

Exhibit No.:
Issue(s): Real Estate
Witness: Chris Korsmeyer
Type of Exhibit: Rebuttal Testimony
Sponsoring Party: Ameren Transmission Company of
Illinois
File No.: EA-2024-0302
Date Testimony Prepared: August 14, 2025

MISSOURI PUBLIC SERVICE COMMISSION

FILE NO. EA-2024-0302

REBUTTAL TESTIMONY

OF

CHRIS KORSMEYER

ON

BEHALF OF

AMEREN TRANSMISSION COMPANY OF ILLINOIS

St. Louis, Missouri
August 14, 2025

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REBUTTAL TESTIMONY

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FILE NO. EA-2024-0302

I. INTRODUCTION AND BACKGROUND

Q. Please state your name and business address.

A. My name is Chris Korsmeyer. My business address is 1901 Chouteau Avenue, St. Louis, Missouri 63103

Q. By whom are you employed and in what capacity?

A. I am employed by Ameren Services Company (Ameren Services) as a Senior Real Estate Agent in the Ameren Services Real Estate Department. I am providing testimony in this case on behalf of Ameren Transmission Company of Illinois (ATXI).

Q. What are your responsibilities as Senior Real Estate Agent?

A. My current job responsibilities include leading and coordinating real estate requirements for linear transmission line projects. In this role, I coordinate and manage all required real estate activities for transmission line projects on behalf of Ameren Corporation's (Ameren) transmission-owning utilities, including ATXI. Those real estate activities include, among other responsibilities, surveys, appraisals, acquisition of land rights and permits, construction support, and damage settlements.

Q. Please describe your educational and professional background.

A. I graduated from Missouri State University with a Bachelor of Science and General Business degree in 2006. I have maintained a Real Estate Salesperson License in Missouri since

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2007. I began working for Ameren Services in 2012 as a Real Estate Representative and have been a Senior Real Estate Agent since 2019. I am a member of the International Right of Way Association (IRWA) and currently hold a professional certification as a Senior Right of Way Professional (SR/WA).

Q. Have you previously testified before the Missouri Public Service Commission?

A. No, I have not previously testified before the Missouri Public Service Commission (Commission).

II. PURPOSE OF TESTIMONY AND SCHEDULES

Q. Are you familiar with the electric transmission program that ATXI proposes in this proceeding?

A. Yes. ATXI is working to build a more reliable and resilient energy grid for the future, and to construct, own, and operate certain transmission assets as part of the Northern Missouri Grid Transformation Program (Program). This application concerns the first phase of the Program (Phase 1), which encompasses two projects: the Fairport-Denny-Iowa/Missouri Border Project (FDIM) and the Maywood-Mississippi River Crossing Project (MMRX). FDIM includes the construction of approximately 44 miles of 345-kV transmission line and a new 345-kv substation collectively located DeKalb, Gentry, and Worth counties. MMRX includes the construction of approximately nine miles of 345-kv transmission line from ATXI's existing Maywood Substation to the Mississippi River Missouri/Illinois border and upgrades to the Maywood Substation.

In this proceeding, ATXI is requesting certain approvals from the Commission to make the Program a reality and deliver its benefits to Missouri electric customers.

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1 **Q. Have you testified previously in this proceeding?**

2 A. No, I have not provided testimony in this proceeding. However, as a preliminary
3 matter, I am adopting as my own the direct testimony and accompanying schedules previously
4 filed in this docket by ATXI witness Ms. Tara Green, dated July 16, 2024, including Schedules
5 TG-D1 through TG-D4.

6 **Q. What is the purpose of your rebuttal testimony?**

7 A. In addition to adopting the direct testimony of Ms. Green, my rebuttal testimony
8 responds to and provides certain information responsive to the direct testimony of Landowner
9 Intervenor witnesses Mr. Mark Harding (Harding Dir.), Ms. Rochelle Hiatt (Hiatt Dir.), Mr. F.
10 Neil Mathews (Mathews Dir.), and Ms. Rebecca McGinley (McGinley Dir.). Specifically, my
11 rebuttal testimony covers real estate topics regarding easements, negotiations, impact on property
12 and agricultural land, valuation concerns, and real estate concerns related to alternate routes
13 proposed by intervenors in this proceeding.

14 **Q. Are you sponsoring any schedules with your rebuttal testimony?**

15 A. Yes. I am sponsoring:

- 16 • Schedule CK-R1 – Professional Article (*Power Lines and Property Prices*)¹

¹ **Richard J. Roddewig & Charles T. Brigden**, *Power Lines and Property Prices*, Real Estate Issues, Vol. 39, No. 2, Fall 2014, Counselors of Real Estate, PDF available at <https://cre.org/wp-content/uploads/2014/10/Real-Estate-Issues-Power-Lines-and-Property-Prices.pdf>

1 **Q. Are you offering any legal opinions in your direct testimony?**

2 A. No. Although I refer to certain legal requirements related to Phase 1 of the Program
3 as I understand them, I am not an attorney, and my direct testimony is not intended to offer any
4 legal opinions.

5 **III. RESPONSE TO REAL ESTATE ISSUES RAISED BY INTERVENORS**

6 **Q. What real estate or property-related concerns were raised by more than one**
7 **party in direct?**

8 A. Several witnesses expressed explicit or implied concerns that the FDIM Project will
9 negatively impact farming operations, impact agricultural land, negatively impact property value,
10 or impact potential development. (e.g., Harding Dir., p. 2). Where common issues were raised, I
11 will address those issues together. Where a concern raised is specific to a landowner or a parcel or
12 does not coincide with issues raised by another landowner, I will address their concerns
13 individually. Again, as an initial matter, I would point out that ATXI will not know specific
14 structure locations until the final line design is complete, and at least some of the impacted
15 landowners' concerns will need to be evaluated and addressed on a landowner-by-landowner or
16 property specific basis during easement negotiations. Additionally, to the extent that my rebuttal
17 testimony does not directly respond to any particular point in a party's direct testimony that should
18 not be construed as an endorsement of that testimony.

1 **A. Agricultural Land Impact Concerns**

2 **Q. Please describe the landowners' concerns that the lines will negatively impact**
3 **agricultural land.**

4 A. Various intervening landowners generally express concerns that the FDIM Project
5 will have an impact on agricultural property. Some of the concerns related to potential impacts on
6 land usage are understandable. ATXI acknowledges that construction of the Project will
7 unavoidably have some land impact and treats these issues seriously. ATXI's Standards and
8 Procedures for Construction, Repair and Maintenance of Right-of- Way are noted in Schedule TG-
9 D4. Furthermore, ATXI recognizes the balance necessary between maintaining the integrity of
10 agricultural land and providing the infrastructure necessary to support the reliability and resiliency
11 of the electric system for today's needs and for the future. ATXI has attempted to minimize the
12 impacts as much as reasonably possible through its engineering design of the Projects and through
13 the route selection process, and will continue to do so throughout the easement negotiation,
14 construction and damage settlement processes.

15 **Q. How has ATXI attempted to address concerns regarding impact to**
16 **agricultural land and farming.**

17 A. First, the structures designed for the Program's transmission lines will be direct
18 embed steel monopoles, which take up less ground area than other types of electric line structures
19 (such as four-legged lattice towers) and are capable of longer spans than other types of
20 transmission structures (such as wood-H frame structures). This helps to mitigate the impact.

21 Second, for structures placed in a field, ATXI intends to work with landowners during the
22 easement negotiation process to adjust the location of structures, where practicable, on their

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1 property to minimize impacts. Additionally, from my understanding, modern farm equipment is
2 typically equipped with technologies capable of maneuvering more precisely around obstacles in
3 the field, which helps minimize inefficiencies and issues with overlap that may affect crop yield.

4 Finally, to the extent a unique impact is created due to location of structures, and if
5 relocation of a structure cannot be accomplished to avoid such impact, easement consideration and
6 damage compensation will take this into account and will be discussed with landowners during
7 easement negotiations.

8 **Q. What steps has ATXI taken to address concerns about possible damage to**
9 **farmland and crops?**

10 A. ATXI understands and acknowledges the possibility that the construction and
11 future maintenance of the transmission line will impact agricultural ground and crops. ATXI will
12 work to prevent or minimize damage wherever possible and has both well-established practices
13 and procedures for assessing this kind of damage and methods for compensating landowners for
14 any such damage. ATXI has and will continue to work with landowners to prevent, minimize, or
15 correct damage to farmland, such as soil compaction, ruts, and lost crops. For example, access
16 routes that avoid crossing known drainage tile will be utilized if possible, and matting can be used
17 to prevent or minimize damage to drainage tile that must be crossed. If soil compaction occurs,
18 ATXI will disk, rip, or chisel all compacted and rutted soil that was traversed by equipment used
19 during construction or maintenance, unless other arrangements are made between ATXI and the
20 landowner for compensation or reimbursement for conducting their own repairs. In addition, ATXI
21 will also restore damaged drainage tile or compensate landowners for costs of restoration. ATXI
22 has and will continue to request information from landowners as to whether the transmission line

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1 structures will interfere with any drainage tile on their property, or any other property specific
2 concerns. If ATXI learns of possible interference, it will conduct an engineering evaluation to
3 determine whether the structures can be relocated to avoid any interference. ATXI's
4 representatives will also assess properties after completion of construction and maintenance
5 activities, and ATXI will repair damage to land, soil, drainage tile, fences and other property, or
6 compensate landowners for those damages. ATXI will also assess properties for diminished crop
7 yields caused by soil compaction or for other reasons related to the new line and compensate
8 landowners for those damages. Additionally, ATXI will seek to limit their ingress and egress to a
9 relatively narrow path and will not typically need to traverse the entire width of the right-of-way.

10 **Q. How will ATXI address losses to crops or decreased yield/productivity caused**
11 **by construction of the Projects or maintenance of the facilities?**

12 A. The landowners will still own *all* of the land subject to the transmission line
13 easement and can continue to use their properties, including the entirety of the right-of-way, for
14 any purpose that is not inconsistent with the easement rights. If the property is being farmed with
15 traditional row crop or used to raise livestock, it can still be used for those purposes except for the
16 small area where the structures are located. ATXI will repair or compensate landowners for
17 damages caused during construction or maintenance of the line. If a landowner has entered into
18 any contracts for crops, ATXI has and will continue to evaluate the contracts on an individual basis
19 in assessing compensation. ATXI will also compensate landowners for the purchase of the
20 necessary property rights.

B. Property Value and Development Concerns

Q. Please describe the concerns expressed about the transmission line's impact on property values.

A. Several witnesses expressed concern that the presence of the transmission line would negatively impact their or the owner's property's value, including possible impacts on the property's future development. (Harding Dir., p. 12 and Attachment C; Hiatt Dir., 1:23-2:14; McGinley Dir., 6:18-7:10, 9:4-14, 10:3-11:6).

Q. Do you agree with the concern that the transmission line will negatively impact the value of property?

A. No, ATXI does not agree that power lines automatically adversely impact the values of adjacent or nearby properties. However, ATXI recognizes the possibility that any encumbrance may impact the value of the underlying property, and intends to fairly compensate landowners for the rights required for the transmission line so that there is no diminution of property value beyond the value of the compensation paid to the landowner. Landowners will continue to own the entirety of the property within the easement area, and can continue to use their property as they currently do with the exception of the small structure footprint.

Q. How will ATXI compensate landowners affected by the transmission line?

A. As explained in the direct testimony of Ms. Green, which I am adopting wholesale in this proceeding, and as I explained above, ATXI's compensation offers for the necessary land rights will be based on an overall market study for each county traversed by the route for the Program's transmission lines. ATXI's offers of compensation to landowners will be based on a market valuation study conducted by a licensed, independent third-party appraiser. ATXI will

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1 consider relevant factors that affect property values, including a property's current land use as
2 determined by the county tax assessor's office. ATXI's offer of compensation for each easement
3 is intended to make the landowner whole by fully compensating them for any impact on the market
4 value of the property caused by the imposition of the easement and the presence of the transmission
5 line.

6 **Q. What is your response to the news and other articles cited by Ms. Hiatt and**
7 **Ms. McGinley regarding the effect of transmission lines on property values?**

8 A. The articles cited by Ms. McGinley do not appear to be studies, scholarly articles,
9 or provide authoritative content. The first article she references is a news story about a project, BC
10 Hydro, and is anecdotal and based on facts or circumstances dissimilar to the current proceeding
11 and the FDIM Project, and is not a study on the effect of transmission lines on property values. In
12 2009, BC Hydro purchased 104 of 138 homes in the Tsawwassen Heights neighborhood to resolve
13 a long running dispute with homeowners. The discounts were in the context of a highly unusual
14 purchase of 2/3rds of the homes in a neighborhood with the subsequent mass selling of those
15 homes. The article reports that they were selling empty homes and notes the difficulty of doing so.
16 In addition the article also reports that they expected to recover their full \$60M paid for the homes.
17 The second article cited by Ms. McGinley, the Gustan-Cho Associates article, appears to be
18 nothing more than the opinions of a private mortgage banker, not an actual study, and does not
19 reference any study of the effect of power lines on property values.

20 While some studies may suggest an impact on property values, others reflect that power
21 lines or transmission lines do not impact property values, or only have a marginal effect. In
22 evaluating claims of potential impact of transmission lines on property values, the findings

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1 presented in the professional industry article, *Power Lines and Property Prices*, provides a
2 comprehensive analysis of empirical studies and appraisal methodologies used to assess the
3 influence of transmission infrastructure on property value. The authors find that based on actual
4 sales data of prices paid for properties on or adjacent to power lines, including single-family homes
5 and farmland, transmission lines do not have significant impact on property values, especially over
6 time. Their findings are relevant to the present proceeding, as they help establish a framework for
7 understanding potential economic impacts due to proximity to power lines. A copy of the article
8 is attached as Schedule CK-R1.

9 **Q. Certain intervenors express concerns that the transmission line will impact**
10 **their ability to develop their property in the future. (Harding Dir., p. 12 and Attachment C;**
11 **Mathews Dir., 4:16-19). How do you respond?**

12 A. Most land uses are generally unaffected and can continue, including future or
13 planned developments on the landowners property. Any restrictions on the property or within the
14 easement area are specific and limited, not blanket prohibitions on land use, so long as the use
15 does not prevent or hinder access for construction or maintenance of the line, or pose a safety risk.
16 If a landowner has development plans it can provide, ATXI will work collaboratively to minimize
17 any impacts and provide appropriate compensation.

IV. RESPONSE TO INTERVENOR WITNESS F. NEIL MATHEWS

A. Century Farm Status or Legacy Properties

Q. Mr. Mathews testifies that he is an owner of a Missouri Century Farm in Worth County, Missouri. (Mathews Dir., 1:14-18). Are you familiar with a Missouri Century Farm designation?

A. Yes. The Missouri Century Farm program, administered by MU Extension and co-sponsored by the Missouri Farm Bureau, recognizes farms that have been owned by the same family for 100 years or more.

Q. Does ATXI encounter Century Farms in connection with its transmission lines in Missouri?

A. Yes. It is not uncommon in Missouri to see signs that show this designation when representatives of ATXI's real estate and other groups are in the field. Similarly, some properties over which ATXI constructs and maintains transmission lines in Missouri are properties which have been certified as a Century Farm.

Q. Does a Century Farm designation result in restrictions on the ability to install or maintain a transmission line in Missouri?

A. No. While the program provides recognition and a place in Missouri's agricultural history, there are no specific financial benefits or land restrictions, such as a prohibition on transmission line easements, associated with being a Century Farm in Missouri.

1 **Q. How does a Century Farm designation affect easement compensation offers?**

2 A. While I am unaware of any additional compensation required for easements on a
3 Century Farm specifically, or of any effects on voluntary easement negotiations, it is my
4 understanding that in Missouri certain types of ownership or properties may be entitled to
5 additional compensation under certain conditions. For instance, property that qualifies for
6 "heritage value" may be entitled to receive additional consideration beyond fair market value under
7 certain conditions. While ATXI does not believe the proposed transmission line will prevent or
8 substantially alter the current use of the properties along the Proposed Route, ATXI will take these
9 property characteristics into consideration during easement negotiations, should they apply.

10 **V. RESPONSE TO INTERVENOR WITNESS REBECCA MCGINLEY**

11 **A. Conservation Reserve Program**

12 **Q. What are Ms. McGinley's concerns regarding the Conservation Reserve**
13 **Program (CRP)?**

14 A. Ms. McGinley states that two of her parcels crossed by the Proposed Route are
15 currently enrolled in or under contract for a CRP, which is administered by the United States
16 Department of Agriculture (USDA). She is concerned the Project's transmission lines will
17 negatively affect the contractual relationship. (McGinley Dir., 7:4-7:10. 9:2, 11:7-12).

18 **Q. What is your understanding of the impact of a utility line or easement on CRP**
19 **land?**

20 A. The CRP is a program designed to encourage agricultural landowners and
21 producers to convert acreage to vegetative cover, such as native grasses and trees, to control soil
22 erosion, improve water quality and develop wildlife habitat. In return, the landowner receives an

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1 annual rental payment and other types of cost-share assistance to forego production on cropland.
2 It is my understanding that a utility easement does not preclude enrollment in a CRP, does not
3 automatically result in cancellation of a CRP contract, or impact annual payments on CRP land
4 (such as refund or reduction in annual payments). It is only when land where a utility line would
5 be located becomes entirely inconsistent with the objectives of the CRP, or the vegetative cover
6 would be entirely removed from cultivation, could the CRP contract be cancelled or significantly
7 affected.

8 There should be no impact on the CRP land outside the easement, and very minimal ground
9 impacts within the right-of-way, if any, limited to the area around the base, or footprint, of the
10 structures. Use of land as part of a CRP does not conflict with or interfere with the operation of a
11 transmission line, and is not restricted within the right-of-way and can continue to be used for such
12 purposes. Therefore, since there is minimal impact on the affected acreage, ATXI fully expects the
13 vegetative cover can be maintained and property may continue to be utilized for CRP.

14 **Q. If there is impairment to the CRP contract, will ATXI provide compensation**
15 **for the impact?**

16 A. Yes. ATXI is responsible for any actual damages suffered as a result of the
17 construction, operation, and maintenance of the Project facilities, including for any impairment of
18 CRP annual payments for land taken out of the program, if any, due to an easement for the
19 transmission line. ATXI will compensate landowners for the loss as part of its damage settlement
20 process.

1

VI. CONCLUSION

2

Q. Does this conclude your rebuttal testimony?

3

A. Yes.

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

In the Matter of the Application of Ameren)
Transmission Company of Illinois for a)
Certificate of Convenience and Necessity)
under Section 393.170.1, RSMo and Approval)
to Transfer an Interest in Transmission Assets)
Under 393.190.1, RSMo relating to)
Transmission Investments in Northwest and)
Northeast Missouri.)

File No. EA-2024-0302

AFFIDAVIT

1. My name is Chris Korsmeyer. I am a Real Estate Specialist in the Real Estate Department for Ameren Services Company, which is a subsidiary of Ameren Corporation and an affiliate of Ameren Transmission Company of Illinois, the Applicant in the above-captioned proceeding.

2. I have read the above and foregoing Rebuttal Testimony and the statements contained therein are true and correct to the best of my information, knowledge, and belief.

3. I am authorized to make this statement on behalf of Ameren Transmission Company of Illinois.

4. Under penalty of perjury, I declare that the foregoing is true and correct to the best of my knowledge and belief.

/s/ Chris Korsmeyer
Chris Korsmeyer
Real Estate Specialist, Real Estate
Department, for Ameren Services Company

On behalf of Ameren Transmission
Company of Illinois

Date: *August 14, 2025*