No questions from this.
 24 Q. Do you know how many full-time equivalent

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1 jobs have been created by the wind industry in
 2 Illinois?
 3 **A. According to page 6, 19,000 jobs.**
 4 Q. Do you have any reason to doubt that
 5 number?
 6 **A. Don't have any reason to accept it or**
 7 **doubt it. I haven't studied it.**
 8 Q. Okay, you don't know. You don't know
 9 whether any of the information in this report is
 10 accurate, correct?
 11 **A. Again, I'm going to tell you I don't**
 12 **recall this report. I looked at an earlier report**
 13 **apparently, and I've not focused on aggregate data**
 14 **because I was looking at a specific report for a**
 15 **specific project not statewide impacts as a whole,**
 16 **which is a different question than the impacts on**
 17 **the local community.**
 18 Q. So you're looking for a specific report on
 19 a specific project?
 20 **A. That's what Dr. Loomis's report was about,**
 21 **a specific project for a specific county. This one.**
 22 Q. So -- but if you -- when you talk about
 23 actual projects reported, what you prefer to see is
 24 actual data from an actual project to see what the

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1 economic impacts were.
 2 **A. That would have put his report in better**
 3 **context.**
 4 Q. Okay. Mr. Gruen, this is a report dated
 5 November 2014 reflecting economic impacts from the
 6 California Ridge wind project that began operations
 7 in January 2013.
 8 **MR. LUETKEHANS:** A report or an article?
 9 **MR. BLAZER:** It's an article reporting
 10 information provided by the units of government
 11 impacted by that project.
 12 Q. Dr. Loomis also talked about this in his
 13 testimony, do you remember that?
 14 **A. I believe this article is referring to the**
 15 **impacts on schools, and I did not have any comments**
 16 **on his report about school effects.**
 17 Q. Why not?
 18 **A. Didn't have any comments, didn't -- I**
 19 **assumed he followed the procedures and the rules**
 20 **provided for valuing taxes for schools. Have no**
 21 **reason to think he wouldn't have done that properly.**
 22 Q. So as far as you know, the benefits from
 23 this project for the Prairie Central School District
 24 that are reflected in Dr. Loomis's report are

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1 accurate?
 2 **A. As far as I know.**
 3 Q. And if you just glance through this
 4 article, Pleasant Ridge 123, do you have any reason
 5 to doubt the accuracy of the statements by these
 6 school officials regarding --
 7 **A. No.**
 8 Q. -- the economic benefits to these
 9 particular school districts?
 10 **A. They're fiscal benefits, they're not**
 11 **economic benefits, but assuming you mean fiscal, I**
 12 **have no reason at all.**
 13 Q. Okay. Do you know anything about the
 14 financial condition of the Prairie Central School
 15 District?
 16 **A. I haven't studied the financial condition**
 17 **of the school district.**
 18 **MR. LUETKEHANS:** Objection, this is beyond
 19 the scope. He's already testified he was not
 20 looking at this.
 21 **MR. BLAZER:** He just answered the
 22 question. He said he has no idea. That's fine with
 23 me.
 24 **MR. LUETKEHANS:** Well, I still have an

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1 objection pending.
 2 **CHAIRMAN CORNALE:** All right, Mr. Blazer,
 3 it is beyond the scope of the witness. Again, his
 4 role I believe from everything I understand was to
 5 look at Dr. Loomis's report and decide whether in
 6 his expert opinion it was a valid report or not.
 7 **BY MR. BLAZER:**
 8 Q. You remember, Mr. Gruen, we talked earlier
 9 about the statement on page 1 of your report, that
 10 economics impacts do not measure the valuation of
 11 changes in amenities or quality-of-life factors,
 12 such as health, safety, recreation, air or noise
 13 quality, et cetera?
 14 **A. Yes, sir.**
 15 Q. Okay. This document I've just given you,
 16 Exhibit 301, is just a summary of installed wind
 17 capacity in Illinois. I just want to ask you one
 18 question about it and then I think I'm going to be
 19 done. It's a section on the -- in this document on
 20 environmental benefits in the context of what you
 21 said about environmental impacts.
 22 This says, Generating wind power creates
 23 no emissions and uses virtually no water. Annual
 24 state water consumption savings: 2,092,000,000

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1 gallons. The equivalent number of water bottles
 2 saved: 22,350,000,000 -- actually, I'm sorry, that
 3 is 2 trillion 92 billion --
 4 **MR. LUETKEHANS:** I guess the first
 5 question is has he ever seen this?
 6 **MR. BLAZER:** No, I'm just -- I'm going to
 7 ask him a question about it.
 8 Q. Carbon dioxide emissions avoided:
 9 5,690,000 metric tons. Equivalent number of cars
 10 taken off the road: 1,003,527 cars.
 11 Do you consider those factors a negative
 12 impact on qualify-of-life factors such as health,
 13 safety, recreation, air or noise quality?
 14 **A. I'm not an environmental economist and I'm**
 15 **not an expert on environmental benefits. And I also**
 16 **had not seen this report, so I really have nothing**
 17 **to add about it. It's not -- I was merely**
 18 **pointing -- that the reason I was -- I'm not here to**
 19 **testify about environmental benefits. I'm just**
 20 **merely pointing out that the economic impact**
 21 **analysis did not describe environmental benefits or**
 22 **costs.**
 23 Q. Okay.
 24 **A. That's all I was trying to do.**

1 **MR. BLAZER:** That's all I have.

2 **CHAIRMAN CORNALE:** Thank you.

3 **AUDIENCE VOICE:** About time.

4 **CHAIRMAN CORNALE:** We'll take some
5 questions from the audience. Interested parties not
6 represented by counsel, anybody out there?

7 All right, I'm going to throw one question
8 in here and this is from me. Actually I've got two.
9 Yeah, Carolyn, come on up.

10 **QUESTIONS BY**

11 **CHAIRMAN CORNALE:**

12 Q. The gist of your report is you believe
13 that the Loomis report is overstated. Can you
14 single-handedly percentage-wise say how much you
15 might believe? Is it 30 percent overstated? Is it
16 25 percent? Is it -- put it into a perspective that
17 all of us in the audience can understand.

18 **A. I don't know if I'm that smart without**
19 **having been able to do the -- seeing the data. I**
20 **would just say it's significantly overstated.**

21 Q. Okay. We've heard several questions
22 directed at your, I'll say, inexperience with wind
23 projects. Do you believe that there may be any
24 single-handedly exclusive features to a wind project

1 advantage?

2 **A. Again, that was for a different area and a**
3 **different -- a geographic area and a different time,**
4 **but even if it was to be relevant, my main point is**
5 **that's not going to change your economic base in any**
6 **significant way. The number of jobs -- the reason I**
7 **mentioned the Menards store is that the number of**
8 **jobs we're talking about are the equivalent of one**
9 **large discount store and I don't think that would**
10 **change the economic position of the county.**

11 **CHAIRMAN CORNALE:** Okay, thank you. Okay,
12 Carolyn, go ahead.

13 **QUESTIONS BY**

14 **MS. GERWIN:**

15 Q. All right. Okay, thanks so much. My name
16 is Carolyn Gerwin. I live here in Pontiac. I have
17 a couple questions about the looking-back study that
18 was done at Shady Oaks. Was there any study done of
19 whether the money that was paid was actually spent
20 or just saved or just spent elsewhere? Was that
21 actually -- I wasn't clear from what you said
22 whether that was part of that study.

23 **A. Right. The question is whether the money**
24 **that was generated was spent within the county or**

1 that they may have added in that we're not aware of
2 that could generate the net results that they've
3 shown?

4 **A. Frankly there's -- we've done, as I have**
5 **mentioned, every conceivable land use. The models**
6 **are describing -- they take inputs of investment or**
7 **stimulus to an economy and it's like a black box.**
8 **It produces output, and the output is only as good**
9 **as the inputs that go into it. There's nothing**
10 **unique to a wind farm project that would have unique**
11 **multiplier effects. It's all a function of dollars**
12 **spent and then re-spent. And so whatever those**
13 **dollars are that are spent locally are what creates**
14 **the ripple effect. So there's nothing unique about**
15 **wind or any other project that you need to know to**
16 **evaluate economic impact analyses.**

17 Q. Okay, so -- and this is my last question.
18 As presented in the 304 exhibit by the Lawrence
19 Berkeley National Lab and the NREL, they end up
20 concluding that the wind project generates a .22 to
21 .4 percent increase in the economy.

22 **A. Right.**

23 Q. In your opinion, is that -- is that what
24 the county could reasonably conclude will be the

1 **just saved, and I'd have to look through it again.**
2 **I don't believe it was that specific. What I did do**
3 **was made a comparison of economic impacts from the**
4 **Shady Oaks project as reported to the proposed**
5 **project as reported and presented the full-time jobs**
6 **for each and then the jobs as a function of per**
7 **megawatt of capacity. And the Pleasant Ridge jobs**
8 **per megawatt was at 1.21 preconstruction versus .63**
9 **for Shady Oaks actual, and proposed .56 versus**
10 **actual or ongoing of .23 for Shady Oaks. So it does**
11 **suggest that at least in the Shady Oaks case the**
12 **impacts weren't as robust as predicted in the Loomis**
13 **report.**

14 Q. Did the report for Streator Cayuga Ridge,
15 did that talk at all -- the Iberdrola project, did
16 it compare -- what was the direct comparison between
17 what the JEDI model forecast for full-time jobs was
18 compared to the actual?

19 **A. Frankly, I think I'm losing track of which**
20 **ones. I think you're referring that the JEDI model**
21 **was -- the authors of that report said that the JEDI**
22 **construction jobs are known to be -- to be**
23 **exaggerated, but I said it more precisely**
24 **previously.**

1 Q. Do you know of any study where there was
2 like a control area that was looked at that maybe
3 said no to wind that could be looked at in 5, 10,
4 20, 30 years? I mean out in California they've been
5 out there for like 30 years.

6 **A. Right.**

7 Q. So is wind energy -- there's that burst of
8 activity and so on, but how does that compare to an
9 area -- how does that impact an area's future
10 development of other types of industry?

11 **A. Yeah, one of the things that impact
12 analysis does not do is identify what economists
13 call opportunity costs or what would happen, in
14 other words, in the absence of a wind energy
15 project. So, for example, so to the extent that
16 there's a wind energy project, it by definition will
17 preclude some alternative use that may or may not
18 have higher or greater economic impacts. So that is
19 sort of the same concept of, you know, control
20 experiments, which are hard to do in social science
21 as opposed to, you know, physical science, but I'm
22 not off the top of my head familiar with the details
23 of studies that looked at what happened for
24 communities that, say, did not have a wind energy**

1 it's in the record, but for purposes of my question,
2 I'd like to assume that the Iberdrola project got
3 \$170 million in federal grants.

4 **MR. BLAZER:** I'll object. First of all,
5 it assumes facts not in evidence. Second, it's
6 beyond the scope of this witness's report and
7 testimony.

8 **MR. LUETKEHANS:** I don't think that's your
9 objection. That's my objection to make. It's my
10 witness not Mr. Blazer's.

11 **CHAIRMAN CORNALE:** All right. I'm not
12 sure how opportunity costs and grants go together.
13 I don't think there's a correlation between that.
14 And there again, we're -- we're not clear whether
15 they're getting grants or not. So can you answer
16 the question that she's posed? Is there any --

17 **BY MS. GERWIN:**

18 Q. I guess my question is if the grants are
19 coming from the federal government or tax subsidies
20 which require other taxpayers to make up the
21 difference, that is money that is then not spent by
22 that taxpayer, correct?

23 **MR. BLAZER:** Objection. It's beyond the
24 scope of his report, beyond the scope of his

1 **project built, but it's because of that there was
2 some alternative use built. There's probably cases
3 out there. I just don't know them off the top of my
4 head.**

5 Q. Do you have expertise in compatibility of
6 different kinds of development?

7 **A. As real estate and land use policy
8 analysts, we certainly have a great deal of
9 experience looking at issues of compatibility and
10 how one use might either help or hurt the
11 development of alternative uses.**

12 Q. So it would be possible to get a report
13 that would analyze the impact on some of the
14 up-and-coming businesses that are being talked about
15 in the area of a wind farm?

16 **A. In terms of how the wind farm would affect
17 those businesses? We haven't done that, but
18 certainly you could talk to the existing businesses
19 and ask how they would be affected by the project.
20 We haven't done that.**

21 Q. You mentioned opportunity costs, and in
22 that regard have you -- do they take into account
23 the grants that are given to these projects? For
24 example, I'll ask you to assume -- I don't know if

1 testimony. I was already precluded from asking
2 about the Renewable Portfolio Standard, about the
3 production of tax credit. This is exactly the type
4 of area that I was precluded from questioning him
5 on.

6 **MR. LUETKEHANS:** This is my --

7 **CHAIRMAN CORNALE:** Mr. Blazer, you're
8 correct. Okay, Carolyn --

9 **MR. LUETKEHANS:** He can't object to my
10 witness.

11 **MR. BLAZER:** I just did.

12 **CHAIRMAN CORNALE:** I just object to
13 everybody's witness. Carolyn, can you clear up the
14 question?

15 **MS. GERWIN:** Yes, I'm going to clear up
16 the question. I'll put it in context of the term
17 that was used, the multiplier effect, this
18 multiplier.

19 **BY MS. GERWIN:**

20 Q. Does the multiplier effect work both ways?
21 If you take money out of an economy, does it have a
22 multiplying negative effect same as injecting it
23 into an economy?

24 **A. Yes, if you close a factory or stop**

1 funding a program, there will be reductions in the
2 volume of economic activity, and obviously if the
3 federal government makes a policy decision that to
4 fund one program or one type of project, it's
5 implicitly making a decision not to fund an
6 alternative project or policy, and there will be
7 winners and losers associated with how the
8 government decides to allocate its resources.

9 MS. GERWIN: Okay, thank you very much.
10 Sorry to keep you.

11 CHAIRMAN CORNALE: Any other questions
12 from the audience at this time? You've got a
13 question? All right, while he's working on that,
14 county staff have any questions of this witness?
15 Chuck, you don't have anything? All right.

16 MR. SLAGEL: Hello? John Slagel.

17 QUESTIONS BY

18 MR. SLAGEL:

19 Q. Do you know, do colleges teach the JEDI
20 model?

21 A. I'm sorry, I can't opine on what colleges
22 do teach or don't teach on the JEDI model. I'm
23 assuming that, given Dr. Loomis's work, he probably
24 teaches it, but I don't know.

1 income would go up?

2 A. I don't off the top of my head.

3 Q. Okay. I think it was like 445,000. And
4 the Prairie Central school budget is 23 million a
5 year.

6 MR. SLAGEL: That's all I have.

7 A. Thank you.

8 CHAIRMAN CORNALE: Anybody else from the
9 audience with questions? All right. Mr. Gruen,
10 thank you.

11 All right. Mr. Luetkehans, it's 9:30.

12 MR. LUETKEHANS: Yeah, we've spoke to Mr.
13 Heffley and he has graciously agreed to come back.
14 I guess I'm a little more upset about this than he
15 is, but he's agreed to come back. The only other
16 thing that I think we would all like to maybe
17 resolve at some point in time if we have five
18 minutes is try to understand the schedule going
19 forward. Mr. Rand is coming Thursday, I have
20 provided his report to Mr. Blazer this evening, and
21 that's who we will bring in and only him on
22 Thursday.

23 CHAIRMAN CORNALE: He will be the only
24 one?

1 Q. Okay. Do you know, in the report from
2 Loomis, did he assume that all the wind turbine new
3 jobs and employees that were created are going to
4 live in Livingston County or was there a multiplier
5 for how many were out of county and in county?

6 A. I don't know what was assumed about how
7 many workers reside in the county, so I just don't
8 know.

9 Q. Okay, so -- but like in his report, did he
10 say all of them were going to be from the county?

11 CHAIRMAN CORNALE: Mr. Slagel, that would
12 be a Loomis question.

13 MR. SLAGEL: Okay.

14 CHAIRMAN CORNALE: Yeah, so not really in
15 this context.

16 MR. SLAGEL: Okay.

17 CHAIRMAN CORNALE: All right.

18 BY MR. SLAGEL:

19 Q. The school was brought up. You looked at
20 Loomis's figures a little bit for the Prairie
21 Central budget?

22 A. Modestly.

23 Q. Okay, because I think -- do you remember
24 the average amount that he predicted the school

1 MR. LUETKEHANS: Yes, especially since --

2 CHAIRMAN CORNALE: Okay.

3 MR. LUETKEHANS: -- this was supposed to
4 be the short one and we took all night.

5 CHAIRMAN CORNALE: Okay. He'll be talking
6 about --

7 MR. LUETKEHANS: He -- excuse me, sorry,
8 takes a second to go back on. He will be talking
9 about noise.

10 CHAIRMAN CORNALE: Noise, okay. All
11 right, so we will expect on Thursday evening that
12 Mr. Rand will be available 6:30 in Fairbury. Is
13 that correct, Chuck, in Fairbury?

14 MR. SCHOPP: Yes, that's right.

15 CHAIRMAN CORNALE: All right, so we're for
16 sure there. We need to look further out with the
17 schedule. We can do that here. If you give me
18 about three or four minutes, we'll look at that and
19 let everybody know.

20 (Brief pause.)

21 CHAIRMAN CORNALE: All right, we've got
22 some decisions. So Thursday we're good, 6:30 Walton
23 Centre. Okay, just so that everybody understands,
24 this zoning body will meet February the 5th, okay?

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1 We'll meet at the courthouse for this meeting. It's
 2 a regular business meeting, will have nothing to do
 3 with the application at hand, so there won't be
 4 anything lost.
 5 What will happen is there's some --
 6 there's consideration for some amendment of property
 7 value guarantees that when we originally discussed
 8 it we thought all the information would be available
 9 to us. At this point, it's not all in. So
 10 realistically, we can't make an educated decision.
 11 So I believe the board will look to push that
 12 further back until all the information's available.
 13 So having said that, we're going to go
 14 February 9th and February 10th. Okay, February 9th
 15 will be here, Pontiac Township High School.
 16 February 10th will be at the Walton Centre. Both of
 17 them will be at 6:30, all right?
 18 So I implore everyone here please drive
 19 careful. It's very slippery out there. Take your
 20 time getting home.
 21 Oh, witnesses. One other thing. I have
 22 the -- we had the belief that Thursday evening other
 23 individuals may be able to get up and speak. It's
 24 probably not looking like that. Counsel has

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1 provided me with a statement, and I believe it's a
 2 true interpretation of what I'd like to tell
 3 everyone as we look forward to witnesses being able
 4 to testify. Just so -- I'll give you the
 5 information. You can think on it.
 6 All right, I'm going to read this. As a
 7 result of the last three nights, four nights,
 8 several nights, there's a perception on the part of
 9 the ZBA that there has been a significant amount of
 10 irrelevant information submitted, the presentation
 11 of which has consumed a great deal of time. The ZBA
 12 is asking all concerned to do a better job of asking
 13 and answering questions related to relevant
 14 material. In other words, please be more succinct,
 15 succinct. I don't know about that word. Counsel,
 16 thank you. Otherwise, the ZBA may be compelled to
 17 put time limitations on the presentation and
 18 cross-examination of witnesses. There comes a time
 19 when you have made your point and the rest is just
 20 overkill.
 21 Okay. We haven't had to put time
 22 limitations on anything and I really don't want to,
 23 I -- I want everyone to have their opportunity to
 24 speak, but if you get off task, you guys have seen I

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1 keep these guys on task. Well, I try my best. I'll
 2 have to keep everybody on task, okay?
 3 So with that, understand we're going to
 4 meet on Thursday at 6:30 at the Walton Centre.
 5 February 5th this board will meet, not to act on
 6 anything, not to do anything with regards to wind,
 7 nothing short of the property value guarantee; that
 8 it looks without the information we can't do
 9 anything more conclusive. And then February 9th,
 10 here, 6:30; February 10th, Walton Centre, 6:30.
 11 Okay. Thursday will be Rand for sure.
 12 And, Mr. Luetkehans, you'll have a better feel of
 13 witnesses for us for the next hearing, is that
 14 correct, moving forward?
 15 **MR. LUETKEHANS:** Yes.
 16 **CHAIRMAN CORNALE:** Okay. All right. With
 17 that, I need a motion or --
 18 **MR. VITZTHUM:** I'll make --
 19 **MR. BLAKEMAN:** Carolyn.
 20 **CHAIRMAN CORNALE:** Oh, hold the motion to
 21 recess. Carolyn, go.
 22 **MS. GERWIN:** What's the information you're
 23 missing for the property value guarantee plan
 24 decision? What are you waiting for?

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1 **CHAIRMAN CORNALE:** The information is
 2 everything that we may possibly get in testimony,
 3 both their testimony, Mr. Luetkehans, additional
 4 interested parties may have additional information
 5 to add to that. As far as -- not speaking for the
 6 whole board but speaking, I guess, in my thought, we
 7 need to gather as much possible information as we
 8 can before we make a concrete decision on it. So a
 9 realistic possibility is that we'll be post this
 10 hearing. All right. With that, motion to recess.
 11 **MR. VITZTHUM:** I make that motion.
 12 **CHAIRMAN CORNALE:** Vitzthum motions.
 13 Could I get a second?
 14 **MS. HUISMAN:** I'll second.
 15 **CHAIRMAN CORNALE:** Huisman seconds. All
 16 in favor?
 17 **ALL MEMBERS:** Aye.
 18 **CHAIRMAN CORNALE:** Opposed.
 19 (Adjourned at 9:32 p.m.)
 20
 21
 22
 23
 24

1 STATE OF ILLINOIS)
2 COUNTY OF FORD)SS

3
4 I, June Haeme, a Notary Public in and for
5 the County of Ford, State of Illinois, do hereby
6 certify that the following Livingston County Zoning
7 Board of Appeals Case SU-7-14 hearing was taken at
8 the Pontiac Township High School, 1100 Indiana
9 Avenue, Pontiac, Illinois, on January 26, 2015.

10 That the said deposition was taken down in
11 stenograph notes and afterwards reduced to
12 typewriting under my instruction and that the
13 deposition is a true record of the testimony given.

14 I do further certify that I am a
15 disinterested person in this cause of action; that I
16 am not a relative, or otherwise interested in the
17 event of this action, and am not in the employ of
18 the attorneys for either party.

19 IN WITNESS WHEREOF, I have hereunto set my
20 hand and affixed my notarial seal this 9th day of
21 February, 2015.

22
23

24 JUNE HAEME, CSR
NOTARY PUBLIC

25 "OFFICIAL SEAL"
26 June Haeme
27 Notary Public, State of Illinois
28 My Commission Expires:
29 September 27, 2016

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32
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