

GRANT COUNTY COMMISSION
PETERSBURG, WEST VIRGINIA 26847

GRANT COUNTY COMMISSION MINUTES

Date: October 2, 2020 **Time:** 10:30 a.m. **Location:** Conference Room
Grant County Courthouse

Commissioners:

Doug Swick
Scotty Miley
Jeff Berg

Reporting:

AGENDA ITEM: Commissioner Swick called the special meeting to order at 10:30 a.m.

AGENDA ITEM: Board of Assessment of Appeals

DISCUSSION: Attorney Hershel Rose, Jan Murdock, Attorney for State Tax Department, and Anita King, Appraisal Manager, appeared before the Commission. Jenny Rexrode from the Grant County Assessor's Office was also present, as well as Court Reporter Maria Keplinger.

Legislature has determined that the wind turbines are classified as pollution abatement equipment and are valued at their salvage value.

The three persons appearing by phone were sworn in.

The first witness was Allison Jones. The appraised value of the windmill farm was confirmed through Ms. Jones, which is \$21,149,220.00. Based on the numbers after the adjustment made for the salvage value the plant is appraised for around 96 million dollars.

Antreas Ghazarossian addressed the Commission by phone. He spoke with regard to the Economic Obsolescence Inutility Analysis Plant Historical Capacity Factor which he attached hereto.

Tyler Stigman addressed the Commission regarding the turbines and their performance. The turbines on the west were not performing to their full capacity because they are lower on the hill.

Commissioner Miley inquired about the wind study. He stated that it looks as though the benchmark has not been met. Mr. Stigman said that a wind study is never definitive of what you will actually see once the turbines are installed and running.

Commissioner Swick asked if CCI owned the wind farm since the conception of the project. Tyler Stigman stated that CCI acquired the wind farm the end of August, 2019. Fifty percent was acquired from Dominion in June, 2019 and fifty percent from Shell in August 2019.

Commissioner Swick inquired if this was the first time CCI has paid taxes on this property. Allison Jones stated that due to the time of the purchase CCI did pay the 2019 taxes.

Attorney Rose requested that all exhibits be admitted to record (copies attached).

Commissioner Swick asked how many windmills were in this project. The total at Mt. Storm are 132.

Commissioner Swick asked if a study was done prior to purchasing the windmill farm and was told a study was done post acquisition.


Commissioner Swick verified that the appraised value of the windmills is 73 million dollars. The value of the project was 535 million.

Commissioner Swick stated that he felt the Prosecutor should have been present to give the Commission guidance. He further stated that he did not know if the Commission has the authority to change the appraised value. This is strictly a valuation issue and not a classification matter.

Attorney Rose stated that they were not asking for any additional depreciation on the windmills. They are just asking that legitimate depreciation of some of the windmills be taken into consideration so that the fair market value can be determined.

Commissioner Swick stated that he understood that some of the windmills were not working as they should; however, he felt that both the assessment and tax rate are where they should be. Commissioner Miley and Commissioner Berg agreed.

ACTION: A Motion was made to deny the Petitioner's request to reduce the tax assessment. **MOTION: Miley-Berg**


PRESIDENT

ATTEST:


CLERK OF THE COUNTY COMMISSION

10-27-2000
DATE APPROVED