

McCann Appraisal & Consulting, LLC

<mailto:cmoser@co.palo-alto.ia.us>

October 20, 2017

Palo Alto County Supervisors
C/o Carmen Moser
Palo Alto County Courthouse,
1010 Broadway St.
Emmetsburg, Iowa 50536

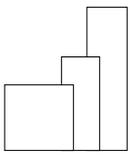
Re: Defamatory falsehoods of Mr. Michael Blazer

Dear Ms. Moser,

I am writing to you regarding concerns with certain statements made about me by attorney Michael Blazer, and request that you present this letter to the Board of Supervisors and any other appropriate county officials. I grant permission for this letter to be read into the record and be entered as an exhibit at your hearing.

I have reviewed a recent video (October, 2017) of Mr. Blazer deliberately relating false information and making slanderous remarks about me and the accuracy of my work, and I state unequivocally that such statements are completely false.

As I know none of the Palo Alto Supervisors are familiar with me, allow me to first dispel one falsehood of Mr. Blazer. I have qualified and testified as an expert appraiser on wind turbine impacts on property values in numerous states, counties, courts, siting board and other proceedings. I have been accepted as an expert on this subject in a class action lawsuit, and I developed and presented the first seminar on turbine impacts, at the request of the Appraisal Institute, and many other seminars as well. I am an independent appraiser, and not one of the many bias driven types of consultants which Mr. Blazer has accused me of, such as lobbyist, anti-wind consultant, etc. In short, I call them as I see them, regardless of whether Mr. Blazer or any other party has interests that are in conflict with my research findings.

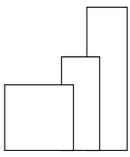


Additionally, the accuracy of my Livingston County Illinois study been thoroughly reviewed and acknowledged by at least three independent boards, including the Illinois Department of Financial and Professional Regulation (IDFPR), and their findings are quite opposite of the falsehoods Blazer has spread around Palo Alto County and, indeed, other states and jurisdictions.

As you may be aware, Mr. Blazer is both a Senior Vice President and Chief Legal Officer of an energy company known as Invenenergy, LLC. During February of 2015, I provided independent, expert valuation testimony on behalf of approximately 100 Livingston County, Illinois home and land owners, that Invenenergy's proposed wind turbines would have a detrimental effect on the property values in areas where the turbines were proposed to be located. All of my opinions were supported by a professional and thorough study of values near and far from existing industrial scale wind turbine projects, and provided significant empirical evidence answering the question at hand: Do large scale turbines have an adverse effect on neighboring property values?

Mr. Blazer presented his own experts in support of the turbines, including a Chicago appraiser he has apparently retained again and brought to Palo Alto County. However, Mr. Blazer's experts failed to support with reliable evidence his position that there would be no injurious effect on values. Partly based on the local zoning ordinance property value standards and also on my studies, reports and testimony, the application was denied. The value standards applicable in that matter was cited by the ZBA as part of their recommendation to the County Board as reasons for the denial. The County Board then reviewed the ZBA recommendation and denied the Invenenergy application.

As far back as Mr. Blazer's cross examination of me, and certainly during his closing arguments in that ZBA hearing, Mr. Blazer initiated a defamatory and slanderous campaign impugning me and my findings. Moreover, Mr. Blazer, without any notice, filed an "online" complaint against me with the IDFPR Appraisal Division, which contained numerous false allegations, in an attempt to question my compliance with appraisal

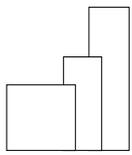


regulations, the Uniform Standard of Professional Appraisal Practice; commonly referred to as “USPAP”. Before I knew of the Blazer complaint, Mr. Blazer’s online allegations “screen shot” to the IDFPR, which was not public record, was in the possession of at least one other attorney representing a wind farm developer. It would appear that the purpose of the “screen shot” having been forwarded to another wind project attorney was an attempt to discredit me in a pending federal case, in which I had been retained as an expert witness.

Before the IDFPR notified me of the (Blazer) complaint or had decided to begin an investigation, Mr. Blazer began stating publicly that I was under investigation by the State of Illinois and at risk of losing my appraisal license. It should be obvious that he continues to make such false statements because of his self-serving interests and claims he must make to gain approval of projects, which have been effectively rebutted by my work on behalf of objectors in the aforementioned Livingston County application. This was a blatant attempt by an Invenergy officer and attorney acting as complainant, judge, jury and firing squad all rolled into one, to advance his own private and corporate interests by sully my professional reputation, and apparently to try to prevent me from testifying regarding my well documented studies and findings regarding the significant impact of wind turbines on neighboring values.

It may be important to note, the same appraiser Mr. Blazer has apparently retained again on behalf of his company Invenergy in this matter, also testified in opposition to my report and testimony in Livingston County. A review of the transcript of this appraiser’s cross examination, discloses numerous retractions and admissions of error in his report and testimony. Thus, the claimed basis for Blazer’s allegations was shown to be inaccurate, and Blazer continuing his anti-McCann campaign is therefore a matter of him knowingly advancing falsehoods.

According to Illinois statutes, all complaints filed against appraisers must be examined by the state appraisal board no matter how frivolous they may be, in order to determine if the



complaint has any merit. Not surprisingly, there is a similar process for examining complaints against attorneys by the Illinois Attorney Registration and Disciplinary Commission (ARDC).

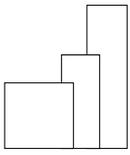
As a result of the Blazer complaint, I was invited to an informal meeting with the IDFPR Appraisal Board, who collectively reviewed copies of my report, empirical sale data evidence and a transcript of my testimony at the Livingston County hearing. After careful review of the facts and discussion, the Appraisal Board conclusively determined there were no violations of the Illinois Real Estate Appraiser Licensing Act and terminated the matter stating they **“have decided not to pursue charges”**.

This determination implicitly recognizes Mr. Blazer's complaint for what it was – vindictive allegations by a self-interested party.

Although Mr. Blazer's complaint was reviewed by the IDFPR and dismissed in June 2017, four (4) months later Mr. Blazer has continued his campaign of repeating his spurious accusations and deliberately disparaging my professional reputation and work in order to promote his own self-interest. If Mr. Blazer was even casually concerned with the truth, he should be aware that his complaint was dismissed as I have stated. But nevertheless, he continues to *regurgitate his original false allegations* as if they were facts – as he did at the October, 2017 hearing Palo Alto County, in which my studies were mentioned.

Incredulously, he continues to falsely state that I remain the subject of an investigation by the IDFPR and may lose my license, when he knows full well that Board decided Blazer's allegations were without merit, and knew even before the IDFPR letter confirmed this fact in June, 2017.

While I am extremely concerned with Mr. Blazer's defamatory attacks on my professional reputation, I am separately concerned that the citizens of your county and elsewhere are being denied key information and due process at these public hearings by these same



deceitful statements. Notwithstanding his insulting and false remarks about me to the public, as a professional appraiser, I regard his antics as primarily an attempt to distract public officials from completing their duties, by reviewing relevant documented property value impact information.

Mr. Blazer cannot refute the accuracy of my studies in a factual and truthful manner and so attacks me by bootstrapping his attack on the basis of his own false accusations, while ignoring the finding by the IDFPR that the grounds of Blazer's complaint lacked merit and were summarily dismissed.

While I have not been retained in the matter currently before you, I would be willing, at the invitation of the County, to summarize my studies and present empirical data which may help you understand the deficiencies of Mr. Blazer's previously submitted studies and alleged value evidence. I would do this in the hopes that you would find my participation both useful and important in considering Invenergy's current application. The granting of a heavy industrial overlay district in the setting of a rural residential and agricultural area can establish a trend that becomes irreversible. I believe you are entitled to accurate facts in making decisions that impact your counties property owners and residents.

Please feel free to contact me directly at (312) 644-0621 or via email, should you have any questions or comments or need further information.

Sincerely,

Michael S. McCann

McCANN APPRAISAL & CONSULTING, LLC

500 North Michigan Avenue

Suite 600

Chicago, Illinois 60611

mikesmccann@comcast.net