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TCC
Pre-Filed Testimony
KURT C. KIELISCH
EXH- 5810_R

BEFORE THE STATE OF WASHINGTON
ENERGY FACILITY SITING EVALUATION COUNCIL

In the Matter of the Application of:

DOCKET NO. EF-210011

Scout Clean Energy, LLC, for
Horse Heaven Wind Farm, LLC,
Applicant.

PRE-FILED TESTIMONY OF TCC
WITNESS KURT C. KIELISCH

Q: Please state your name and address.

A: Kurt C. Kielisch, home address, 2422 Forest Manor Court, Neenah, Wisconsin,
business address, 116 East Bell Street, Neenah, Wisconsin.

Q Please briefly describe your business, experience and qualifications.

A. I am the President of the Forensic Appraisal Group. I have worked in the field of
appraisal since 1984, providing objective and specialized appraisal services including

PRE-FILED TESTIMONY OF TCC WITNESS
KURT KIELSCH- 1

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1 Eminent Domain Valuation, Commercial Property Valuation, Complex Valuations,
2 Estate Valuation, Assessment Disputes, Stigmatized Property Valuation, Impact
3 Studies and Expert Testimony.
4

5 I have completed numerous valuation related research projects on property values
6 including wind farms projects, high voltage transmission lines, gas transmission
7 pipelines and highways.
8

9 My resume is Attachment A. EXH-6001_T.
10

11 Q: Did you read and review several Hoen studies?

12 A: Yes. I was provided a copy of the Direct Testimony submitted by Morgan Shook I
13 read through and developed comments from the following studies:
14

15 *Ben Hoen et al., A Spatial Hedonic Analysis of the Effects of US Wind Energy*
16 *Facilities on Surrounding Property Values, 51 Journal of Real Estate Finance*
17 *And Economics 1, 22-51 (2015)*
18

19 *Ben Hoen et al., Wind Energy Facilities and Residential Properties: The*
20 *Effect of Proximity and View on Sales Prices, 33 Journal of Real Estate*
21 *Research 3, 279-316 (2011)*
22

23 *Ben Hoen et al., The Impact of Wind Power Projects on Residential Property*
24 *Laboratory (2009)*
25
26

PRE-FILED TESTIMONY OF TCC WITNESS

KURT KIELSCH- 2

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1
2 Q: Have you prepared testimony containing your comments and observations about
3 these reports.
4

5 A: Yes, my report is provided in Attachment B – EXH-6002_T.
6

7 Q: Please describe any opinion you have regarding the utility and reliance on the
8 Hoen studies to the conclusions regarding the impacts of wind turbines on properties
9 near the Horse Heaven Hills Wind and Solar Project.
10

11 A: It is my professional opinion that any statements suggesting or concluding that
12 that the Horse Heaven Hills wind turbine project will not have significant impact on
13 nearby real estate property is improper, are without justification and are not
14 supportable. The Hoen et al reports cited should not be utilized or relied upon for
15 numerous reasons. Direct application to agricultural land, recreational or rural
16 residential land is cautioned.
17

18 My comments and observations regarding issues presented in the Hoen et al studies
19 are provided in Attachment B EXH-6002-T titled Impact Analysis of the Niyol Wind
20 Farm on Surrounding Rural Residential and Agricultural land Values in Logan County
21 Colorado June 11, 2020. The review of the Hoen's report starts on page 42.
22

23 Q: Why are you submitting testimony?
24
25
26

PRE-FILED TESTIMONY OF TCC WITNESS

KURT KIELSCH- 3

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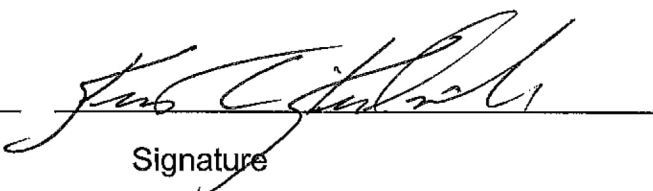
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A: I am here to share my concerns about the utilization of reports authored by Hoen et al. regarding the impacts the Horse Heaven Hills Project will have on real estate property in Benton County. I acknowledge that I may be cross-examined during the adjudication hearings.

I declare under the penalty of perjury under the laws of the State of Washington that my testimony is true and correct to the best of my knowledge and belief.

Signed this 3 day of July, 2023, in Neenah, WI

KURT C. KIELISCH



Printed Name

Signature