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Q Would you please identify what has been marked for identification as Exhibit 32-1 (DP-1).

A Exhibit 32-1 (DP-1) is a résumé of my educational background and employment experience.

Q Are you sponsoring any portions of the “Application for Site Certification” and “Clarification Information Provided to EFSEC Independent Consultant for EIS Preparation”, for the Kittitas Valley Wind Power Project?

A Yes. I am sponsoring the following sections for which I was primarily responsible for the analysis and development:

Section 5.1.3 Land Use Housing

Section 8.1. Socioeconomic Impact (Not including Section 8.1.3.4 Property Values, and the Landowner Royalty Income subsection of Section 8.1.3.2)

Q Are you familiar with these sections of the Application?

A Yes

Q Did you prepare these sections, or, if not, did you direct and/or supervise its preparation?

A Yes.

Q Is the information in these sections within your area of authority and /or expertise?

1 A Yes.

2

3 Q Are the contents of these sections of the Application either based upon your own
4 knowledge, or upon evidence, such as studies and reports as a reasonably prudent persons
5 in your field and expertise are accustomed to rely in the conduct of their affairs?

6

7 A Yes.

8

9 Q To the best of your knowledge, are the contents of these sections of the Application true?

10

11 A Yes.

12

13 Q Do you incorporate the facts and content of these sections as part of your testimony?

14

15 A Yes.

16

17 Q Are you able to answer questions under cross examination regarding these sections?

18

19 A Yes

20

21 Q Do you sponsor the admission into evidence of these sections of the Application?

22

23 A Yes

24

25

1 Q Are there any modifications or corrections to be made to those portions of the Application that
2 you are sponsoring?

3
4 A No

5
6 Q Would you please summarize and briefly describe your evaluation of socioeconomic
7 impacts, and the impacts resulting from construction and operation of the project.

8
9 A No impacts are expected to population, housing, property values, community cohesion, or
10 environmental justice. There appears to be an adequate supply of temporary housing
11 available to accommodate non-local workers.

12
13 Based on a series of assumptions outlined in Section 8.1 of the Application, the
14 construction phase of the Project is projected to result in \$5.3 million in total income and
15 78 jobs in Kittitas County. Based on a series of assumptions outlined in Section 8.1 of
16 the Application, the operations phase of the Project is projected to result in an estimated
17 \$1.8 million per year in added income and 22 additional jobs in Kittitas County.

18
19 It is estimated that the Project will contribute an average of approximately \$600,000
20 annually in landowner royalties to local landowners, including Washington DNR which
21 would receive an annual income royalty of approximately \$150,000. The DNR income
22 contributes to the benefit of the state school fund.

23
24 Based on the findings of research cited in Section 8.1 of the Application, the Project is
25 not likely to result in a negative impact to property values.

1
2 It is estimated that the Project would result in \$1.2 million in added annual property tax
3 revenue to taxing districts in the County, plus a small amount of additional revenues from
4 sales taxes and other fees. Because of the recently-passed Initiative 747, which limits
5 property tax increases in Washington State, it is possible that this benefit would be
6 received in the form of lower taxes for other property owners rather than an increase in
7 tax revenues.
8

9 Q Would you please describe the cumulative impacts with regard to the Desert Claim Wind
10 Power Project and the Wild Horse Wind Power Project?
11

12 A The cumulative impacts of constructing the Project and other potential nearby wind
13 turbine developments, such as Zilkha's Wild Horse Wind Power Project and the wind
14 power project proposed by EnXco in Kittitas County, would be to increase the demand
15 for construction workers in the study area. The most recent construction schedules for
16 the Wild Horse and the Kittitas Valley projects indicate that the projects will overlap for
17 a period of about eight months. During this time, the number of workers at both sites will
18 average approximately 170 workers per month. Temporary housing will be needed for
19 those workers who re-locate during construction of the project. The study area appears to
20 have an adequate supply of temporary housing to accommodate workers from outside the
21 area.
22

23 It is possible for some large projects to increase the demand for labor sufficiently to place
24 upward pressure on wages in certain sectors of the construction industry. However, it is
25 expected that contractors will have access to a large construction labor pool from a broad

1 geographic area which includes Seattle and Yakima, and thus the effect on construction
2 wages will likely be insignificant.

3
4 Construction and operation of the wind energy developments will increase retail sales and
5 overall economic activity in the area, as well as create employment opportunities for
6 residents of Kittitas County.

7
8 The proposed wind turbine projects in Kittitas County will have a substantial impact on
9 the property tax base of the County. The combined cost of the Kittitas Valley and the
10 Wild Horse wind turbine projects are estimated at \$375 million. Assuming the enXco
11 project is of similar size, it will add an approximately \$180 million to the County's tax
12 base. The three projects will increase the County's tax base by over \$550 million, or 22
13 percent. Because, with the passage of Initiative 747, county property tax collections are
14 limited to an annual one percent increase, it is likely that property tax levies in the county
15 would decrease in order for the County to comply with the requirements of the law.
16 Even with the tax increase limitations, the County could expect to collect a sizeable
17 amount of additional revenue when compared to 2002 collections because of the projects.
18 Based on project cost estimates from Zilkha and on information on tax assessment
19 procedures and levy rates from both Washington Department of Revenue and the Kittitas
20 County Tax Assessor, it is estimated that the Wild Horse project will increase property
21 tax collections by approximately \$460,000. The Wild Horse and enXco projects are of
22 similar size and would contribute a relatively comparable amount of tax revenue
23 depending on I-747 considerations. Area schools, local government, the state, and fire
24 departments, and county roads will all benefit from the additional funds.