

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of Missouri-American)
Water Company for a Certificate of)
Convenience and Necessity Authorizing)
it to Install, Own, Acquire, Construct,)
Operate, Control, Manage and Maintain)
a Water System and Sewer System in)
and around the City of Orrick, Missouri.)

**File Nos. WA-2022-0049
SA-2022-0050**

**RESPONSE TO STAFF STATUS REPORT
AND PROPOSED DATE TO SUBMIT RECOMMENDATION**

COMES NOW Missouri-American Water Company ("MAWC"), by and through the undersigned counsel, and, in response to the *Status Report* filed by the Staff of the Missouri Public Service Commission ("Staff"), states as follows:

BACKGROUND

1. On August 25, 2021, MAWC filed an *Application and Motion for Waiver* ("*Application*") with the Commission. The *Application* seeks a certificate of convenience and necessity and authority for MAWC to acquire and operate a water system and sewer system in and around the City of Orrick, Ray County, Missouri ("Orrick").
2. To provide these services, MAWC proposes to purchase all the water and sewer utility assets of Orrick. Orrick serves about 335 water accounts and 335 sewer accounts.
3. On January 21, 2021, the City of Orrick held a special meeting attended by the Mayor and council members. At this meeting a motion was made and passed to accept the sample ballot for the proposed sale of the City's water and sewer systems to MAWC in the April 6, 2021 election.

Shall the City of Orrick, Missouri, be authorized to sell its water and wastewater (sewer) utility to Missouri American Water for the sum of \$1,510,000 (One million five hundred ten thousand dollars)?

4. The election was held on April 6, 2021, with over 85% of the votes in favor of the question, Proposition S. There were 149 total votes cast with regard to Proposition S, of which 127 voted "yes" and 22 voted "no."

5. MAWC seeks to establish the ratemaking rate base associated with the Orrick water and sewer assets pursuant to Section 393.320, RSMo (sometimes known as the "appraisal statute").

STATUS REPORT

6. On September 23, 2021, Staff filed a *Status Report* in this matter. Among other things, the *Status Report* requested that "the Commission direct Staff to submit its Recommendation in this matter no later than December 23, 2021," or approximately 90 days after the filing of the *Status Report*.

7. Staff suggests that it needs this additional time for the following reasons:

- Staff was to perform its Orrick site inspection on September 23, 2021;
- Staff is waiting on DNR information;
- Staff is waiting on DR responses from MAWC;
- Staff needs to determine "Net Book Value" of the system to evaluate the appraisal; and
- Staff is still reviewing the appraisal and engineering report.

8. The referenced site inspection was held as planned on September 23, 2021.

9. It is unclear when Staff requested the referenced DNR records. However, it would be surprising for such a request to take a substantial amount of time and, if it did, certainly this transaction should not be delayed as the result of any communication issues between two state agencies.

10. MAWC has no past due data request responses. The responses that were outstanding as of the filing of the *Status Report* were due between September 27 and October 13. MAWC has subsequently answered some of those data requests. Six (6) of those data requests pending as of the filing of the *Status Report* remain to be answered.¹ MAWC does not anticipate

¹ One additional data request was served this date. That data request response will be due October 18, 2021.

a need for additional time to answer any of the remaining data requests.

11. The final two reasons identified by Staff should not slow this transaction, given MAWC's proposal to establish rate base in accordance with Section 393.320 RSMo.

SECTION 393.320 RSMO

12. As stated above, MAWC seeks to establish the ratemaking rate base associated with the Orrick water and sewer assets pursuant to, Section 393.320 RSMo. Section 393.320.2 states as follows:

The procedures contained in this section may be chosen by a large water public utility, and if so chosen shall be used by the public service commission to establish the ratemaking rate base of a small water utility during an acquisition.

(emphasis added)

13. MAWC is a "large water public utility" as it is both a water corporation and a sewer corporation "...that regularly provides water service or sewer service to more than eight thousand customer connections and that provides safe and adequate service...." Section 393.320.1(1), RSMo.

14. Orrick is a "small water utility" as it is "...a water system or sewer system owned by a municipality that regularly provides water service or sewer service to eight thousand or fewer customer connections...." Section 393.320.1(2), RSMo. In fact, Orrick's water and sewer operations are very small given this definition – Orrick has approximately 335 water customers and approximately 335 sewer customers.

15. Section 393.320.3(1), RSMo requires an appraisal be performed by three appraisers. In this case, the appraisers are Chris Stallings, MAI, CCIM, MRICS of Colliers International, Joseph Batis MAI, AI-GRS, R/W-AC of Edward Batis & Associates, and Edward Dinan, CRE, MAI, of Dinan Real Estate Advisors. Combined they have over 100 years of

experience in the real estate industry and all are members of the Appraisal Institute and hold the MAI designation, among other qualifications.² The appraisal contains a joint assessment of the fair market value of the water system and sewer systems.

16. Section 393.320.5(1), RSMo states, in part, that:

“[t]he lesser of the purchase price or the appraised value, together with the reasonable and prudent transaction, closing, and transition costs incurred by the large water public utility, shall constitute the ratemaking rate base for the small water utility as acquired by the acquiring large water public utility....”

(emphasis added).

17. In this case, the purchase price (which was *specifically identified* in the public election held in Orrick) is equal to the appraised value (\$1,510,000 (\$840,000 for water system assets, and \$670,000 for sewer system assets)). Therefore, that amount together with the reasonable and prudent transaction, closing, and transition costs incurred by MAWC shall be used by the public service commission and shall constitute the ratemaking rate base.

18. As a result, Staff does not need to determine “Net Book Value” of the system to evaluate the appraisal; Staff does not need to review the appraisal; and a grant of the 90 day extension requested by Staff should not be based on these issues as Staff’s actions are contrary to the purpose of the statute

19. MAWC believes that the intent of Section 393.320 is to incentivize larger utilities to acquire smaller utilities and spread costs among more customers. That intent is very much addressed by MAWC’s proposal in this case.

20. Moreover, the only mention of a rate base determination is found in regard to the situation where the small water utility is a “public utility.” Section 393.320.5(1), RSMo. This distinction makes sense as the accounting performed by municipal systems, water districts, sewer

² A full listing of the appraisers’ qualifications is found at Appendix A.

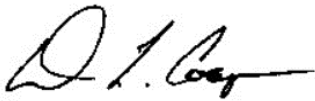
districts, and privately owned utilities that are not public utilities, is far different from that utilized before the Commission, which makes the determination of a “net book value,” extremely difficult, if not impossible, to determine for those entities. For this reason, Section 393.230 mentions only purchase price and the appraised value for entities such as Orrick. Staff need not make a separate, independent determination as to a ratemaking rate base equivalent.

CONCLUSION

21. For the reasons stated herein, MAWC believes a much more reasonable extension would be until October 29, which would permit the possible completion of this transaction during the current calendar year.

WHEREFORE, MAWC requests the Commission issue an order: directing Staff to submit its Recommendation in this matter no later than October 29, 2021; and, granting such further and other relief as is just and proper in the circumstances.

Respectfully submitted,



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Christopher J. Stallings, MAI, CCIM, MRICS

MANAGING DIRECTOR | HOUSTON
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EDUCATION AND QUALIFICATIONS

Master of Science, - Land
Economics and Real Estate
Texas A&M University

Bachelor of Science –
Texas A&M University

STATE CERTIFICATION

Texas, Maryland, Alabama,
Arkansas, Colorado,
Kansas, Louisiana,
Mississippi, New Jersey,
New Mexico, New York,
Oklahoma, Vermont,
Washington

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Houston, TX 77027

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Christopher Stallings is the Managing Director of the Houston office of Colliers International Valuation & Advisory Services. Mr. Stallings started his career in valuation and consulting in 1983 after completing a Masters Degree in Land Economics and Real Estate at Texas A&M University. He also holds the MAI designation by the Appraisal Institute as well as the CCIM and MRICS designations.

As a Managing Director, Mr. Stallings has extensive experience in commercial real estate valuation. Based on 25+ years of experience, he has significant expertise with multi-family valuation, feasibility, and market studies of conventional and affordable properties, condominiums, hotels, single and multi-tenant office buildings, industrial, retail, mixed-use developments, subdivisions, master planned communities, golf courses, marinas, and a wide variety of special purpose property types. Other valuation specialties include going concerns, FF&E and property tax appeal representation. Chris is qualified as an expert witness and has testified in numerous courts regarding real estate valuation matters.

EXPERIENCE

Chris was a Managing Director at BBG, and Grubb & Ellis Landauer Valuation Advisory Services, LLC. Prior to becoming associated with Grubb & Ellis Landauer, Mr. Stallings was an Associate Director with Integra, Houston; he was Director and Regional Manager for the Commercial Appraisal Group with CB Richard Ellis in Houston and San Francisco and served as a Manager for Standard and Poor's Corporate Value Consulting.

PROFESSIONAL MEMBERSHIPS AND ACCREDITATIONS

Appraisal Institute, Member (MAI), No. 7422

Certified Commercial Investment Member
No. 7871

Royal International Charter of Surveyors
(MRICS #1262784)

Texas Real Estate Broker No. 0351782

Texas Property Tax Consultant No. 10481

Director: Houston Chapter – Appraisal
Institute and Region VIII Appraisal Institute

Public Relations Committee Chair –
Appraisal Institute Region VIII

Board of Directors – Foundation Appraisers
Coalition of Texas (FACT)

Advisory: Leadership Development &
Advisory (LDAC) – Appraisal Institute

Member: Eagle Scout Association – BSA
Sam Houston Area Council



Qualifications of
Joseph E. Batis, MAI, AI-GRS, R/W-AC
 DECEMBER 2020



EMPLOYMENT

President of EDWARD J. BATIS & ASSOCIATES, INC. (1992 – Present), providing real estate valuation and consulting services.

PROFESSIONAL AFFILIATIONS

Member of the Appraisal Institute, MAI designation, AI-GRS designation (Member #63637)

Listed on the Appraisal Institute's **Litigation** and **Valuation of Conservation Easements** Professional Development Registries (Only Member in Illinois on both registries).

Member of the International Right of Way Associations, R/W-AC designation (Member #7482)

Member of the American Water Works Association (Member #03666505)

Approved Instructor – Appraisal Institute

STATE – GENERAL CERTIFICATION APPRAISAL LICENSES

Illinois – Missouri – Tennessee – Virginia – Iowa - Texas

GENERAL PROFESSIONAL EXPERIENCE

Real estate valuation services since 1983 for residential, agricultural commercial, industrial, and special purpose properties. Market areas include primarily Illinois and Chicago metropolitan area. Services provided throughout various Midwest states.

SPECIALIZED SERVICES AND EXPERIENCE

- Right of Way / Energy Transmission Lines / Fiber Optic Corridors / Railroad Corridors
- Power Transmission Line Corridors / Solar Energy Fields / Underground Gas Storage Fields
- Public and Investor-Owned Utility Systems (water distribution and wastewater collection)
- Valuation of Permanent and Temporary Easements
- Market Impact Studies for Corridors (Power Transmission Lines, Underground Pipelines)
 - Remainder Properties / Proposed Projects / Expansion of Infrastructure Systems

LITIGATION, ARBITRATION, AND CONSULTING SERVICES

- Expert Testimony (Federal and Circuit Courts, Commerce Commission Hearings)
- Value Dispute Resolution Services - Review and Rebuttal Services
- Litigation Consultation and Support Services

DEVELOPMENT OF STATE-ACCREDITED CONTINUING EDUCATION SEMINARS

- *Understanding Easements – What is Being Acquired? (2003)*
- *Pipelines and Easements – Can They Co-Exist? (2003)*
- *Midwest Pipeline and Corridor Easements – Aren't They All the Same? (2020)*
- *The Valuation of Water of Wastewater Systems (2020)*

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



**EXAMPLES OF SPECIALIZED VALUATION PROJECTS AND
SPECIALIZED MARKET RESEARCH ASSIGNMENTS**

○ **PRIVATE AND PUBLIC UTILITY ASSET VALUATION (2013-PRESENT)**

Valuation and/or consulting services of assets of public water delivery and/or wastewater collection systems and natural gas delivery systems for acquisition and allocation purposes for the following communities (or private systems within the communities):

<i>MANTENO, IL</i>	<i>PEOTONE, IL</i>	<i>GRANT PARK, IL</i>	<i>LAKEMOOR, IL</i>
<i>FARMINGTON, IL</i>	<i>MONEE, IL</i>	<i>COTTAGE HILLS, IL</i>	<i>WASHINGTON, IL</i>
<i>SADORUS, IL</i>	<i>GLENVIEW, IL</i>	<i>MCHENRY, IL</i>	<i>FISHER, IL</i>
<i>NILES, IL</i>	<i>PALOS HEIGHTS, IL</i>	<i>ALTON, IL</i>	<i>GRANITE CITY, IL</i>
<i>GODFREY, IL</i>	<i>GLASFORD, IL</i>	<i>PEVELY, MO</i>	<i>DESOTO, MO</i>
<i>LAWSON, MO</i>	<i>ODESSA, MO</i>	<i>GOWER, MO</i>	<i>GRANT PARK, IL</i>
<i>SKYLINE/KANE CO., IL</i>	<i>TRIMBLE, MO</i>	<i>BOLIVAR, MO</i>	<i>EUREKA, MO</i>
<i>DIXON, IA</i>	<i>ANDALUSIA, IL</i>	<i>LEONORE, IL</i>	<i>ROSICLARE, IL</i>
<i>SIDNEY, IL</i>	<i>JERSEYVILLE, IL</i>	<i>GARDEN CITY, MO</i>	<i>MOSCOW MILLS, MO</i>
<i>WOODRIDGE, IL</i>	<i>BOURBONNAIS, IL</i>	<i>FRANKFORT, IL</i>	<i>LIVINGSTON, IL</i>

○ **MARKET IMPACT STUDIES – SOLAR FIELD PROJECTS (2018)**

Market impact studies pertaining to the proposed development of solar energy fields in several counties in the Chicago metropolitan area. Each market study included a site analysis and “before and after” analysis to determine the impact from the proposed solar projects to properties in the immediate and general market areas of the proposed facilities.

○ **MARKET STUDY AND APPRAISAL REVIEW - CONTAMINATION (2018)**

Appraisal review services and market data research pertaining to the impact to the market values of numerous properties resulting from the contamination of underground water sources. Litigation pending.

○ **MARKET IMPACT STUDY – CONTAMINATION FROM UNDERGROUND LEAK AT NUCLEAR POWER GENERATING STATION (2007)**

Coordinated the market research, analysis, and valuation services pertaining to the impact of more than 500 properties potentially impaired by an underground leak of tritium from the Braidwood Nuclear Power Plant.

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



**EXAMPLES OF SPECIALIZED VALUATION PROJECTS AND
SPECIALIZED MARKET RESEARCH ASSIGNMENTS**

○ **ANALYSIS AND ALLOCATION OF THE CONTRIBUTORY VALUES OF MULTIPLE
PERMANENT EASEMENTS CO-LOCATED IN A TRANSMISSION CORRIDOR**

An analysis and valuation of the easement values for multiple contiguous and overlapping permanent easements within a right-of-way corridor, including gas pipeline easements, power transmission lines, public utility (water line) easements, and recreational easements.

○ **MANAGEMENT AND SUPERVISION OF VALUATION SERVICES FOR
SIMULTANEOUS ACQUISITION OF EASEMENTS FOR MULTIPLE OIL
PIPELINES (2012-2016)**

Valuation and consulting services including the coordination and management of appraisal services for acquisition and condemnation hearings, Illinois Commerce Commission hearings, and appraisal review services, rebuttal report/testimony, and settlement conferences. Project involved acquisition of permanent and temporary easements for the simultaneous construction of three interstate oil transmission lines. Responsible for management of the projects' valuation services pertaining to more than 2,000 properties in 22 counties and managing the participation of 35 appraisers, consultants, and researchers involved with the project.

○ **INTERSTATE NATURAL GAS PIPELINE PROJECT (2000-2003)**

Valuation and consulting services including the coordination and management of appraisal services for acquisition and condemnation hearings in federal court, appraisal review services, rebuttal report/testimony, and settlement conferences. Project involved acquisition of permanent and temporary easements for the construction of a natural gas transmission line. Responsible for management of the project's valuation services including more than 600 properties in 4 counties.

○ **VALUATION REVIEW SERVICES OF 1,000+ MILE RAILROAD CORRIDOR**

In 2019, provided valuation and consulting services including the review of appraisals and consulting reports pertaining to the valuation of a 1,000+ mile fiber optic corridor within a railroad corridor extending through Virginia, North Carolina, South Carolina, Tennessee and Illinois.

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

MOST RECENT APPRAISAL INSTITUTE EDUCATIONAL AND INSTRUCTOR EXPERIENCE

<i>APPRAISAL REVIEW THEORY-GENERAL (AUDIT)</i> OCTOBER 2020, PITTSBURGH, PA	<i>EMINENT DOMAIN AND CONDEMNATION</i> September 2017, Online Seminar
<i>THE APPRAISER AS AN EXPERT WITNESS (AUDIT)</i> SEPTEMBER 2020, PITTSBURGH, PA	<i>RATES AND RATIOS: MAKING SENSE OF GIMS, OARS, AND DCF</i> September 2017, Online Seminar
<i>MIDWEST PIPELINE AND CORRIDOR EASEMENTS (DEVELOPER & PRESENTER)</i> SEPTEMBER 2020, CHICAGO, IL	<i>NATIONAL USPAP UPDATE COURSE</i> May 2016, Chicago, IL
<i>VALUATION OF CONSERVATION EASEMENTS</i> March 2020, Ft. Lauderdale, FL	<i>NATIONAL USPAP UPDATE COURSE</i> July 2015, Columbus, OH
<i>GENERAL APPRAISAL INCOME PART II (INSTRUCTOR AUDIT)</i> October 2019, Chicago, IL	<i>INSTRUCTOR WEBINAR</i> May 2015, Online Webinar
<i>BASIC APPRAISAL PRINCIPLES (INSTRUCTOR)</i> March 2019, Chicago, IL	<i>BUSINESS PRACTICE AND ETHICS</i> March 2015, Online Seminar
<i>GENERAL INCOME APPROACH (CO-INSTRUCTOR)</i> February 2019, Chicago, IL	<i>INSTRUCTOR WEBINAR</i> May and October 2014, Online Webinar
<i>GENERAL SALES COMPARISON APPROACH (INSTRUCTOR AUDIT)</i> February 2019, Chicago, IL	<i>GENERAL APPRAISER MARKET ANALYSIS AND HIGHEST AND BEST USE</i> January 2014, Chicago, IL
<i>GENERAL APPRAISER INCOME APPROACH PART I (INSTRUCTOR AUDIT)</i> November 2018, Nashville, TN	<i>INSTRUCTOR WEBINAR</i> April and October 2013, Online Webinar
<i>GENERAL APPRAISER PROCEDURES (CO-INSTRUCTOR)</i> October 2018, Chicago, IL	<i>KNOWLEDGE CENTER FOR INSTRUCTORS</i> October 2012, Online Webinar
<i>INSTRUCTOR QUALIFYING CONFERENCE</i> September 2018, Chicago, IL	<i>CANDIDATE FOR DESIGNATION PROGRAM</i> July 2012, Online Webinar
<i>ADULT LEARNING – EFFECTIVE CLASSROOM LEARNING</i> September 2018, Online Webinar	<i>NATIONAL USPAP UPDATE COURSE</i> June 2012, Chicago, IL
<i>LITIGATION APPRAISING: SPECIALIZED TOPICS AND APPLICATIONS</i> July 2018, Roseville, MN	<i>GENERAL APPRAISER INCOME APPROACH PART I</i> October 2011, Chicago, IL
<i>THE APPRAISER AS AN EXPERT WITNESS: PREPARATION AND TESTIMONY</i> May 2018, Woburn, MA	<i>NATIONAL USPAP UPDATE COURSE</i> September 2011, Chicago, IL
<i>QUANTITATIVE ANALYSIS</i> March 2018, Chicago, IL	<i>CONDEMNATION APPRAISING: PRINCIPLES AND APPLICATIONS</i> August 2011, Chicago, IL
<i>NATIONAL USPAP UPDATE COURSE</i> February 2018, Chicago, IL	<i>NATIONAL USPAP UPDATE COURSE</i> September 2009, Online Seminar
	<i>EMINENT DOMAIN AND CONDEMNATION</i> September 2009, Online Seminar

DINAN REAL ESTATE ADVISORS, INC.

EDWARD W. DINAN, MAI, CRE®
PRESIDENT

ACADEMIC

Rockhurst College, Kansas City, Missouri, A.B., 1972

American Institute of Real Estate Appraisers

Course 1A, Memphis State University - May 1975

Course 1B, Tulane University - July 1975

Course II, University of Georgia - February 1976

Course VI, Chicago Education Center - March 1977

Appraisal Institute

Standards of Professional Practice, Parts A and B

Seminars include: Cash Equivalency, Subdivision Analysis, Rates Ratios and Reasonableness, Feasibility, Valuation of Leasehold Interests, Americans with Disability Act Review, Condemnation Process and Appraisal, Condemnation Appraising: Advanced Topics and Applications, Standards of Professional Practice, Parts A and B, Corridors And Rights-Of-Way II Symposium Valuation and Policy

Harvard Law School, Program of Instruction for Lawyers

Advanced Negotiation: Deal Design and Implementation

University of Houston

Dispute Resolution Institute

EXPERIENCE

Professional experience includes market and financial feasibility studies, highest and best use analyses, transient housing and convention market surveys, analysis of redevelopment potential of existing communities, lease analysis and consultation, as well as the appraisal and evaluation of many types of properties including:

Airports

Apartments (high rise, garden, townhouse)

Banks

Casinos

Cemeteries

Condemnation Appraisals

Condominiums/Co-op/Timeshare

Duck Clubs

Farms

Golf Courses/Country Clubs

Hotels and Motels

Industrial Plants and Warehouses

Mobile Home Parks

Office Buildings

Planned Communities

Quarries/Mines

Railroad Properties

Resorts

Restaurants

Sales and Service Buildings

Schools (private, parochial, secondary, higher education)

Shopping Centers (regional, community, neighborhood)

Single Family Residential

Special Use Properties

Subdivisions

Surgical Centers

Theaters

Urban Renewal (acquisition, reuse)

Vacant Land (commercial, industrial, residential, rural, agricultural)

Vessels

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email: edinan@dinanreal.com

In addition, Mr. Dinan has been approved as a fee appraiser for the U.S. Department of Justice, Missouri Department of Natural Resources, Missouri Department of Highways and Transportation, Illinois Department of Transportation, Probate Court of St. Louis City, as well as FNMA, FDIC, RTC, HUD, SBA, OTS, along with numerous other governmental agencies and is qualified in court as an expert witness. Mr. Dinan has also served as a hearing officer for the St. Louis County Board of Equalization.

Prior to forming Dinan Real Estate Advisors, Inc., Mr. Dinan was employed by the Turley Martin Company as Vice President of their Consulting and Appraising Division. Mr. Dinan has also participated as a guest lecturer on real estate appraising at Washington University, as well as several seminars sponsored jointly by the University of Missouri - St. Louis and the Home Builders Association of Greater St. Louis, Counselors of Real Estate®, and Law Seminars International. In addition, Mr. Dinan is approved as an instructor for the Missouri Real Estate Commission's Continuing Education Program, and has been a lectured speaker for the Bar Association of Metropolitan St. Louis. Mr. Dinan has also delivered seminars on appraisal reviews to loan officers at several financial institutions in the St. Louis area.

GEOGRAPHICAL AREAS OF EXPERIENCE

Territory covered is primarily Metropolitan St. Louis, but also includes professional experience in the following 27 states: Arizona, Arkansas, California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Louisiana, Massachusetts, Michigan, Mississippi, Missouri, Nebraska, New York, Ohio, Oklahoma, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Virginia, Wisconsin and Wyoming.

PROFESSIONAL AFFILIATION

Mr. Dinan has held virtually every position as an officer and has served on the Board of Directors for the local chapter of the Appraisal Institute. In 1990, Mr. Dinan served as President of the former American Institute of Real Estate Appraisers and coordinated its unification with the local Society Chapter. Mr. Dinan also served as a Regional Representative for Region II of the Appraisal Institute. Mr. Dinan currently serves on the Board of Directors and is a National Liaison Membership Chair for the Counselors of Real Estate® as well as serving on the Advisory Board of Great Southern Bank. In addition, Mr. Dinan has the following affiliations:

Counselor of Real Estate® - 1996

2010 National Chairman - Dispute Resolution

2011 National Liaison Vice Chair

2011 National Co-Chair - Litigation Support

2012-2017 Board of Directors

2013 Recipient of the Chairs Award presented by The Counselors of Real Estate

2013 -2014 National Liaison Membership Chair

Appraisal Institute MAI Designation, Certificate Number 6103 -1980

St. Louis Association of Realtors

Royal Institution of Chartered Surveyors - 2006

In addition, Mr. Dinan has been approved as a fee appraiser for the U.S. Department of Justice, Missouri Department of Natural Resources, Missouri Department of Highways and Transportation, Illinois Department of Transportation, Probate Court of St. Louis City, as well as FNMA, FDIC, RTC, HUD, SBA, OTS, along with numerous other governmental agencies and is qualified in court as an expert witness. Mr. Dinan has also served as a hearing officer for the St. Louis County Board of Equalization.

Prior to forming Dinan Real Estate Advisors, Inc., Mr. Dinan was employed by the Turley Martin Company as Vice President of their Consulting and Appraising Division. Mr. Dinan has also participated as a guest lecturer on real estate appraising at Washington University, as well as several seminars sponsored jointly by the University of Missouri - St. Louis and the Home Builders Association of Greater St. Louis, Counselors of Real Estate®, and Law Seminars International. In addition, Mr. Dinan is approved as an instructor for the Missouri Real Estate Commission's Continuing Education Program, and has been a lectured speaker for the Bar Association of Metropolitan St. Louis. Mr. Dinan has also delivered seminars on appraisal reviews to loan officers at several financial institutions in the St. Louis area.

GEOGRAPHICAL AREAS OF EXPERIENCE

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PROFESSIONAL AFFILIATION

Mr. Dinan has held virtually every position as an officer and has served on the Board of Directors for the local chapter of the Appraisal Institute. In 1990, Mr. Dinan served as President of the former American Institute of Real Estate Appraisers and coordinated its unification with the local Society Chapter. Mr. Dinan also served as a Regional Representative for Region II of the Appraisal Institute. Mr. Dinan currently serves on the Board of Directors and is a National Liaison Membership Chair for the Counselors of Real Estate® as well as serving on the Advisory Board of Great Southern Bank. In addition, Mr. Dinan has the following affiliations:

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Royal Institution of Chartered Surveyors - 2006