

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

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

Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Monday, December 16, 2019 3:15 PM
To: Kelly Simpson
Cc: Edward Dinan; Jordan Leiner; Melisha N Billups
Subject: Re: Inspection date

EXTERNAL EMAIL - "Think before you click!"

Melisha,
What are your thoughts?
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
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> 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>
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

From: Edward Dinan [<mailto:Edinan@dinanreal.com>]
Sent: Friday, December 13, 2019 1:08 PM
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Cc: Jordan Leiner <jleiner@dinanreal.com>; Melisha N Billups <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>
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On Thu, Dec 12, 2019 at 4:41 PM Craig E. Sabo <cesabo@eureka.mo.us> wrote:

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

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EXTERNAL EMAIL - "Think before you click!"

Thank you Craig

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Melisha N Billups

From: Craig E. Sabo <cesabo@eureka.mo.us>
Sent: Thursday, January 9, 2020 3:55 PM
To: Joe Batis
Cc: Melisha N Billups
Subject: RE: LAND PARCELS

EXTERNAL EMAIL - "Think before you click!"

Joe:

Staff has reviewed this list and informed me that it is complete and accurate to the best of their knowledge.

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: Joe Batis [mailto:joe@batisappraisals.com]
Sent: Tuesday, January 07, 2020 5:10 PM
To: Craig E. Sabo <cesabo@eureka.mo.us>
Cc: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: LAND PARCELS

Hi Craig,

The following summarizes what we have identified as far as land parcels for the systems.

If you (and MoAm Water) agree, we can proceed with the valuation based upon the assumption that these parcels are accurate as listed. Of course, we can easily revise the appraisal later if we find there are significant differences.

Your thoughts?

Joe

**SUMMARY OF PARCELS INCLUDED WITH VALUATION
 FEE OWNED & PRESUMED PERMANENT EASEMENTS**

Property Identification	Common Address	Use/Improvements	Assessor Locator Number	Property Owner	Parcel Size
Water - 1	765 Niehoff Drive	Tank and Booster Pump	30V330062	City of Eureka	0.24 Acres
Water - 2	109 Broack Road	Tank and Booster Pump	30V240192	City of Eureka	1.97 Acres
Water - 3	489 Hill Drive	Well #5	29V220521	Drewel Park/City of Eureka	16 Acres
Water - 4	503 Vista Hills Court	Tank, Well #6, Booster Pump	29W220311	City of Eureka	0.69 Acres
Water - 5	1414 W. Main Street	Well #10	29W330188	City of Eureka	0.36 Acres
Water - 6	533 Howerton Lane	Well #1	29W520246	City of Eureka	0.14 Acres
Water - 7	755 Brewster Road	Well #9, Tank, Booster Pump	28W220011	City of Eureka	0.89 Acres
Water - 8	687 Viola Lane	Well #8, Two Tanks	29V430993	City of Eureka	1.41 Acres
Water - 9	360 Forby Road	Tank and Booster Pump	28V220089	City of Eureka	6.5 Acres
Water - 10	4589 Emerald View Court	Booster Pump	28V520280	Emerald Forest Trustees	13.42 Acres
Wastewater - 1	71 and 99 Augustine Road	Wastewater Treatment Plant	29U130045 29U110113 29U110124 29U110146	City of Eureka	38.16 Acres
Wastewater - 2	15 Truitt Drive	Lift Station	29V340522	Marschuetz Properties LLC	3.12 Acres
Wastewater - 3	25 Williams Road	Lift Station	29U140055	(Park/City Owned?)	19.51 Acres
Wastewater - 4	Highway 109 Street	Lift Station	28U110190	Deerpath Community Assoc.	
Wastewater - 5	East North Street	Lift Station	29V630753	James and Judy Roney	0.79 Acres
Wastewater - 6	7 and 9 West North Street	Lift Station	29V630803 29V631172	Paul and Judith Costello William and Bobbie Roberts	7.08 Acres 0.40 Acres
Wastewater - 7	16872 Enderbush Lane	Lift Station	29V531391	Enderbush Estates Trustees	0.17 Acres
Wastewater - 8	Hilltop Village Center Drive	Lift Station	29V520270	Ridgemoor Investments Inc.	0.99 Acres
Wastewater - 9	17435 Wyman Ridge Drive	Lift Station	28W220572	The Arbors at Rockwood Homes	3.3 Acres
Wastewater - 10	18475 U.S. Hwy 66 Street	Lift Station	29X210078	Show-Me Outdoor Dev. Inc.	16.74 Acres
Wastewater - 11	Cahoon Drive	Lift Station	public right of way	City of Eureka	n/a

Notes:

- For Parcel Water - 3, the presumed permanent easement area for the well site is 65' x 100'
- For Parcel Water - 10, the presumed permanent easement area for the booster pump is 5,000 square feet
- For Parcel Wastewater - 2, the presumed permanent easement area for the lift station is 10' x 10'
- For Parcel Wastewater - 3, the presumed permanent easement area for the lift station is 10' x 10'
- For Parcel Wastewater - 4, the presumed permanent easement area for the lift station is 10' x 230'
- For Parcel Wastewater - 5, the presumed permanent easement area for the lift station is 10' x 10'
- For Parcel Wastewater - 5, access assumes a legal crossing of two contiguous tracts (29V63073 and 29V630803)
- For Parcel Wastewater - 6, the presumed permanent easement area for the lift station is 10' x 10'
- For Parcel Wastewater - 6, access assumes a legal crossing of two contiguous tracts
- For Parcel Wastewater - 7, the presumed permanent easement area for the lift station is 1,200 square feet
- For Parcel Wastewater - 8, the presumed permanent easement area for the lift station is 650 square feet
- For Parcel Wastewater - 9, the presumed permanent easement area for the lift station is 35' x 40'
- For Parcel Wastewater - 10, the presumed permanent easement area for the lift station is 7,000 square feet
- For Parcel Wastewater - 11, the presumed permanent easement area for the lift station is 10' x 10'

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, August 20, 2019 6:21 AM
To: Melisha N Billups
Subject: Re: Missouri American Water - Appraisal Project for City of Eureka

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL EMAIL - "Think before you click!"

Good Morning Melisha-

This morning I will confirm with Ed, Elizabeth, and Kelly -- and will also confirm with Mr. Sabo.

Can you please resend the link to the documents to me? The link is not cooperating for some reason.

Thank you,

Joe

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On Mon, Aug 12, 2019 at 10:58 AM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Morning Appraisal Team,

Please follow [this link](#) for the documents that the City of Eureka has previously provided us and see the attached document for the Scope of Work. Here are the contacts for the City, please reach out to make any document request that you may have. I will advise the City of the selected visit date, and we will also see about having a MOAW contact person onsite if needed to answer any questions that you may have for us.

City of Eureka Contact Information – When sending emails, please copy all email addresses.

Mayor – Sean Flower - sflower@eureka.mo.us

City Administrator - Craig Sabo (636) 938-5233 - cesabo@eureka.mo.us

Joe, please confirm receipt of this information and let me know if you have any additional questions.

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



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Melisha N Billups

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

Follow Up Flag: Follow up
Flag Status: Completed

Categories: *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

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On Fri, Aug 9, 2019 at 4:51 PM Melisha N Billups <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

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St. Louis, MO 63141

o: 314.996.2245 | i: 7.400.2245

f: 314.432.7824

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Cc: Melisha N Billups
Subject: Re: Appraisal

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Thank you Craig. This is very helpful.

On Tue, Jan 7, 2020 at 10:13 AM Craig E. Sabo <cesabo@eureka.mo.us> wrote:

Hi Joe:

We presently have 4,009 water customers and 3,957 sanitary sewer customers.

I'll provide you with tax parcel numbers ASAP. We're also researching that which Kelly Simpson requested late last week.

Regards,

Craig

Craig E. Sabo

City Administrator

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Eureka, MO 63025-0125

Phone: (636) 938-5233

FAX: (636) 938-4080

cesabo@eureka.mo.us

From: Joe Batis [mailto:joe@batisappraisals.com]
Sent: Tuesday, January 07, 2020 9:44 AM
To: Craig E. Sabo <cesabo@eureka.mo.us>; Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Appraisal

Good Morning Craig-

Hope all is well with you. I left a message yesterday -- just have a few questions that I'd like to bounce off you before we finish our writing.

(1) Can you provide me the most current customer counts? I saw an email from you in 2017 indicating the following:
Water - 3,768 Wastewater - 3,721.

If these are the numbers we should use, please advise.

(2) We discussed on December 10 the issue of system assets located on parcels owned in fee by the City as opposed to being on private property (in which case we would assume there are -- or will be -- permanent easements in place). On a related note, we talked about possibly getting a list of tax parcel numbers to match up to all of the sites I visited with your water and wastewater team. If you have any updates, please advise.

Thanks again, Craig.

Sincerely,

Joe

EDWARD J. BATIS & ASSOCIATES, INC.

Real Estate Appraisers and Consultants

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

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Virginia, Tennessee, South Carolina, North Carolina

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Monday, March 23, 2020 3:22 PM
To: Melisha N Billups
Subject: Fwd: Appraisal Report
Attachments: EUREKA REPORT MARCH 2020.pdf

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

Please see attached report. Craig authorized me to release it to you.

----- Forwarded message -----

From: **Joe Batis** <joe@batisappraisals.com>
Date: Mon, Mar 23, 2020 at 1:04 PM
Subject: Appraisal Report
To: Craig E. Sabo <cesabo@eureka.mo.us>

Craig,
Attached is the appraisal report per your request.
If ok with you, I will send a courtesy copy to American Water.
Please advise.
Thank you again.
Best regards,
Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Friday, December 13, 2019 9:05 AM
To: Melisha N Billups
Subject: Re: Appraisals

EXTERNAL EMAIL - "Think before you click!"

Will do. I made my inspection this past Tuesday and everything went very very well

On Tue, Dec 10, 2019 at 8:38 AM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Thanks Joe. I won't be able to make it to the inspection. Please let me know how it goes. We will have a meeting on Thursday and I will provide all of the updates that you have provided.

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Joe Batis <joe@batisappraisals.com>
Sent: Monday, December 9, 2019 2:47 PM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: Appraisals

EXTERNAL EMAIL - "Think before you click!"

I am meeting Craig at the City Hall at 10 AM

On Wed, Dec 4, 2019 at 10:19 AM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Morning Joe,

Can you please provide an update on the appraisal and a possible date of completion? We are looking to have a town hall meeting prior to the end of this year, but we are unable to hold the meeting until the appraisal is complete and we have some sort of number to present to them. Also. Is there anything that you need from the City?

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Joe Batis <joe@batisappraisals.com>
Sent: Thursday, November 14, 2019 2:44 PM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: Appraisals

EXTERNAL EMAIL - "Think before you click!"

Sorry, but the only one I've heard from is Elizabeth.

I will call them today.

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On Wed, Nov 13, 2019 at 1:44 PM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Afternoon Joe,

I wanted to let you know that we are still awaiting the appraiser selections from RDE and Trimble. Hopefully we will have their selections within the next couple of weeks.

Also, I am about to send out the updates in preparation for my meeting tomorrow and wanted to get an update on the appraisal for Eureka. Have you heard anything from the others?

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



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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Monday, February 3, 2020 10:43 AM
To: Jordan Leiner
Cc: Edward Dinan; Elizabeth Goodman Schneider; Melisha N Billups
Subject: Re: Comments on Appraisal

EXTERNAL EMAIL - "Think before you click!"

Great, thanks!

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On Mon, Feb 3, 2020 at 10:38 AM Jordan Leiner <jleiner@dinanreal.com> wrote:

That is fine with us, Joe.

Thank you.

From: Joe Batis <joe@batisappraisals.com>

Sent: Friday, January 31, 2020 12:26 PM

To: Edward Dinan <Edinan@dinanreal.com>; Jordan Leiner <jleiner@dinanreal.com>; Elizabeth Goodman _ AQUA <goodmanappraisal@gmail.com>; Melisha N Billups <Melisha.Billups@amwater.com>

Subject: Comments on Appraisal

Ed/Jordan/Elizabeth -

I received a call and follow-up from the client regarding the Eureka appraisal.

Here is the comment pertaining to our area description:

EXTERNAL EMAIL - "Think before you click!"

One comment on this. I marked up an area of appraisal referencing a project by JBA Eureka in the Allenton area which talks about a big housing project with retail potential including a Home Depot. The appraisal says the project is on hold, but that's really not accurate.

The entire project is dead, most of the property involved has changed hands and it won't look anything like what was proposed (full disclosure I was involved in the old project as a private guy back in the day).

It would be better for them to delete the references I highlighted to this project. It doesn't make any difference to value or content, but the info is out of date/inaccurate and I could see people doing the old "if that's not accurate what else in here is not accurate" spiel.

Once that gets cleaned up I am going to forward to the board. If I have time let's catch up on phone today or in next couple days. Thanks

West of the Legends is the Eureka S. I-44 Redevelopment Area a 934-acre redevelopment site which had been marketed to include nearly 1,200 single family housing units and 382,810 square feet of retail, restaurant, retail service and financial service type uses (see exhibit on following page). This development includes the 164 unit Ashton Woods subdivision, which is situated southeast of the intersection of Hunters Ford Road, being part of the first phase of this development. Integral parts of this redevelopment area include a new Allenton Bridge over Interstate 44, a potential new elementary school site, miles of walking trails, hundreds of acres of new parks, acres of new soccer and baseball fields, 70 acres of new commercial development, a new city water storage tank, miles of new roads and infrastructure, and sewer lines along with new planned residential communities.

The planned commercial development includes a new Home Depot, a possible new Target store, or other major retailer. The property includes much of Allenton, an old farming and railroad community Eureka annexed several years ago. The plan calls for the use of eminent domain against property owners who refuse to sell to private developer JBA Eureka LLC. This project has been placed on hold due to the economy.

This area of St. Louis County has large undeveloped tracts of land between Highway 141 and Eureka. The main reason is the amount of publicly held land including Lone Elk Park,

Is everyone OK if I delete these two pp and resend the report?

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, January 7, 2020 12:28 PM
To: Elizabeth Goodman Schneider; Melisha N Billups
Subject: customer count

EXTERNAL EMAIL - "Think before you click!"

Elizabeth -

I heard from Craig this morning. He gave me the following for current counts:

Water - 4009

Wastewater - 3957

Please use these numbers in your calculations.

When you send me your work-up, please be sure to include the original word/excel files in case I need to make changes/formatting, etc.

Thanks,

Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Friday, January 10, 2020 12:30 PM
To: Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider
Cc: Melisha N Billups
Subject: DRAFT - EUREKA ASSIGNMENT
Attachments: MINI DRAFT FOR APPRAISAL REVIEW - JAN 10.pdf; DRAFT FOR APPRAISAL REVIEW - JAN 10.pdf

EXTERNAL EMAIL - "Think before you click!"

Ed, Jordan, and Elizabeth -

Attached are two versions of the current draft (regular and mini). Please start reviewing.

We need to insert Elizabeth's work after receiving Kelly's report. You'll notice the sections/parts that need to be completed.

In the meantime - please review and let me know what changes need to be made.

Sincerely,

Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Thursday, March 19, 2020 4:24 PM
To: Melisha N Billups
Subject: Eureka

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

Hi Melisha,

After our discussion and preliminary value ranges (based solely on Kelly's new numbers) of approximately \$16.135 million for water and \$11.393 million for wastewater, the appraisers and I redid the analysis of both the Cost Approach and the Sales Comparison Approach (using Kelly's revised numbers for as the basis for part of our adjustments). Based upon our re-work, it appears our preliminary final valuation opinions for the new appraisal report will be \$18 million for the water and \$10 million for the wastewater.

Also - My fee quote of \$3500 for my inspection and completing a new report will be revised upwards slightly to reflect the additional work and contributions of Kelly and the two appraisers.

Please call to discuss at your convenience.

Best regards,

Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Monday, March 16, 2020 11:09 AM
To: Craig E. Sabo; Melisha N Billups
Subject: Eureka

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

Good Morning Craig and Melisha,

I am in the process of reviewing additional/updated information regarding the assets of the Eureka water and wastewater systems. Until I have reviewed everything in detail, consult with Kelly Simpson (Flinn Engineering), and consult with the other two appraisers, I cannot provide you any meaningful information about the impact to value. I expect to have a better understanding of the revisions within the next few days, assuming everyone is available for conference calls, etc.

If you have questions for me in the meantime, please do not hesitate to contact me.

Best regards,

Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, January 21, 2020 12:15 PM
To: Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider
Cc: Melisha N Billups
Subject: eureka

EXTERNAL EMAIL - "Think before you click!"

Ed, Jordan, Elizabeth -

I sent you the report to review.

The Cost Approach includes some adjustments to Kelly's numbers as the basis for her depreciation schedules is limited information from insurance records. Also, the information she was provided included the buildings -- in some cases grouped in on the line item with other assets. Therefore, I subtracted out her building values and used the estimates calculated by Ed/Jordan. Hope that makes sense to you.

Please provide any feedback ASAP.

If all is good, I'd like to send the final report out by 3 this afternoon.

Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, January 21, 2020 9:07 AM
To: Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider; Melisha N Billups
Subject: Eureka

EXTERNAL EMAIL - "Think before you click!"

Good Morning,

I received Kelly's final report over the weekend and will be completing our report this morning. I will be sending to you shortly and kindly ask that you review it ASAP and reply to me with changes/questions. The City has a meeting tonight, and my goal is to get this final version to Melisha by mid-afternoon today.

Thank you,

Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Friday, January 17, 2020 7:38 AM
To: Melisha N Billups
Subject: Eureka

EXTERNAL EMAIL - "Think before you click!"

Good Morning Melisha,
I received from Kelly last night the numbers for Eureka.
I'd like to discuss. Please call me at your earliest convenience.
Thank you,
Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, January 7, 2020 9:26 AM
To: Kelly Simpson; Melisha N Billups
Subject: Eureka

EXTERNAL EMAIL - "Think before you click!"

Good Morning Kelly,
When you have a few minutes, can you please provide me an update on status of both assignments, including how the inspection went with Mark?
Thank you!
Joe

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Melisha N Billups

From: Joe Batis <joe@batisfappraisals.com>
Sent: Thursday, January 2, 2020 9:46 AM
To: Melisha N Billups
Subject: Re: Eureka

EXTERNAL EMAIL - "Think before you click!"

I expect it to you one week to finish and circulate for everyone's review.

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On Thu, Jan 2, 2020 at 9:40 AM Melisha N Billups <Melisha.Billups@amwater.com> wrote:
Thanks Joe. What is the process after Kelly completes her report?

Happy New Year!
Melisha Billups

From: Joe Batis <joe@batisfappraisals.com>
Sent: Tuesday, December 31, 2019 3:10:09 PM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Fwd: Eureka

EXTERNAL EMAIL - "Think before you click!"

----- Forwarded message -----

From: Kelly Simpson <ksimpson@flinnengineering.com>
Date: Tue, Dec 31, 2019 at 2:50 PM

Subject: RE: Eureka
To: Joe Batis <joe@batisappraisals.com>

Joe,

I will have a list of questions prepared for the City on Thursday. After they answer my questions, I can finish my report by the next day.

Kelly Flinn-Simpson, PE, LEED® AP

Owner

618-550-8427



From: Kelly Simpson
Sent: Tuesday, December 31, 2019 9:54 AM
To: Joe Batis <joe@batisappraisals.com>
Subject: RE: Eureka

Joe,

I will be able to give you an update about my report completion by mid afternoon today.

I have not made an inspection. I believe I can complete mine without an inspection given the timing and weather.

Kelly Flinn-Simpson, PE, LEED® AP

Owner

618-550-8427



From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, December 31, 2019 9:17 AM
To: Kelly Simpson <ksimpson@flinnengineering.com>
Subject: Eureka

Good morning Kelly, hope you had a great Christmas!! American water is looking for an update from us on the status. Can you please bring me up to speed on if you have an inspection made or are making one and when do you expect to have your report complete? Thanks, Joe

--

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www.amwater.com

Melisha N Billups

From: Jordan Leiner <jleiner@dinanreal.com>
Sent: Friday, December 13, 2019 10:15 AM
To: Joe Batis; Kelly Simpson
Cc: Edward Dinan; Melisha N Billups
Subject: RE: Eureka

EXTERNAL EMAIL - "Think before you click!"

Good Morning Mr. Batis,

I will be available Tuesday the 17th for the inspection. At this time, Mr. Dinan is unconfirmed.

Respectfully,

Jordan D. Leiner
Appraiser/Analyst
Dinan Real Estate Advisors, Inc.
2023 South Big Bend Boulevard
Saint Louis, Missouri 63117
Tel. (314) 647-9900
Fax (314) 647-9922
jleiner@dinanreal.com

From: Joe Batis <joe@batisappraisals.com>
Sent: Thursday, December 12, 2019 3:33 PM
To: Kelly Simpson <ksimpson@flinnengineering.com>; Jordan Leiner <jleiner@dinanreal.com>
Cc: Edward Dinan <Edinan@dinanreal.com>; Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: Eureka

Ed,
Can you make the appointment on the 17th?
Joe

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On Tue, Dec 10, 2019 at 5:49 PM Joe Batis <joe@batisappraisals.com> wrote:

Let's try for next Tuesday the 17th and starting as early as Craig and the two Davids from Eureka can be available. One of the David's will walk you through each water site and the other will take you on the tour of the wastewater facilities (plant +10 lift station sites). Ed, please confirm if this works for you as well.

On Tue, Dec 10, 2019 at 9:39 AM Kelly Simpson <ksimpson@flinnengineering.com> wrote:

Joe,

This is tough to squeeze in an entire day at this time of year. The only day that I can do this is next Tuesday, December 17. I could possibly do it Monday, December 16 but I would need to be done and on the road by 1:00 pm.

Kelly Flinn-Simpson, PE, LEED® AP

Owner

618-550-8427



From: Joe Batis <joe@batisappraisals.com>

Sent: Tuesday, December 10, 2019 9:35 AM

To: Edward Dinan <edinan@dinanreal.com>; Kelly Simpson <ksimpson@flinnengineering.com>; Melisha N Billups <Melisha.Billups@amwater.com>

Subject: Eureka

Hello Ed and Kelly,

I would like to set a date with Craig Sabo for The two of you to inspect the Eureka facilities. It seems like all of their information is in place and in order now so things should go smoothly. Please provide me a list of the dates that you are available over the next 7 to 10 days so I can check with Craig and get this scheduled and keep it moving forward. A prompt reply would be helpful.

Thank you again,

Joe

--

EDWARD J. BATIS & ASSOCIATES, INC.

Real Estate Appraisers and Consultants

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--

EDWARD J. BATIS & ASSOCIATES, INC.

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Wednesday, November 13, 2019 1:51 PM
To: Edward Dinan; Elizabeth Goodman Schneider; Jordan Leiner; Kelly Simpson
Cc: Melisha N Billups
Subject: Re: Eureka

EXTERNAL EMAIL - "Think before you click!"

Hello just checking in with everyone to see if you had a chance to review any of the documents yet and if you can send me an email about your availability to reinspect Eureka so we can get this report finished in the next few weeks for The client. Elizabeth – I recall that you are fine with your inspections and you do not need to come back for a second trip.

On Tue, Nov 5, 2019 at 10:03 AM Joe Batis <joe@batisappraisals.com> wrote:

Good Morning,

I've invited you all (by email/link) to a Google Drive folder that includes all of the files provided by Eureka. Please review -- we need to set a schedule with the client for getting back on this project and providing an estimated delivery date.

Thank you,

Joe

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Melisha N Billups

From: Nikki Pacific S Pacific
Sent: Friday, June 25, 2021 3:36 PM
To: Kelly Simpson; Joe Batis
Cc: Melisha N Billups; Brian W Eisenloeffel
Subject: Eureka - Appraisal - Information needed

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



From: Kelly Simpson <ksimpson@flinnengineering.com>
Sent: Thursday, June 24, 2021 9:17 AM
To: Joe Batis <joe@batisappraisals.com>; Nikki Pacific S Pacific <Nikki.Pacific@amwater.com>
Cc: Matthew A Barnhart <Matthew.Barnhart@amwater.com>; Melisha N Billups <Melisha.Billups@amwater.com>
Subject: RE: Garden City Appraisal - Information needed

EXTERNAL EMAIL: The Actual Sender of this email is ksimpson@flinnengineering.com "Think before you click!".

Nikki,

The appendixes 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>
Sent: Thursday, June 24, 2021 8:56 AM
To: Nikki Pacific S Pacific <Nikki.Pacific@amwater.com>
Cc: Kelly Simpson <ksimpson@flinnengineering.com>; Matthew A Barnhart <Matthew.Barnhart@amwater.com>;
Melisha N Billups <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> 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



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

EXTERNAL EMAIL: The Actual Sender of this email is 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

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Joseph E. Bats, MAI, AI-GRS, R/W-AC
EDWARD J. BATS & ASSOCIATES, INC.
313 N. Chicago Street
Joliet, Illinois. 60432

(815) 726-1455

sent from my i-phone

Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, January 21, 2020 12:11 PM
To: Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider; Melisha N Billups
Subject: Eureka - Draft of Appraisal Report
Attachments: DRAFT TO CLIENT JAN 21 2020.pdf; App C-MDNR WWTP Op Permit.pdf; App D-Depreciation Calc.pdf; Eureka Report.pdf; App E - PSC Depreciation Rate Schedules.pdf; App A-Insurance Asset List.pdf; App B-MDNR 2019-census.pdf

EXTERNAL EMAIL - "Think before you click!"

Please see the attached Report and files from Flinn Engineering.
Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Monday, April 13, 2020 11:33 AM
To: Craig E. Sabo
Cc: Melisha N Billups; Elizabeth Goodman Schneider; Jordan Leiner; Edward Dinan
Subject: Eureka Appraisal

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

Hello Craig,

I noticed that our appraisal report includes a comparable property description that needs to be corrected --(see Sale #14 and Sale #15, pages 60 and 61 of report). The Peotone description (Sale #15) erroneously includes the description from the previous page (simple cut/paste error on our part). Please know this error has no impact on the analysis, opinions, or conclusions. Nonetheless - I will be emailing to you a revised report with the only change being the correct information on Page 60,

I apologize for this oversight.

Sincerely,
Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, January 21, 2020 3:09 PM
To: Melisha N Billups
Cc: Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider; Kelly Simpson
Subject: Eureka Appraisal
Attachments: FINAL APPRAISAL REPORT - EUREKA MISSOURI.pdf; App E - PSC Depreciation Rate Schedules.pdf; Eureka Report.pdf; App C-MDNR WWTP Op Permit.pdf; App D-Depreciation Calc.pdf; App B-MDNR 2019-census.pdf; App A-Insurance Asset List.pdf

EXTERNAL EMAIL - "Think before you click!"

Melisha,
Attached is the appraisal report and the Flinn Engineering report (with Appendix A, B, C, D, E).
On behalf of Ed, Jordan, Elizabeth, Kelly and me, thank you.
If you have any questions, please let me know.
Sincerely,
Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, March 17, 2020 7:03 PM
To: Edward Dinan; Jordan Leiner; Elizabeth Goodman Schneider
Subject: Eureka Appraisal Report
Attachments: PROPOSED CHANGES TO EUREKA REPORT.pdf

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

Ed and Elizabeth -

I hope you and your families are doing well, keeping safe, and surviving these scary times we face.

Based upon new information provided to Kelly Simpson (Flinn Engineering), the Eureka appraisal report needs to be revised. In short -- many of the assets are much newer (and in better condition) than assumed for the original report. Please see the attached document.

It includes a summary of the changes (in the new Flinn Report) and a summary of the changes I propose for the appraisal report. Please review and provide me your feedback ASAP.

Best regards to all of you,

Joe

EDWARD J. BATIS & ASSOCIATES, INC.
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Fax (815) 846-3810

Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Friday, January 24, 2020 3:15 PM
To: Melisha N Billups
Subject: Eureka files from Flinn
Attachments: App D-Depreciation Calc.pdf; App E - PSC Depreciation Rate Schedules.pdf; App B-MDNR 2019-census.pdf; Eureka Report.pdf; App C-MDNR WWTP Op Permit.pdf; App A-Insurance Asset List.pdf

EXTERNAL EMAIL - "Think before you click!"

Melisha,
Please see att.

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, January 14, 2020 9:15 AM
To: Elizabeth Goodman Schneider; Jordan Leiner; Edward Dinan
Subject: EUREKA REVISED DRAFT
Attachments: DRAFT FOR APPRAISAL REVIEW - JAN 14 - WITH SALES INCLUDED.pdf

EXTERNAL EMAIL - "Think before you click!"

Ed, Jordan, and Elizabeth -

The revised draft (attached) includes your changes sent to me yesterday as well as the insertion of EGS's sales comparison approach. I need to make some minor formatting changes for internal consistency, but please review for now.

Thanks,
Joe

EDWARD J. BATIS & ASSOCIATES, INC.

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Monday, March 16, 2020 11:05 AM
To: Melisha N Billups
Subject: Eureka Valuation Report

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

Melisha,

Based upon new and updated information pertaining to the assets of Eureka's water and wastewater systems, there are significant impacts to the valuation opinions included in our appraisal report dated January 20, 2020. It would be a good idea to arrange a conference call with you to discuss the following items resulting from the new/updated information provided to Kelly Simpson (Flinn Engineering).

- (1) The impact of the new data to the calculations in the Flinn Report.
- (2) The impact of the new data and changes in the Flinn Report to our appraisal report.
- (3) The format of the new reports (Flinn, Appraisal): new reports with new dates v. supplemental letters to attach to the original reports.
- (4) The timing/date issues: Original inspection and date of value was December 10 and new date of value will be March/April 2020.
- (5) Timing for work to be completed.
- (6) Fees: Flinn, Batis, other appraisers

I will be emailing Craig Sabo this morning - providing him no specifics about the assignment, changes, etc. -- I will merely tell him that we are in the process of collecting and reviewing additional information and will be determining the impact within the next week or two.

Please let me know if you would like to discuss by phone. I am available this afternoon and all day tomorrow.

Best Regards,
Joe

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*State General Certified in Illinois, Iowa, Missouri,
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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Thursday, August 22, 2019 9:11 AM
To: Melisha N Billups
Subject: Re: friday appointment

EXTERNAL EMAIL - "Think before you click!"

Will do. Are you going to be at the appointment tomorrow?

On Thu, Aug 22, 2019 at 9:06 AM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Ok. Thanks Joe! If you need anything let me know.

Sincerely,

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



From: Joe Batis <joe@batisappraisals.com>
Sent: Thursday, August 22, 2019 8:51 AM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: friday appointment

EXTERNAL EMAIL - "Think before you click!"

Yes, I just downloaded all of the files and put them in a Google Drive folder which I shared with us it to Appraisers and the engineer. During the course of the project, we will be using the Google Drive folder to download our photographs and draft of our report sections.

On Thu, Aug 22, 2019 at 8:47 AM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Morning Joe,

Yes, we are all set. If you need anything, please let me know. Also, were you able to access the files?

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



From: Joe Batis <joe@batisappraisals.com>

Sent: Thursday, August 22, 2019 8:46 AM

To: Melisha N Billups <Melisha.Billups@amwater.com>

Subject: friday appointment

EXTERNAL EMAIL - "Think before you click!"

Good Morning Miliasha,

Just confirming that we are set for tomorrow.

9:00 at city hall, correct?

Joe

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Melisha N Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, November 12, 2019 2:00 PM
To: Melisha N Billups
Subject: Re: FW: City of Eureka Appraisal

EXTERNAL EMAIL - "Think before you click!"

Will do. Will reach out to team today.

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On Tue, Nov 12, 2019 at 1:46 PM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Afternoon Joe,

Hope all is well. We have a BD meeting on Thursday and I would like to provide an update regarding the appraisal for Eureka. Can you please provide me with an update that I can relay in our meeting?

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Joe Batis <joe@batisappraisals.com>
Sent: Friday, November 1, 2019 7:14 PM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: FW: City of Eureka Appraisal

EXTERNAL EMAIL - "Think before you click!"

Thank you! I will look at them over the weekend

On Fri, Nov 1, 2019 at 4:17 PM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Afternoon Joe,

All documents that we received from the city have been uploaded to the Google Drive. Please let me if there is anything else that you need to proceed with the next steps of the appraisal.

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Melisha N Billups <Melisha.Billups@amwater.com>
Sent: Friday, November 1, 2019 12:06 PM
To: Joe Batis <joe@batisappraisals.com>
Subject: Re: FW: City of Eureka Appraisal

Good Afternoon Joe,

Debbie has a call with Mayor Flower and would like an estimate of how soon the appraisal can be done. I understand that you need to know what information you have before you can give me a close estimate, but in the worst case scenario, what timeframe are we looking at? If you can please give me a rough estimate so that Debbie can provide an update to Mayor Flower.

Thank you so much,

Melisha Billups

From: Joe Batis <joe@batisappraisals.com>
Sent: Wednesday, October 30, 2019 10:21:01 AM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: FW: City of Eureka Appraisal

EXTERNAL EMAIL - "Think before you click!"

Hi Melisha,

Once the documents are uploaded, I'd like to review with the team and Kelly, after which I can confirm the schedule. I have not been in contact with the others recently, and I do not know their schedules and other commitments. But, I'll do my best to move it forward and keep you smiling!

Joe

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On Wed, Oct 30, 2019 at 10:14 AM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Morning Joe,

I sent you a text message as well, but I also wanted to send an email. All of the documents should be uploaded by the end of the week. Can you please provide an estimate of completion for the appraisal once all documents have been uploaded? The city would like to go to vote in February.

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Joe Batis <joe@batisappraisals.com>
Sent: Thursday, October 24, 2019 2:41 PM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: FW: City of Eureka Appraisal

EXTERNAL EMAIL - "Think before you click!"

Perfect

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On Thu, Oct 24, 2019 at 2:30 PM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

How about tomorrow at 2:00? I will have one of our engineers, Derek Linam, on the call as I believe that he will better understand the things that you will need as I go through the documents.

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Joe Batis <joe@batisappraisals.com>

Sent: Thursday, October 24, 2019 2:27 PM

To: Melisha N Billups <Melisha.Billups@amwater.com>

Subject: Re: FW: City of Eureka Appraisal

EXTERNAL EMAIL - "Think before you click!"

Late today or tomorrow afternoon

On Thu, Oct 24, 2019 at 2:25 PM Melisha N Billups <Melisha.Billups@amwater.com> wrote:

Good Afternoon Joe,

Are you still available to talk today or will you be available tomorrow?

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Melisha N Billups
Sent: Tuesday, October 22, 2019 2:31 PM
To: Joe Batis <joe@batisappraisals.com>
Subject: RE: FW: City of Eureka Appraisal

Anytime on Thursday after 11:15 will be fine, just let me know what time. I have uploaded the files that are in electronic form and I will begin going through the documents to see if there is a list or index.

Thanks,

Melisha Billups

o: 314.996.2245 | i: 7.400.2245

c: 314.896.4080

From: Joe Batis <joe@batisappraisals.com>
Sent: Tuesday, October 22, 2019 2:09 PM
To: Melisha N Billups <Melisha.Billups@amwater.com>
Subject: Re: FW: City of Eureka Appraisal

EXTERNAL EMAIL - "Think before you click!"

Can we do a call on Thursday?

If there is a list or index that you can send me to start reviewing, that would be helpful.

Joe

EDWARD J. BATIS & ASSOCIATES, INC.

Real Estate Appraisers and Consultants

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

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Virginia, Tennessee, South Carolina, North Carolina

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On Tue, Oct 22, 2019 at 1:41 PM Melisha N Billups <Melisha.Billups@amwater.com> wrote: