

# Exhibit No. 108

**DATA INFORMATION REQUEST  
Missouri-American Water Company  
WA-2021-0376/SA-2021-0377  
Eureka Acquisition**

**Requested From:** Nikki Pacific

**Date Requested:** 10/19/2021

**Information Requested:**

Please provide all communications between Missouri-American Water Company and Edward W. Dinan, CRE, MAI, Joseph E. Batis, MAI, R/W-AC, and Elizabeth Goodman Schneider, ASA, and / or the firms they work for, regarding the City of Eureka water and wastewater systems.

**Requested By:** Mark Johnson

**Information Provided:**

Please see MoPSC 0061 Attachment 1.

**Responsible witness:** Brian LaGrand

**From:** [Nikki Pacific S Pacific](#)  
**To:** [Joe Batis](#)  
**Cc:** [Edward Dinan](#); [Jordan Leiner](#)  
**Subject:** RE: American Water Projects  
**Date:** Thursday, January 7, 2021 10:13:27 AM

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Team,

Thanks for reaching out. Yes, we found a hiccup in our system with everyone working from home. It appears that invoices were mailed to the office. We are working through processing. I will provide an update soon.

Thanks again and thanks for your patience/understanding.

Nikki Pacific  
Economic Development Manager  
Missouri American Water  
727 Craig Road  
St. Louis, MO 63141  
O: (314)996-2215  
C: (314)370-9669

[Nikki.pacific@amwater.com](mailto:Nikki.pacific@amwater.com)



-

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**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Thursday, January 7, 2021 10:18 AM  
**To:** Nikki Pacific S Pacific <Nikki.Pacific@amwater.com>  
**Cc:** Edward Dinan <edinan@dinanreal.com>; Jordan Leiner <jleiner@dinanreal.com>  
**Subject:** American Water Projects

**EXTERNAL EMAIL:** The Actual Sender of this email is [joe@batisappraisals.com](mailto:joe@batisappraisals.com) "Think before you click!".

Hi Nikki,

I am copying Ed Dinan on this email. Ed's office has a couple outstanding invoices from the Fall for the jobs we did together.

I'm asking him to email you directly -- hoping that you can point him in the right direction.

Ed - if you are not using it yet, please look into the Taulia Portal payment system that AmWater uses. Took a little getting adjusted to - but very easy to use - and they offer "fast"/"early" payment options for very minimal discounts with direct deposit.

Let me know what else I can do.

Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**

*Real Estate Appraisers and Consultants*



***State General Certified - IL, IA, MO, VA, TN, TX***

313 N. Chicago Street, Joliet, Illinois 60432  
Phone (815) 726-1455 -- Cell (815) 545-7197

**From:** [Jackie Thomas](#)  
**To:** [Joseph Batis](#)  
**Cc:** [Nikki Pacific S Pacific](#)  
**Subject:** RE: Contract 35790 "35790-TO-Edward J Batis-MO-Appraisal-Stewartsville" requires your action  
**Date:** Monday, October 18, 2021 3:51:00 PM

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Joe:  
I pulled the contract back and updated the cost. It needs to be approved again and then I will send it for signature. Once you approve, Joy will create the PO.

---

**From:** Joseph Batis <joe@utilityvaluationexperts.com>  
**Sent:** Monday, October 18, 2021 8:55 AM  
**To:** Jackie Thomas <Jacqueline.Thomas@amwater.com>  
**Cc:** Nikki Pacific S Pacific <Nikki.Pacific@amwater.com>  
**Subject:** Re: Contract 35790 '35790-TO-Edward J Batis-MO-Appraisal-Stewartsville' requires your action

**EXTERNAL EMAIL:** The Actual Sender of this email is [joe@utilityvaluationexperts.com](mailto:joe@utilityvaluationexperts.com) "Think before you click!".

Hi Jackie and Nikki,  
Kelly Simpson's invoice for the engineering report is \$4,500 -- so, my contract needs to be amended to \$14,500, please.  
Thank you,  
Joe

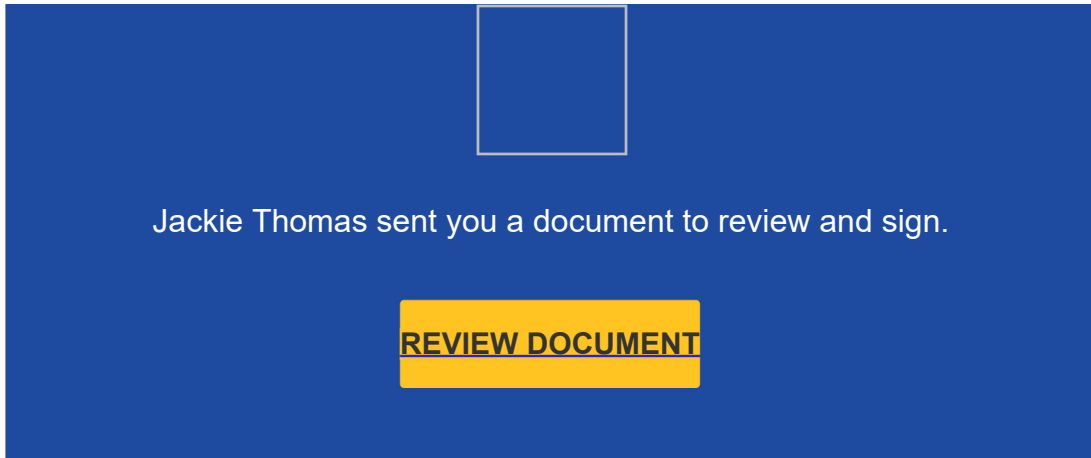


**Utility Valuation Experts, Inc.**  
313 N. Chicago Street, Suite 101  
Joliet, Illinois 60432

**(888) 416-3797**  
**Joseph Batis is state licensed in Illinois, Iowa, Missouri, North Carolina, Texas, Tennessee, Virginia, and Arizona**

On Mon, Oct 18, 2021 at 8:42 AM Jackie Thomas via DocuSign <[dse\\_NA3@docusign.net](mailto:dse_NA3@docusign.net)> wrote:





**Jackie Thomas**  
[Jacqueline.Thomas@amwater.com](mailto:Jacqueline.Thomas@amwater.com)

Joe Batis,

Please DocuSign 35790-TO-Edward J Batis-MO-Appraisal-Stewartsville

Thank You, Jackie Thomas

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This message was sent to you by Jackie Thomas who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.

**From:** [Joe Batis](#)  
**To:** [Jackie Thomas](#)  
**Cc:** [Nikki Pacific S Pacific](#)  
**Subject:** Status  
**Date:** Wednesday, October 20, 2021 2:05:47 PM  
**Attachments:** [image.png](#)

**EXTERNAL EMAIL:** The Actual Sender of this email is joe@batisappraisals.com "Think before you click!".

Hi Jackie,  
Just checking on this invoice. My understanding is that it was approved.  
Do you need anything else from me?  
Joe

AMERICAN WATER  
My Invoices

Search My Invoices [Advanced Search](#)

Invoice Number   
Purchase Order   
Invoice Status  [Search](#)

Showing 1-1 of 1 Unpaid Invoices [Download](#) [Refresh](#)

Invoice #	Inv. Date	PO #	Due Date	Document Amount	Status	Payment	Actions
2110001	Oct 19, 2021	3000530033	Dec 3, 2021	\$6,650.00	In process		

Total Items: 1

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*Real Estate Appraisers and Consultants*  
313 N. Chicago Street, Joliet, Illinois 60432  
Phone (815) 726-1455 -- Cell (815) 545-7197

**UTILITY VALUATION EXPERTS, INC.**  
(888) 416-3797

[Website for Utility Valuation Experts](#)  
[Website for Batis Appraisals](#)

*Joseph E. Batis, MAI, AI-GRS, R/W-AC*



*State General Certified - IL, IA, MO, VA, TN, TX, NC, AZ*  
*Member - American Water Works Association*

**From:** [Joseph Batis](#)  
**To:** [Nikki Pacific S Pacific](#)  
**Subject:** Re: Eureka - Appraisal - Information needed  
**Date:** Friday, June 25, 2021 4:02:55 PM  
**Attachments:** [image003.png](#)  
[App C-MDNR WWTP Op Permit.pdf](#)  
[App D-Depreciation Calc.pdf](#)  
[App B-MDNR 2019-census.pdf](#)  
[App E - PSC Depreciation Rate Schedules.pdf](#)  
[App A-Insurance Asset List.pdf](#)

**EXTERNAL EMAIL:** The Actual Sender of this email is [joe@utilityvaluationexperts.com](mailto:joe@utilityvaluationexperts.com) "Think before you click!".

SEE ATT.



**Utility Valuation Experts, Inc.**  
313 N. Chicago Street, Suite 101  
Joliet, Illinois 60432  
**(888) 416-3797**

**Joseph Batis is state licensed in Illinois, Iowa, Missouri, North Carolina, Texas, Tennessee, and Virginia**

On Fri, Jun 25, 2021 at 3:36 PM Nikki Pacific S Pacific <[Nikki.Pacific@amwater.com](mailto:Nikki.Pacific@amwater.com)> wrote:

Kelly,

Please provide the appendixes for the Eureka appraisal. This is also a part of PSC request.

Nikki Pacific

Economic Development Manager

Missouri American Water  
727 Craig Road

St. Louis, MO 63141

O: (314)996-2215

C: (314)370-9669

[Nikki.pacific@amwater.com](mailto:Nikki.pacific@amwater.com)



---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>

**Sent:** Thursday, June 24, 2021 9:17 AM

**To:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>; Nikki Pacific S Pacific  
<[Nikki.Pacific@amwater.com](mailto:Nikki.Pacific@amwater.com)>

**Cc:** Matthew A Barnhart <[Matthew.Barnhart@amwater.com](mailto:Matthew.Barnhart@amwater.com)>; Melisha N Billups  
<[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>

**Subject:** RE: Garden City Appraisal - Information needed

**EXTERNAL EMAIL:** The Actual Sender of this email  
is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

Nikki,

The appendices for the Garden City Engineering Report are attached. I had this same request from Jeff Kaiser a few weeks ago and promptly sent them to him. Please let me know if you need anything else.

Kelly Flinn-Simpson, PE, LEED® AP

Owner

618-550-8427



---

**From:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>  
**Sent:** Thursday, June 24, 2021 8:56 AM  
**To:** Nikki Pacific S Pacific <[Nikki.Pacific@amwater.com](mailto:Nikki.Pacific@amwater.com)>  
**Cc:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>; Matthew A Barnhart <[Matthew.Barnhart@amwater.com](mailto:Matthew.Barnhart@amwater.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Subject:** Re: Garden City Appraisal - Information needed

Kelly-

please see the attached email from Nikki and review the files you sent to me for Garden City. Nikki needs clarification on one of your attached documents.

Joe

On Mon, Jun 21, 2021 at 1:55 PM Nikki Pacific S Pacific <[Nikki.Pacific@amwater.com](mailto:Nikki.Pacific@amwater.com)> wrote:

Hi Joe.

We are walking through acquisition of this one with PSC. They noticed that Flinn Engineer report referenced Appendices A,B and C. Can you please provide these appendices?

Thank you,

Nikki Pacific

Economic Development Manager

Missouri American Water  
727 Craig Road

St. Louis, MO 63141

O: (314)996-2215

C: (314)370-9669

[Nikki.pacific@amwater.com](mailto:Nikki.pacific@amwater.com)



---

**From:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>  
**Sent:** Monday, August 10, 2020 2:22 PM  
**To:** Nikki Pacific S Pacific <[Nikki.Pacific@amwater.com](mailto:Nikki.Pacific@amwater.com)>; Matthew A Barnhart <[Matthew.Barnhart@amwater.com](mailto:Matthew.Barnhart@amwater.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>; Edward Dinan <[edinan@dinanreal.com](mailto:edinan@dinanreal.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Stallings, Chris <[Chris.Stallings@colliers.com](mailto:Chris.Stallings@colliers.com)>  
**Subject:** Garden City Appraisal

**EXTERNAL EMAIL:** The Actual Sender of this email is [joe@batisappraisals.com](mailto:joe@batisappraisals.com) "Think before you click!".

Nikki,

Attached are the appraisal and the Flinn Engineering Report.

Please let me know if you have any questions.

Joe

EDWARD J. BATIS & ASSOCIATES, INC.

**From:** [Joe Batis](#)  
**To:** [Nikki Pacific S Pacific](#)  
**Subject:** appraisal services v. engineering services  
**Date:** Wednesday, March 3, 2021 3:39:48 PM  
**Attachments:** [image.png](#)  
[Utility-Valuation-Experts10.png](#)

**EXTERNAL EMAIL:** The Actual Sender of this email is [joe@batisappraisals.com](mailto:joe@batisappraisals.com) "Think before you click!".

Hi Nikki --

Thank you for the opportunity to clarify the appraisal and engineering services provided for your company and to address fees.

## APPRAISAL V. ENGINEERING SERVICES

Real estate appraisers and professional engineers provide distinct services, even though some engineering firms cross the line and illegally perform valuation services.

To help understand the distinction - a few points to clarify.

An appraisal is an opinion of value. Whether the communication of the opinion is provided orally, in a memo/short report, or a fully-documented commission-required report, they are all examples of "an appraisal". The opinion is an appraisal, by law, whether it is a value point ("It is my opinion the value of the subject property is \$500,000"), a range of value ("The value of the subject property is between \$400,000 and \$600,000"), or a reference to a benchmark ("There is no way that property is worth over \$50,000"). All of these are "appraisals".

Since 1999, it is "unlawful" for anyone to act as an appraiser or perform an appraisal without a license or certification from the State of Missouri (See Missouri Revised Statues, Section 339.501). For that reason, Kelly Simpson (Flinn Engineering) does not perform appraisal services and does not provide "opinions" of value. Kelly, like most engineers who operate within the boundaries of their profession, limits her work to providing asset inventory assessments and calculations for Reproduction Cost New Less Depreciation (RCNLD). The RCNLD is an essential part of the appraisal process -- and thus, we (appraisers who are licensed) will rely on an engineering report to assist us in developing the appraisal.

Where this gets foggy, unfortunately, is when engineering firms attempt to develop real estate appraisals. Not only is it illegal by Mo. Rev. St. Section 339.501, but it is also a direct violation of the "fair legislation act" of Missouri (Missouri Revised Statute, Chapter 393). The following excerpt is from the fair value/utility valuation code. Note the last sentence of 3. (1). that states every appraisal must be licensed and please note (2) (a) which mandates the appraisals for the utility systems must be in accordance with Missouri law and in compliance with USPAP.

3. (1) An appraisal shall be performed by three appraisers. One appraiser shall be appointed by the small water utility, one appraiser shall be appointed by the large water public utility, and the third appraiser shall be appointed by the two appraisers so appointed. Each of the appraisers shall be a disinterested person who is a certified general appraiser under chapter 339.

(2) The appraisers shall:

(a) Jointly prepare an appraisal of the fair market value of the water system and/or sewer system. The determination of fair market value shall be in accordance with Missouri law and with the Uniform Standards of Professional Appraisal Practice; and

In essence, if Kelly, or any other engineer, provides an opinion of value, that act would be in violation of at least two state laws.

Kelly, to her credit, is careful not to cross that line. The same, unfortunately, cannot be said about many other engineering firms.

In summary - these are clearly different services, although used in concert.

### **APPRAISAL FEES**

Our fees for American Water (in Missouri as well as other states) are standardized and do not vary with size of system (number of connections). Frankly, whether the system sells for \$25 million or \$1,000,000, the amount of work required for the appraisal (by 3 separate appraisers) does not vary significantly. While I know you understand this, it is worth mentioning that in some cases the assignments (regardless of size of system) are much more complicated due to the amount of information, accuracy and completeness of the information we are provided, and the seller's efficiency in the process (during the inspection, in providing maps/data/documents, providing information for follow-up issues/questions, etc.). Clearly, some assignments go much smoother than others. However, in the spirit of trying to keep the process running smoothly (instead of continuous conversations with clients to adjust fees during the process due to unforeseen circumstances), my policy with AmWater (and my other clients) is to keep the fees at the same level. It is my experience that the fees are reasonable and equitable compared to what is happening in other states. (In Texas, engineers are often providing the appraisals; and fees are up to \$25,000 *per appraisal* for three appraisal reports).

If you would prefer to address the fee schedules in more detail, I'd be happy to visit with you and the members of your team. Please do not hesitate to let me know if that is the case. Hopefully, Missouri AmWater finds value in our services including the quality of work and the turnaround time. We truly treasure the relationship with you and are always willing to accommodate your schedule for those projects that require special service. I know I speak for the other appraisers and Kelly when I say that to you.

Nikki, if I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Joe

**UTILITY VALUATION EXPERTS, INC.**  
(888) 416-3797



*Real Estate Appraisers and Consultants*  
313 N. Chicago Street, Joliet, Illinois 60432  
Phone (815) 726-1455 -- Cell (815) 545-7197

[Website for Utility Valuation Information](#)

***Joseph E. Batis, MAI, AI-GRS, R/W-AC***



***State General Certified - IL, IA, MO, VA, TN, TX, NC***  
***Member - American Water Works Association***



## Takisha D Walker

---

**From:** Melisha N Billups  
**Sent:** Monday, August 12, 2019 9:51 AM  
**To:** Takisha D Walker  
**Subject:** RE: Missouri American Water - Appraisal Project for City of Eureka

Now I need to email Craig and let him know that the third appraiser is Elizabeth Goodman Schneider and schedule the inspection date, correct?

Any specific email format that I need to use or additional things that need to be covered in this email?

Thanks,

*Melisha N. Billups*

Business Services Specialist  
Business Development  
727 Craig Road  
St. Louis, MO 63141  
o: 314.996.2245 | i: 7.400.2245  
f: 314.432.7824  
c: 314.896.4080  
[melisha.billups@amwater.com](mailto:melisha.billups@amwater.com)



**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Saturday, August 10, 2019 11:48 AM  
**To:** Melisha N Billups <Melisha.Billups@amwater.com>  
**Cc:** edinan@dinanreal.com; Takisha D Walker <Takisha.Walker@amwater.com>  
**Subject:** Re: Missouri American Water - Appraisal Project for City of Eureka

**EXTERNAL EMAIL - "Think before you click!"**

Good Morning Melisha,  
I spoke with Mr. Dinan yesterday. We discussed a third appraiser choice and settled on Elizabeth Goodman Schneider. I contacted Ms. Schneider and she is willing to work on the project. I also reached out to an engineer (Ms. Kelly Simpson; Flinn Engineering). We would like to have you please schedule the inspection at Eureka for Friday, August 23.  
Sincerely,  
Joe

*Real Estate Appraisers and Consultants*

**Joseph E. Batis, MAI, R/W-AC**

313 N. Chicago Street  
Joliet, Illinois 60432

Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

On Fri, Aug 9, 2019 at 4:51 PM Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)> wrote:

Good Afternoon Joe & Ed,

We are starting the appraisal process for the City of Eureka water and wastewater system. Per the Missouri Statue, "one appraiser shall be appointed by the small water utility, one appraiser shall be appointed by the large water public utility, and the third appraiser shall be appointed by the two appraisers so appointed."

The "large water public utility" which is Missouri American Water has selected to appoint Joe Batis.

The "small water utility" which is the City of Eureka has selected to appoint Ed Dinan.

As the two selected appraisers, you will need to select a third appraiser to complete the appraisal team to produce one appraisal report. I am sending you a list of the appraisers that we have pre-qualified and I have also highlighted the appraisers that we have previously utilized for water and/or wastewater system appraisals. If you would like to select an appraiser that is not on the list, please provide me with their contact information so I can get them qualified to provide appraisal services.

Please feel free to contact me if you have any questions or concerns.

Thank you,

*Melisha N. Billups*

Business Services Specialist

Business Development

727 Craig Road

St. Louis, MO 63141

o: 314.996.2245 | i: 7.400.2245

f: 314.432.7824

c: 314.896.4080

[melisha.billups@amwater.com](mailto:melisha.billups@amwater.com)



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[www.amwater.com](http://www.amwater.com)

## Takisha D Walker

---

**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Saturday, August 10, 2019 11:48 AM  
**To:** Melisha N Billups  
**Cc:** edinan@dinanreal.com; Takisha D Walker  
**Subject:** Re: Missouri American Water - Appraisal Project for City of Eureka

**EXTERNAL EMAIL - "Think before you click!"**

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Sincerely,  
Joe

*Real Estate Appraisers and Consultants*

**Joseph E. Batis, MAI, R/W-AC**

313 N. Chicago Street  
Joliet, Illinois 60432

Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

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appraisers that we have previously utilized for water and/or wastewater system appraisals. If you would like to select an appraiser that is not on the list, please provide me with their contact information so I can get them qualified to provide appraisal services.

Please feel free to contact me if you have any questions or concerns.

Thank you,

*Melisha N. Billups*

Business Services Specialist

Business Development

727 Craig Road

St. Louis, MO 63141

o: 314.996.2245 | i: 7.400.2245

f: 314.432.7824

c: 314.896.4080

[melisha.billups@amwater.com](mailto:melisha.billups@amwater.com)



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[www.amwater.com](http://www.amwater.com)

## Takisha D Walker

---

**From:** Melisha N Billups  
**Sent:** Friday, August 9, 2019 4:52 PM  
**To:** Joe Batis; edinan@dinanreal.com  
**Cc:** Takisha D Walker  
**Subject:** Missouri American Water - Appraisal Project for City of Eureka  
**Attachments:** List of Appraisers as of 6-25-19.pdf

Good Afternoon Joe & Ed,

We are starting the appraisal process for the City of Eureka water and wastewater system. Per the Missouri Statue, "one appraiser shall be appointed by the small water utility, one appraiser shall be appointed by the large water public utility, and the third appraiser shall be appointed by the two appraisers so appointed."

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The "small water utility" which is the City of Eureka has selected to appoint Ed Dinan.

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Please feel free to contact me if you have any questions or concerns.

Thank you,

*Melisha N. Billups*

Business Services Specialist  
Business Development  
727 Craig Road  
St. Louis, MO 63141  
o: 314.996.2245 | i: 7.400.2245  
f: 314.432.7824  
c: 314.896.4080  
[melisha.billups@amwater.com](mailto:melisha.billups@amwater.com)



## Takisha D Walker

---

**From:** Takisha D Walker  
**Sent:** Friday, August 9, 2019 3:54 PM  
**To:** Deborah Dewey  
**Subject:** RE: Missouri American Water - Appraisal for City of Eureka Water & Wastewater System

I have reached out to Melisha and have guided her to the next steps. There is nothing Tim needs to do.

I will help guide Melisha through this, it will only cost you two scoops (depending on how intense it gets maybe three) of Baskins-Robbins ice cream, lol!!!!

Seriously, I got you covered on this. Have a blessed weekend.

Takisha D. Walker, PMP  
Principal Program Manager  
American Water  
1410 Discovery Parkway  
Alton, IL 62002  
O: 618.433.4241  
M: 314.440.9236  
E: [takisha.walker@amwater.com](mailto:takisha.walker@amwater.com)  
**WE KEEP LIFE FLOWING™**



---

**From:** Deborah Dewey <[Deborah.Dewey@amwater.com](mailto:Deborah.Dewey@amwater.com)>  
**Sent:** Friday, August 09, 2019 3:48 PM  
**To:** Takisha D Walker <[Takisha.Walker@amwater.com](mailto:Takisha.Walker@amwater.com)>  
**Subject:** Fwd: Missouri American Water - Appraisal for City of Eureka Water & Wastewater System

See below. Who do we call? Does Tim do engagement letter or contract?

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---

**From:** Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>  
**Sent:** Friday, August 9, 2019 3:17:16 PM  
**To:** Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Cc:** Sean Flower <[sflower@eureka.mo.us](mailto:sflower@eureka.mo.us)>; Deborah Dewey <[Deborah.Dewey@amwater.com](mailto:Deborah.Dewey@amwater.com)>; Takisha D Walker <[Takisha.Walker@amwater.com](mailto:Takisha.Walker@amwater.com)>  
**Subject:** RE: Missouri American Water - Appraisal for City of Eureka Water & Wastewater System

**EXTERNAL EMAIL - "Think before you click!"**

Hi Melisha:

We have selected Dinan Real Estate Advisors to be appointed as the City's appraiser.

Thanks,  
Craig

---

Craig E. Sabo  
City Administrator  
City of Eureka  
100 City Hall Drive  
P.O. Box 125  
Eureka, MO 63025-0125  
Phone: (636) 938-5233  
FAX: (636) 938-4080  
[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)

---

**From:** Melisha N Billups [<mailto:Melisha.Billups@amwater.com>]  
**Sent:** Wednesday, August 07, 2019 2:18 PM  
**To:** Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>  
**Cc:** Sean Flower <[sflower@eureka.mo.us](mailto:sflower@eureka.mo.us)>; Deborah Dewey <[Deborah.Dewey@amwater.com](mailto:Deborah.Dewey@amwater.com)>; Takisha D Walker <[Takisha.Walker@amwater.com](mailto:Takisha.Walker@amwater.com)>  
**Subject:** Missouri American Water - Appraisal for City of Eureka Water & Wastewater System

Good Afternoon Craig,

I will be coordinating the appraisal process for the City of Eureka water and wastewater system.

Per the Missouri Statue (attached), "one appraiser shall be appointed by the small water utility, one appraiser shall be appointed by the large water public utility, and the third appraiser shall be appointed by the two appraisers so appointed."

The "large water public utility" which is Missouri American Water will select an appraiser.  
The "small water utility" which is the City of Eureka will select an appraiser.

The attached list contain the name of the appraisers that are on our vendor list for appraisal service. The highlighted appraisers on the list have been previously utilized for water and/or wastewater system appraisals. I have attached the qualification reports for those appraisers. If you would like a qualification report for other appraisers on the list, you can reach out to the contact information listed or let me know and I can reach out to request the information. If you would like to select an appraiser that is not on the list, please provide me with their contact information so I can get them qualified to provide appraisal services.

As outlined in paragraph 6 in the Letter of Intent, we will handle the appraisal cost so I will take care of getting the contracts secured for the appraisal services. Once you provide me with the name of the appraiser the City has selected, we will select an appraiser. I will also introduce them to each other as they must select the third appraiser. The three appraisers then form an appraisal team who will produce one appraisal report.

Please feel free to contact me if you have any questions or concerns.

Thank you,

*Melisha N. Billups*  
Business Services Specialist



Business Development

727 Craig Road

St. Louis, MO 63141

o: 314.996.2245 | i: 7.400.2245

f: 314.432.7824

c: 314.896.4080

[melisha.billups@amwater.com](mailto:melisha.billups@amwater.com)



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[www.amwater.com](http://www.amwater.com)

## Melisha N Billups

---

**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Monday, April 13, 2020 1:40 PM  
**To:** Craig E. Sabo; Melisha N Billups; Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider  
**Subject:** Revised Appraisal  
**Attachments:** eureka appraisal - apr 2020.pdf

**EXTERNAL EMAIL:** The Actual Sender of this email is joe@batisappraisals.com "Think before you click!".

Please see attached.

**EDWARD J. BATIS & ASSOCIATES, INC.**  
*Real Estate Appraisers and Consultants*

**Joseph E. Batis, MAI, R/W-AC**  
*State General Certified in Illinois, Iowa, Missouri,  
Virginia, Tennessee, South Carolina, North Carolina*

313 N. Chicago Street  
Joliet, Illinois 60432  
Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

## Melisha N Billups

---

**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Sunday, January 12, 2020 7:30 AM  
**To:** Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider; Melisha N Billups  
**Subject:** REVISED DRAFT - EUREKA  
**Attachments:** NEW DRAFT - EUREKA APPR - JAN 12.pdf

**EXTERNAL EMAIL - "Think before you click!"**

Hi All -  
While reviewing the report this morning, I made several changes/corrections.  
Use this copy for your review.  
Please send your changes/comments.  
Thank you,  
Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**  
*Real Estate Appraisers and Consultants*

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Joliet, Illinois 60432  
Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

## Melisha N Billups

---

**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Monday, March 23, 2020 1:05 PM  
**To:** Melisha N Billups  
**Subject:** update

**EXTERNAL EMAIL:** The Actual Sender of this email is joe@batisappraisals.com "Think before you click!"

Melisha,  
The appraisal was sent to Craig. I asked him if I could send a copy to you.  
I will let you know when he responds.  
Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**  
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Joliet, Illinois 60432  
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Cell (815) 545-7197  
Fax (815) 846-3810

## Melisha N Billups

---

**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Tuesday, January 14, 2020 8:47 AM  
**To:** Melisha N Billups  
**Cc:** Kelly Simpson; Jordan Leiner; Edward Dinan; Elizabeth Goodman Schneider  
**Subject:** Update - Eureka

**EXTERNAL EMAIL - "Think before you click!"**

Melisha,

Ed/Jordan and Elizabeth sent me their respective comments/revisions. A revised draft (along with the Sales Comparison Approach completed by EGS) will go out this morning or early afternoon. Kelly's work is still in progress. She has received limited/incomplete information to date, but it is working through it with Craig. Craig sent Kelly some additional information last night; Kelly will not be able to get to it (and complete her work) until Thursday or Friday. I will provide you an update of our status at that time.

Thank you,  
Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**  
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Joliet, Illinois 60432  
Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

## Melisha N Billups

---

**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Monday, March 23, 2020 1:10 PM  
**To:** Melisha N Billups  
**Subject:** Update of Eureka System  
**Attachments:** ENGINEERING AND APPRIASAL FEES - EUREKA MARCH 2020 UPDATE.pdf

**EXTERNAL EMAIL:** The Actual Sender of this email is joe@batisappraisals.com "Think before you click!".

Melisha,  
Attached is the total invoice for engineering and appraisal updates.  
Please let me know if you are able to approve and process, or do you need anything else from me?  
Thank you,  
Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**  
*Real Estate Appraisers and Consultants*

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Joliet, Illinois 60432  
Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

## Melisha N Billups

---

**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Tuesday, December 31, 2019 9:41 AM  
**To:** Melisha N Billups  
**Subject:** Re: Update on the Eureka Appraisal

**EXTERNAL EMAIL - "Think before you click!"**

Good Morning,  
I sent an email to Kelly to check on the status of her report. I will let you know as soon as I hear back from her.  
Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**  
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313 N. Chicago Street  
Joliet, Illinois 60432  
Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

On Mon, Dec 30, 2019 at 5:40 PM Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)> wrote:

Hello Joe,

Can you please provide an update on Eureka? Debbie would like to provide the Mayor with an update.

Thanks,

Melisha Billups

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of American Water Works Company Inc. or its affiliates. The recipient should check this email and any attachments for the presence of viruses. American Water accepts no liability for any damages caused by any virus transmitted by this email. American Water Works Company Inc., 1 Water Street, Camden, NJ 08102  
[www.amwater.com](http://www.amwater.com)

## Melisha N Billups

---

**From:** Craig E. Sabo <cesabo@eureka.mo.us>  
**Sent:** Monday, December 16, 2019 8:51 PM  
**To:** Kelly Simpson; Edward Dinan; Joe Batis  
**Cc:** Jordan Leiner; Melisha N Billups  
**Subject:** Re: Inspection date

**EXTERNAL EMAIL - "Think before you click!"**

Kelly:

I will inform David and Dave that the meeting is cancelled.

David Scott's email address is dscott@eureka.mo.us and his phone number is 636-938-6655, Extension 401.

Dave Rick's email address is dricks@eureka.mo.us and his phone number is 636-938-4959.

Regards,  
Craig

---

Craig E. Sabo  
City Administrator  
City of Eureka  
100 City Hall Drive  
P.O. Box 125  
Eureka, MO 63025-0125  
Phone: 636-938-5233  
FAX: 636-938-4080  
cesabo@eureka.mo.us

---

**From:** Kelly Simpson <ksimpson@flinnengineering.com>  
**Sent:** Monday, December 16, 2019 6:41:15 PM  
**To:** Craig E. Sabo <cesabo@eureka.mo.us>; Edward Dinan <Edinan@dinanreal.com>; Joe Batis <joe@batisappraisals.com>  
**Cc:** Jordan Leiner <jleiner@dinanreal.com>; Melisha N Billups <Melisha.Billups@amwater.com>  
**Subject:** RE: Inspection date

Craig,

We are getting some pretty nasty weather here. Joe shared his pictures with us from his site visit. We would like to try to complete our report for Missouri American by the end of the year without a site visit between now and then. If I feel a subsequent site visit is necessary, I will reach out. Can I have the contact information for Dave and David? I'm certain I will have questions for them as I complete my portion of the report.

Sorry for the late notice. We were hoping for a better weather forecast.

Kelly Flinn-Simpson, PE, LEED® AP

Owner  
618-550-8427





---

**From:** Craig E. Sabo <cesabo@eureka.mo.us>

**Sent:** Friday, December 13, 2019 1:16 PM

**To:** Edward Dinan <Edinan@dinanreal.com>; Kelly Simpson <ksimpson@flinnengineering.com>; Joe Batis <joe@batisappraisals.com>

**Cc:** Jordan Leiner <jleiner@dinanreal.com>; Melisha N Billups <Melisha.Billups@amwater.com>

**Subject:** RE: Inspection date

We'll consider the meeting confirmed for Tuesday, 12/17 at 9:00 A.M. at City Hall. Our Lead Water Operator (David Scott) and Waste Water Treatment Plant Operator (Dave Ricks) will be present and prepared to provide tours of our various facilities.

Regards,

Craig

---

Craig E. Sabo

City Administrator

City of Eureka

100 City Hall Drive

P.O. Box 125

Eureka, MO 63025-0125

Phone: (636) 938-5233

FAX: (636) 938-4080

[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)

---

**From:** Edward Dinan [<mailto:Edinan@dinanreal.com>]

**Sent:** Friday, December 13, 2019 1:08 PM

**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>; Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>; Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>

**Cc:** Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>

**Subject:** RE: Inspection date

I will be at city hall at 9 am. Thank you.

Regards,

Ed

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>

**Sent:** Thursday, December 12, 2019 7:59 PM

**To:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>; Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>

**Cc:** Edward Dinan <[Edinan@dinanreal.com](mailto:Edinan@dinanreal.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>

**Subject:** RE: Inspection date

Yes. I will be at City Hall at 9:00

Kelly Flinn-Simpson, PE, LEED® AP

Owner

618-550-8427



**From:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>  
**Sent:** Thursday, December 12, 2019 5:55 PM  
**To:** Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>  
**Cc:** Edward Dinan <[edinan@dinanreal.com](mailto:edinan@dinanreal.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Subject:** Re: Inspection date  
Does 9 AM work for Kelly and Ed?  
On Thu, Dec 12, 2019 at 4:41 PM Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)> wrote:

Joe:  
Yes, the morning of 12/17 works. What time?  
Craig

---

Craig E. Sabo  
City Administrator  
City of Eureka  
[100 City Hall Drive](#)  
P.O. Box 125  
Eureka, MO 63025-0125  
Phone: (636) 938-5233  
FAX: (636) 938-4080  
[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)

**From:** Joe Batis [mailto:[joe@batisappraisals.com](mailto:joe@batisappraisals.com)]  
**Sent:** Thursday, December 12, 2019 4:30 PM  
**To:** Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>  
**Cc:** Edward Dinan <[edinan@dinanreal.com](mailto:edinan@dinanreal.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Subject:** Inspection date

Craig,  
The other appraiser and the engineer can both make the inspection Tuesday morning December 17. Please confirm that still works for you and that both David's can be available for the tour. Thank you.  
Joe

--  
**EDWARD J. BATIS & ASSOCIATES, INC.**  
*Real Estate Appraisers and Consultants*

**Joseph E. Batis, MAI, R/W-AC**  
*State General Certified in Illinois, Iowa, Missouri,  
Virginia, Tennessee, South Carolina, North Carolina*  
[313 N. Chicago Street](#)  
[Joliet, Illinois 60432](#)  
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Fax (815) 846-3810

--  
**EDWARD J. BATIS & ASSOCIATES, INC.**  
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Joliet, Illinois 60432  
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Cell (815) 545-7197  
Fax (815) 846-3810

## Melisha N Billups

---

**From:** Jordan Leiner <jleiner@dinanreal.com>  
**Sent:** Monday, December 16, 2019 5:54 PM  
**To:** Kelly Simpson; Joe Batis; Melisha N Billups  
**Cc:** Edward Dinan; Elizabeth Goodman Schneider  
**Subject:** Re: Inspection date

### EXTERNAL EMAIL - "Think before you click!"

I only live 20 minutes away and, at this point, it's too dangerous. I believe Ed and I will be able to complete our portion of the report using the photos and notes Joe has provided.

Jordan Leiner  
Dinan Real Estate Advisors, Inc.

Get [Outlook for Android](#)

---

**From:** Kelly Simpson <ksimpson@flinnengineering.com>  
**Sent:** Monday, December 16, 2019 4:04:33 PM  
**To:** Joe Batis <joe@batisappraisals.com>; Melisha N Billups <Melisha.Billups@amwater.com>  
**Cc:** Edward Dinan <Edinan@dinanreal.com>; Jordan Leiner <jleiner@dinanreal.com>; Elizabeth Goodman \_ AQUA <goodmanappraisal@gmail.com>  
**Subject:** RE: Inspection date  
Who is letting Craig know what is going on? Am I the only one too chicken to drive a long distance tomorrow?  
Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Monday, December 16, 2019 3:39 PM  
**To:** Melisha N Billups <Melisha.Billups@amwater.com>  
**Cc:** Kelly Simpson <ksimpson@flinnengineering.com>; Edward Dinan <Edinan@dinanreal.com>; Jordan Leiner <jleiner@dinanreal.com>; Elizabeth Goodman \_ AQUA <goodmanappraisal@gmail.com>  
**Subject:** Re: Inspection date

You all have access to the Google Drive folder set up several weeks ago. I just added folders with photographs from each site.

Please see the attached document (also included in the Google Drive folder). It identifies all of the locations - including how we will reference them in the appraisal report to be consistent with City references.

Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**

*Real Estate Appraisers and Consultants*

**Joseph E. Batis, MAI, R/W-AC**

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Joliet, Illinois 60432  
Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

On Mon, Dec 16, 2019 at 3:30 PM Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)> wrote:

Travel conditions are really bad right now. If we can have this complete by the end of December, that would be great as MOAW is unable to move forward in the process until the appraisal is complete. I really appreciate everyone's effort in trying to make the December 31 deadline, however, please be safe in doing so.

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>

**Sent:** Monday, December 16, 2019 3:22 PM

**To:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>

**Cc:** Edward Dinan <[Edinan@dinanreal.com](mailto:Edinan@dinanreal.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>

**Subject:** RE: Inspection date

**EXTERNAL EMAIL - "Think before you click!"**

I would rather reschedule. I can do as much as possible with phone calls and e-mails and tour the sites at a later date.

Kelly Flinn-Simpson, PE, LEED® AP

Owner

618-550-8427



**From:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>

**Sent:** Monday, December 16, 2019 3:21 PM

**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>

**Cc:** Edward Dinan <[Edinan@dinanreal.com](mailto:Edinan@dinanreal.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>

**Subject:** Re: Inspection date

Kelly and Ed -

I will leave it to you to assess the weather conditions and see if you'd rather reschedule.

If so, please notify the City (Craig Sabo) immediately so he can plan accordingly.

Please work with Craig directly to find a new date that work for you as soon as possible.

Joe

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Phone (815) 726-1455  
Cell (815) 545-7197

Fax (815) 846-3810

On Mon, Dec 16, 2019 at 3:14 PM Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)> wrote:

Melisha,  
What are your thoughts?  
Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**

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**Joseph E. Batis, MAI, R/W-AC**

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313 N. Chicago Street

Joliet, Illinois 60432

Phone (815) 726-1455

Cell (815) 545-7197

Fax (815) 846-3810

On Mon, Dec 16, 2019 at 12:58 PM Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)> wrote:

Joe,  
We are getting some nasty weather here. Can we discuss Plan B to get the Eureka report done? Is the end of the year deadline an absolute deadline?  
Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



---

**From:** Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>

**Sent:** Friday, December 13, 2019 1:16 PM

**To:** Edward Dinan <[Edinan@dinanreal.com](mailto:Edinan@dinanreal.com)>; Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>; Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>

**Cc:** Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>

**Subject:** RE: Inspection date

We'll consider the meeting confirmed for Tuesday, 12/17 at 9:00 A.M. at City Hall. Our Lead Water Operator (David Scott) and Waste Water Treatment Plant Operator (Dave Ricks) will be present and prepared to provide tours of our various facilities.

Regards,  
Craig

---

Craig E. Sabo  
City Administrator  
City of Eureka  
100 City Hall Drive  
P.O. Box 125  
Eureka, MO 63025-0125  
Phone: (636) 938-5233  
FAX: (636) 938-4080  
[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)

---

**From:** Edward Dinan [[mailto:Edinan@dinanreal.com](mailto:mailto:Edinan@dinanreal.com)]

**Sent:** Friday, December 13, 2019 1:08 PM

**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>; Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>; Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>  
**Cc:** Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Subject:** RE: Inspection date  
I will be at city hall at 9 am. Thank you.  
Regards,  
Ed

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Thursday, December 12, 2019 7:59 PM  
**To:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>; Craig E. Sabo <[cesabo@eureka.mo.us](mailto:cesabo@eureka.mo.us)>  
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**Subject:** RE: Inspection date  
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Kelly Flinn-Simpson, PE, LEED® AP  
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618-550-8427



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Craig

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Craig E. Sabo  
City Administrator  
City of Eureka  
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P.O. Box 125  
Eureka, MO 63025-0125  
Phone: (636) 938-5233  
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[www.amwater.com](http://www.amwater.com)

## Melisha N Billups

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**From:** Kelly Simpson <ksimpson@flinnengineering.com>  
**Sent:** Monday, December 16, 2019 4:05 PM  
**To:** Joe Batis; Melisha N Billups  
**Cc:** Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider  
**Subject:** RE: Inspection date

**EXTERNAL EMAIL - "Think before you click!"**

Who is letting Craig know what is going on? Am I the only one too chicken to drive a long distance tomorrow?

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
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Please see the attached document (also included in the Google Drive folder). It identifies all of the locations - including how we will reference them in the appraisal report to be consistent with City references.

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o: 314.996.2245 | i: 7.400.2245

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Kelly and Ed -

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If so, please notify the City (Craig Sabo) immediately so he can plan accordingly.

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## Melisha N Billups

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**Attachments:** dec 10 inspection notes.docx

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