Exhibit No.: Issue(s): Witness: Sponsoring Party: Type of Exhibit: Case No.: Date Testimony Prepared:

Property Taxes, Allocations, Board Of Directors Expenses, Facilities Jason Kunst MoPSC Staff Rebuttal Testimony GR-2019-0077 June 7, 2019

MISSOURI PUBLIC SERVICE COMMISSION

COMMISSION STAFF DIVISION

REBUTTAL TESTIMONY

OF

JASON KUNST

UNION ELECTRIC COMPANY, d/b/a AMEREN MISSOURI

CASE NO. GR-2019-0077

Jefferson City, Missouri June 2019

** Denotes Confidential Information **

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1		REBUTTAL TESTIMONY	
2		OF	
3		JASON KUNST	
4 5		UNION ELECTRIC COMPANY, d/b/a AMEREN MISSOURI	
6		CASE NO. GR-2019-0077	
7	Q.	Please state your name and business address.	
8	А.	Jason Kunst, 111 N. 7th Street, Suite 105, St. Louis, MO 63101.	
9	Q.	By whom are you employed and in what capacity?	
10	А.	I am employed by the Missouri Public Service Commission ("Commission") as	
11	a Utility Regulatory Auditor IV.		
12	Q.	Are you the same Jason Kunst who contributed to Staff's Cost of Service Report	
13	("Report") filed in this case on April 19, 2019?		
14	А.	Yes.	
15	EXECUTIVE	E SUMMARY	
16	Q.	What is the purpose of your rebuttal testimony in this proceeding?	
17	А.	My rebuttal testimony will respond to the direct testimony of Union Electric	
18	Company, d/b/a Ameren Missouri ("Ameren Missouri") witness Laura M. Moore regarding the		
19	allocation and tracking of certain software assets and related expenses and revenues. In addition		
20	I will explain Staff's position regarding the proposed property tax refund tracker, Ameren		
21	Missouri's facility transactions, and ** **		
22	Additionally, I will provide an update to Staff's position regarding the board of director's		
23	expenses and	electric operations costs that were allocated to gas operations.	

Q.

1

PROPERTY TAX APPEALS AND REFUNDS

2

Please provide a summary of Ameren Missouri's recent property tax appeals.

Ameren Missouri has been involved in ongoing appeals related to its gas 3 A. 4 operations since 2013. The appeals are for taxable years 2013 through 2018, and have **. In its appeals Ameren Missouri claimed that 5 accumulated to an amount of ** various county assessors failed to appropriately consider depreciation when determining the 6 7 assessed value of the property, and alleged that this resulted in overvaluation, non-uniformity, 8 and failure to comply with state law on the part of the counties. This overvalued property was 9 then used to determine the ongoing property tax expense for which Ameren Missouri has 10 continued to pay in protest.

11 The appeals were denied by the various counties and were taken by Ameren Missouri 12 to the Missouri State Tax Commission in 2015. The Missouri State Tax Commission ruled in 13 favor of the counties in October of 2015, and Ameren Missouri appealed the ruling to the circuit 14 courts who upheld the ruling of the Missouri State Tax Commission. Finally, Ameren Missouri 15 appealed to the Missouri Court of Appeals.

In the fall of 2017, Ameren Missouri prevailed in the three Missouri Courts of Appeals
(Western, Eastern, and Southern Districts) regarding the property tax issues. The counties then
appealed to the Missouri Supreme Court, who declined to hear the issue so the issue was
remanded back to the Missouri State Tax Commission. The Missouri State Tax Commission
then held a hearing in September of 2018, to determine the appropriate assessed value of the
property, this time with consideration of depreciation.

On May 17, 2019 the Missouri State Tax Commission issued an order ruling in favor of
Ameren Missouri in regards to the appeal with Cole County for the 2013 property taxes.

	The parties ¹ agreed that the findings of the Cole County appeal would be applicable to all o		
	the 2013 property tax appeals that were remanded back to the Missouri State Tax Commission		
	The Missouri State Tax Commission ordered the counties to retain the disputed amount of taxe		
	in escrow, as any of the parties still has the ability to file an Application for Review ² . The		
	counties can also seek further appeals of the most recent Missouri State Tax Commission ruling		
	Q.	Q. Has Ameren Missouri paid the full amount of property tax, including any	
	amount under protest, during the years of appeal?		
	А.	Yes. Ameren Missouri paid the full amount of the property tax that was due;	
	however, a po	ortion of each payment has been put into an escrow account as the appeals have	
	been ongoing		
	Q.	Does the Missouri State Tax Commission ruling apply to years other than 2013?	
	А.	No. The State Tax Commission's ruling is only applicable to property tax	
	appeals for y	ear 2013. **	
1			
		**	
	Q.	What level of property tax expense has Staff included in its cost-of-service	
	calculation?		
	А.	Staff has included ** ** which represents the actual payments	
	made by Ame	eren Missouri in December 2018. That amount includes ** ** that	
		ouri, Bollinger County, Butler County, Callaway County, Cape Girardeau County, Cole County, Howard County, Lincoln County, Moniteau County, Pike County, Ralls County, Randolph	

County, Scott County, Stoddard County, and Warren County.

 $^{^{2}}$ An application for review is a filing with the Missouri State Tax Commission requesting that the Decision of the Hearing Officer be reviewed. The Commissioners will then review the Decision of the Hearing Officer and may then affirm, modify, or reverse the Decision.

1	Ameren Missouri paid under protest and is seeking a refund of as part of its efforts in the		
2	ongoing property tax appeals process.		
3	Q. Is Staff recommending inclusion of any property tax refunds in the cost of		
4	service in this rate proceeding?		
5	A. **		
6			
7			
8	** Staff		
9	recommends that any refunded amounts received by Ameren Missouri that are known and		
10	measurable through the true-up cutoff date of this case should be returned to the ratepayers over		
11	** ** as part of this rate proceeding.		
12	Q. Why is Staff recommending these amounts be returned to ratepayers over		
13	** **?		
14	A. **		
15			
16			
17	** ³		
18	Q. What is Staff's recommendation for the remaining property tax amounts in		
19	escrow that Ameren Missouri may receive at the conclusion of appeal?		
20	A. Staff proposes to track the amount of refunds Ameren Missouri receives		
21	as a result of the ongoing property tax appeals for its gas distribution operations between		

³ Staff Cost of Service Report – Pages 4-7.

1	June 1, 2019 ⁴ through the true-up cutoff established by the Commission in its next general rate			
2	case ⁵ . Staff recommends that the Commission require Ameren Missouri to record all property			
3	tax refund amounts as a deferred regulatory liability during this interval of time. Specifically,			
4	Staff proposes to track the amounts Ameren Missouri is refunded from the appeals for years			
5	2013 through 2018 and for any additional property tax appeal refunds from 2019 and 2020 if			
6	they exist. Refunds that are received prior to the May 31, 2019 true-up period in the current			
7	case would be excluded from the tracker. The proper ratemaking treatment for this regulatory			
8	liability would be determined by the Commission in a future rate case.			
9	Q. Would Staff's proposed tracking mechanism capture the change in property			
10	taxes from year to year?			
11	A. No. Staff is not proposing to track the yearly increases and/or decreases that			
12	occur in the level of property tax payments made by Ameren Missouri. Staff's tracking			
13	mechanism would solely track the property tax refunds received by Ameren Missouri that occur			
14	past the true-up cutoff date in the current case for the on-going property tax appeals.			
15	Q. Is there Commission precedent for tracking property tax refunds?			
16	A. Yes. In a prior Ameren Missouri electric rate case, Case No. ER-2011-0028,			
17	Ameren Missouri was in the process of appealing \$29 million of the \$119 million property taxes			
18	paid in 2010. In its Report and Order the Commission issued the following ruling:			
19 20 21 22	The only question before the Commission at this time is whether to order Ameren Missouri in this case to return any tax refund it may receive to its customers. There is no disagreement about Ameren's duty to track that refund. If			
	⁴ June 1, 2019 is one day after the May 31, 2019 true-up cutoff established by the Commission in Case No.			

⁴ June 1, 2019 is one day after the May 31, 2019 true-up cutoff established by the Commission in Case No. GR-2019-0077.

⁵ Staff would address the appropriate ratemaking treatment for any property tax refund amounts that may occur beyond the true-up cutoff date in Ameren Missouri's next general rate proceeding during the course of that proceeding.

1 2 3 4 5 6 7 8 9 10 11 12 13		Ameren Missouri does receive a tax refund, then the Commission would certainly expect that the company would return that refund to its customers who are ultimately paying the tax bill. It is hard to imagine any circumstance in which such a refund would not be ordered. However, such an order must wait until a future rate case in which that decision will be presented to the Commission. Any such order the Commission could issue in this case would be ineffective, as this Commission cannot bind a future Commission. At this time, The Commission can only order Ameren Missouri to track any possible refund. A decision about how any such refund is to be handled must be left to a future rate case.	
14	Q.	Did Staff include the full amount, including that paid in protest, of property taxes	
15	paid by Ame	ren Missouri in the cost of service in Case No. ER-2011-0028?	
16	А.	Yes.	
17	Q.	Did Ameren Missouri receive property tax refunds in its subsequent electric rate	
18	case, Case No. ER-2012-0166, and how did the Commission treat the tracked property tax		
19	refund amount?		
20	А.	Yes. During the summer of 2011, Ameren Missouri reached a settlement with	
21	all of the cou	nties involved in the property tax appeal at that time. As a result of the settlement	
22	agreement Ameren Missouri received an approximate \$2.9 million property tax refund which		
23	represented roughly one-tenth of the overall \$29 million appeal amount.		
24	Q.	In Case No. ER-2012-0166, did the Commission ultimately determine that the	
25	\$2.9 million property tax settlement refund that was received by Ameren Missouri should be		
26	returned to ratepayers?		
27	А.	Yes. On Page 47 of its Report and Order in that rate case the Commission stated	
28	the following	;:	

1 2	Ameren Missouri shall return the \$2.9 million tax refund to ratepayers, amortized over two years.		
3	Q. Is Staff recommending the same treatment as ordered by the Commission in		
4	Case No. ER-2011-0028 for the property tax refunds?		
5	A. Yes, for refunds received by Ameren Missouri after the true-up date of May 31,		
6	2019 in the current case, Staff is recommending that Ameren Missouri track any refunds it		
7	receives beyond that date so that a future Commission may determine the appropriate regulatory		
8	treatment for those refunds.		
9	Q. Please quantify the potential impact of the refunds to ratepayers.		
10	A. Ameren Missouri gas operations has approximately 130,000 ⁶ customers		
11	compared to Ameren Missouri's approximately 1.2 million electric customers. At the time		
12	of the 2011 electric rate case the potential \$29 million refund that Ameren Missouri was		
13	ordered to track in the electric case, amounted to approximately \$24/customer, while the		
14	potential refund for the gas customers is approximately ** ** with potential to		
15	become even larger if the appeals process is extended to tax years 2019 and beyond. For		
16	perspective, in the current case Ameren Missouri requested a rate increase of \$4.26 million and		
17	the amount of just the 2018 property taxes under appeal is $**$ ⁷ **. The reduction		
18	in ongoing property taxes of this amount alone would nearly offset the rate increase amount		
19	requested in this case to ** ** if Ameren Missouri is ultimately successful with the		
20	remainder of their appeals.		

⁶ From page 7, line 3 of the Direct Testimony of Ameren Missouri witness Warren Wood. ____

**

Q.

1

SOFTWARE ALLOCATIONS

2

Please provide a brief description of the issue.

3 Ameren entities utilize various software packages in the course of their A. 4 operations. These software packages are owned by various regulated affiliates but are also used 5 by the various regulated and non-regulated subsidiaries of Ameren. Previously, when Ameren affiliates used software that was not owned by the affiliate, they were charged rental expense 6 7 for their use of the software packages that were owned and recorded on the books of another 8 affiliate. The affiliate that owned the software then recorded rental revenue for the other 9 affiliates use of their assets. ** 10 11 12 13 ** 14 Specifically the issue that has arisen in this case regards Ameren Missouri's allocation

of software assets amongst its electric and gas operations. It was discovered that Ameren 15 16 Missouri's gas operations had not been properly allocated its portion of certain software assets that had been recorded fully on the books of the electric utility. Ameren Missouri's position as 17 18 proposed in this case is that the gas operations were not properly allocated their portion of the 19 return on investment and depreciation for software assets owned by Ameren Missouri nor were 20 they allocated the software rental expense and rental income associated with software assets 21 that are either owned by Ameren Missouri and used by other Ameren affiliates or owned by 22 other Ameren affiliates and used by Ameren Missouri.

1Q.How did Ameren Missouri propose to remedy the software assets allocation2error in its direct testimony?

A. In her direct testimony Ameren Missouri witness Laura M. Moore proposed an adjustment to include in this case the gas portion of certain software assets and the related revenues and expenses that are currently being recovered from electric customers in rates that were established in Ameren Missouri's most recent electric rate case, Case No. ER-2016-0179. The following chart summarizes the gas revenue requirement impact of the software allocations as proposed by Ameren Missouri witness Moore:

9 **

**

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4	**
5	Q. How did Ameren Missouri propose to account for the double recovery that
6	would result from inclusion of the software in gas rates that is currently being recovered through
7	electric rates?
8	A. In her direct testimony, Ms. Moore proposed to track the return on investment,
9	expenses, and revenues associated with the allocated software that was included in electric rates
10	beginning with the effective date of rates in the current gas case. The tracked amounts would
11	then be returned to electric rate payers in the next Ameren Missouri electric rate case.
12	Q. Does Staff agree with the tracking proposed by Ameren Missouri
13	witness Moore?
14	A. No. Staff's position is that it is inappropriate to include the software assets and
15	the corresponding rental revenues in gas cost-of-service at this time as it will create a double
16	recovery situation. As these costs and revenues are currently being fully recovered from electric

customers, Staff cannot support a tracker that would allow Ameren Missouri to double recover		
these costs from both its electric and gas ratepayers.		
Q. Should Ameren Missouri gas operations receive an allocated portion of these		
capital costs and related revenues?		
A. Yes, a portion of these capital costs and revenues should be properly allocated		
to Ameren Missouri gas operations. However, as stated above, it would be inappropriate		
to allow Ameren Missouri to effectively double recover these costs through both gas and		
electric rates.		
Q. What does Staff recommend?		
A. Staff's position is that since these costs are already being recovered in current		
electric rates, it would be more appropriate to first correct the allocation issue in the planned		
2019 Ameren Missouri electric rate case ⁸ by removing the portion that should be allocated to		
2019 Ameren Missouri electric rate case ⁸ by removing the portion that should be allocated to gas at that time. **		
gas at that time. **		
gas at that time. ** **		
gas at that time. **		
gas at that time. **		
gas at that time. **		
gas at that time. **		
gas at that time. **		

⁸ On May 3, 2019, in Case No. ER-2019-0335, Ameren Missouri filed a Notice of Intention to File a Case, indicating it may file new or modified tariff sheets to initiate a general electric rate increase.



1	GAS OPERATING FACILITIES
2	Q. **
3	**
4	A. **
5	11
6	
7	
8	
)	**
)	Q. Did Staff propose any adjustments in its direct testimony to address any of the
l	changes that occurred due to ** **?
2	A. No. At the time of its direct filing, Staff had not received the responses
3	to several data requests that sought additional information regarding specifics of the
4	** ** and any changes to investment, expense, or revenue related to
5	Ameren Missouri's facilities before internal deadlines.
)	Q. Has Staff since received responses to its discovery regarding Ameren Missouri
7	facilities?
3	A. Yes. Staff has been provided with responses to Staff Data Request Nos. 0218.1,
9	0218.2, 0218.3, and 0228. **
0	
1	
2	
-	
	¹¹ HOK is a design, architecture, engineering and planning firm.

1		
2		
3		
4	** Staff is recommending an	adjustment of ** ** to remove remaining costs
5	for the **	** that occurred during the test year as these costs
6	will no longer be ongoing.	
7	Q. Did the **	** provide an opportunity for Ameren
8	Missouri to **	**?
9	A. **	
10		
11		
12		**
13	Q. **	**
14	A. **	
15		
16		**
17	Q. **	
18	**	
19	A. **	
20		
21	**	
22	Q. Is Staff proposing a re	ecommendation related to the **
23	**?	

А.	No. **	
		12 **
Q.	It seems	Staff plans to recommend future ratemaking treatment regarding
**		**. Why is Staff no
recommend		atemaking treatment regarding **
	**'	
	·	
А.	The **	
		**
DONATEI) PROPERT	
Q.	Does Star	ff have any other concerns regarding Ameren Missouri's facilities?
А.	Yes. **	
		** It has
come to Sta	ff's attention	that in 2007, Ameren Missouri had already previously owned and the
		structures that were located at 701 Colorado in Eldon Missouri to
American I	Legion Post 2	229 for use as a clubhouse, replacing the property on the West side o
the Osage I	River that wa	as being leased by the Legion from Ameren Missouri. **
12 **		

1					
2	** It is concerning to Staff that Ameren Missouri ** **				
3	a rate regulated asset that was previously owned by Ameren Missouri and funded by ratepayers				
4	that was then donated in 2007 without Commission permission.				
5	Q. Please provide a timeline of the events leading to the ** ** of the				
6	facilities located at 701 Colorado.				
7	A. The American Legion post had been leasing property from Ameren Missouri				
8	that was located on the west side of the Osage River below Bagnell Dam since 1984.				
9	Ameren Missouri had been assisting the American Legion to find a new site for a				
10	clubhouse since 2005 because Ameren Missouri had announced its intentions to sell and lease				
11	a portion of the land below Bagnell Dam, (including the land that was leased to the American				
12	Legion), to Silver Star Development, LLC. ¹³				
13	In December of 2007, Ameren Missouri donated the property located at 701 Colorado				
14	to the American Legion in exchange for ** **, a copy of the quit claim deed is attached as				
15	Confidential Schedule JK-r1, and then moved the operations that were located at 701 Colorado				
16	to a new facility **				
17	** at 804 South Walnut in Eldon, MO. ¹⁴ Ameren Missouri donated the				
18	701 Colorado property because of Ameren Missouri's intention to sell and lease land to				

¹³ The transaction with Silver Star Development, LLC included the lease of approximately 64 acres that were located in the flood plain below Bagnell dam. Ameren Missouri was required to retain the ownership of that portion of the transaction per FERC requirements. Ameren filed a request with the FERC to amend Ameren Missouri's license in order to sell the lands to Silver Star, but was denied. The 64 acres were the land that had been leased to the American Legion since 1984.

**

1 Silver Star Development. Silver Star Development intended to develop the land for use as a





**

1	А.	Yes, according to Missouri Revised Statutes section 393.190.1:		
2 3 4 5 6 7 8 9 10		No gas corporationhereafter sell, assign, lease, transfer, mortgage or otherwise dispose of or encumber the whole or any part of its franchise, works or system, necessary or useful in the performance of its duties to the publicwithout having first secured from the commission an order authorizing it so to do. Every such sale, assignment, lease, transfer, mortgage, dispositionmade other than accordance with the order of the commission authorizing the same shall be void.		
11	Q.	Does Staff believe the donated property was necessary or useful to Ameren		
12	Missouri at the time of the donation?			
13	А.	Yes. The fact that Ameren Missouri had to construct a replacement facility		
14	nearby to house the operations that were located at the donated property indicates that the			
15	facility was s	till necessary and useful in the provision of service at the time of the donation.		
16	Q.	What was the net book value of the property located at 701 Colorado at the time		
17	of the donation	on to the American Legion?		
18	А.	**		
19		**		
20	Q.	What was the appraised value of the property at the time of the donation?		
21	А.	**		
22				
23		** At the time		
24	of the donat	tion to the American Legion, the property had an appraised value between		
25	**			
26		**		

1	Q. How much did Ameren Missouri spend to construct the replacement facility
2	located at 804 South Walnut in Eldon Missouri?
3	A. Ameren Missouri spent ** ** to construct the replacement structure
4	and improvements for the facility located at 804 South Walnut.
5	Q. Could the proceeds from the sale of the 701 Colorado facility have been used to
6	offset the costs of constructing the new facility at 804 South Walnut?
7	A. Yes. If Ameren Missouri had sold the Colorado facility instead of donating it,
8	given the assessed value of ** ¹⁸ ** and the net book value of ** **,
9	Ameren Missouri could have offset ** ** of the costs of constructing the
10	replacement facility with the proceeds from selling the 701 Colorado facility.
11	Q. What does Staff propose in this case regarding the donation of the 701 Colorado
12	facility to the American Legion?
13	A. **
14	
15	
16	
17	
18	
19	
20	¹⁹ ** In the next Ameren Missouri electric case, Case No.
	18 ** **
	19 ** **











	A.	**
	· · · · · · · · ·	**
		ON OF AMEREN MISSOURI COSTS BETWEEN ELECTRIC AND ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 018
	<u>OPERA</u>	ATIONS
<u>GAS</u>	<u>OPERA</u>	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0180
<u>GAS</u>	<u>OPERA</u>	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0186
<u>GAS</u>	Q.	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0186 ? ** Yes.
<u>GAS</u> **	OPERA Q. A.	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0186 ? ** Yes.
<u>GAS</u> **	Q. Q. A. Q.	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0180 ?** Yes. Is Staff proposing further adjustments to its recommendation in direct testime
<u>GAS</u> **	Q. Q. A. Q. nove **	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0180 ?** Yes. Is Staff proposing further adjustments to its recommendation in direct testimo **?
<u>GAS</u> **	Q. Q. A. Q. nove **	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0180 ?** Yes. Is Staff proposing further adjustments to its recommendation in direct testimo **?
<u>GAS</u> **	Q. Q. A. Q. nove **	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0180 ?** Yes. Is Staff proposing further adjustments to its recommendation in direct testimo **?
<u>GAS</u> **	Q. Q. A. Q. nove **	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0180 ?** Yes. Is Staff proposing further adjustments to its recommendation in direct testimo **?
<u>GAS</u> **	Q. Q. A. Q. nove **	ATIONS Has Staff received a response to Staff Data Request Nos. 0186.1 and 0180 ?** Yes. Is Staff proposing further adjustments to its recommendation in direct testimo **?

1		·
2		
3		
4		**
5	BOARD OF	DIRECTORS EXPENSES
6	Q.	Has Staff received a response to Staff Data Request No. 0236 **
7		
8	*	*?
9	А.	Yes.
10	Q.	Does Staff have any changes to its direct filed position after reviewing the
11	response to S	Staff Data Request No. 0236?
12	А.	Yes. **
13		
14		
15		
16		
17		
18		
19		
20		
21		**
22	Q.	Does this conclude your rebuttal testimony?
23	А.	Yes it does.

BEFORE THE PUBLIC SERVICE COMMISSION

OF THE STATE OF MISSOURI

)

In the Matter of Union Electric Company d/b/a Ameren Missouri's Tariffs to Increase its Revenues for Natural Gas Service

Case No. GR-2019-0077

AFFIDAVIT OF JASON KUNST, CPA

STATE OF MISSOURI)) ss. COUNTY OF ST. LOUIS)

COMES NOW JASON KUNST, CPA and on his oath declares that he is of sound mind and lawful age; that he contributed to the foregoing *Rebuttal Testimony*; and that the same is true and correct according to his best knowledge and belief.

Further the Affiant sayeth not.

JASON KUNST, CP

JURAT

Subscribed and sworn before me, a duly constituted and authorized Notary Public, in and for the County of St. Louis, State of Missouri, at my office in St. Louis, on this $\cancel{b^4}$ day of June 2019.

LISA M. FERGUSON Notary Public - Notary Seal State of Missouri Commissioned for St. Louis County My Commission Expires: June 08, 2020 Commission Number: 16631502

SCHEDULE JK-r1

HAS BEEN DEEMED

CONFIDENTIAL

IN ITS ENTIRETY

https://www.lakeexpo.com/news/top_stories/amerenue-donates-building-to-american-legion-post/article_1a2c9069-5bd3-540f-8c57-590f7bff752a.html

AmerenUE donates building to American Legion Post 229

By LakeExpo.com Dec 21, 2007

ELDON, Mo. — AmerenUE has donated its former Eldon service building to American Legion Post 229 for use as a clubhouse, replacing property on the west side of the Osage River below Bagnell Dam that the company had leased to the organization since 1984. The Eldon property, located at 701 Colorado Avenue, includes a 6,400-square-foot building on a five-acre site. It has been appraised at \$223,000. AmerenUE representatives transferred the property today as part of a ribbon-cutting ceremony at the facility conducted by the Eldon Chamber of Commerce.

AmerenUE had been working to help the Legion find a suitable new site for the clubhouse since 2005, when the company announced its intention to sell a portion of the property below Bagnell Dam to Silver Star Development, LLC, for use as a family-oriented entertainment, shopping and recreational complex. The transaction with Silver Star involved the sale of 115 acres, plus the lease of an additional 65 acres for which AmerenUE is required to retain ownership under provisions of its federal license for Bagnell Dam and the Osage Power Plant. Terms of the sale and lease agreement were not disclosed.

"This transaction paves the way for a major new development that will benefit the economy of Lake Ozark, Miller County and the Lake of the Ozarks area for many years to come," said Mark Jordan, general supervisor, Real Estate, for AmerenUE. "In addition, the donation of our former Eldon service building provides significant benefits for the American Legion, because they will now own their own facility instead of using leased space for their activities," Jordan said.

AmerenUE's employees and equipment based in Eldon now operate from a new service building located at 804 South Walnut Street.

Case No. GR-2019-0077 Schedule JK-r2, Page 1 of 2 AmerenUE donates building to American Legion Post 229 | News - Lake of the Ozarks | 1... Page 2 of 2

Case No. GR-2019-0077 Schedule JK-r2, Page 2 of 2

https://www.lakeexpo.com/news/top_stories/amerenue-donates-building-to-american-legion... 6/5/2019

SCHEDULE JK-r3

HAS BEEN DEEMED

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IN ITS ENTIRETY

SCHEDULE JK-r4

HAS BEEN DEEMED

CONFIDENTIAL

IN ITS ENTIRETY