

State of Florida




Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: April 2, 2025

TO: Docket File (20250000-OT)

FROM: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk 

RE: Letter Notifying Buyer of Appraiser Selection Pursuant to Rule 25-30.0372(2)(b), Florida Administrative Code.

Please place the attached letter dated 4/2/25, from EXE/Baez to atty Friedman, notifying buyer of appraiser selection, pursuant to Rule 25-30.0372(2)(b), F.A.C., in the docket file.

STATE OF FLORIDA



Public Service Commission

4/2/2025

Martin Friedman
420 S. Orange Avenue, Suite 700
Orlando Florida 32801

Dear Mr./Ms. Martin Friedman:

This letter is in response to your request to the Florida Public Service Commission (Commission), received 4/2/2025. Pursuant to that request, you assert that you represent a utility qualified under Section 367.0811, Florida Statutes (F.S.), to use the alternative procedure for establishing rate base value of an acquired, Commission-regulated water or wastewater utility system. You have notified the Commission that your utility, as the buyer, needs 3 licensed appraisers to be randomly selected to appraise the value of the utility system being acquired.

Pursuant to Section 367.0811(4), F.S., the utility system being acquired shall be appraised by three licensed appraisers chosen from a list established by the Commission. Appraisals shall be paid for by the buyer. Each licensed appraiser shall provide an appraisal of the value of the utility system being acquired that is consistent with the Uniform Standards of Professional Appraisal Practice. The acquiring utility and the utility system being acquired shall jointly retain a licensed engineer to conduct an assessment of the tangible assets of the utility system being acquired, and the assessment shall be provided to the three licensed appraisers for use in determining the value of the utility system being acquired.

In compliance with Rule 25-30.0372(2)(b), Florida Administrative Code (F.A.C.), the Commission's Executive Director has randomly selected three licensed appraisers from the list maintained by the Commission, as referenced under subparagraph (2)(d) of the rule, using computationally-generated random numbers. The name, mailing address, telephone number, email address, and name of the company with which each selected licensed appraiser is employed or associated is attached to this letter.

It is the buyer's responsibility to contact each selected licensed appraiser and in good faith determine that each appraiser continues to meet the criteria set forth in Rule 25-30.0372, F.A.C., and if so, the availability of each licensed appraiser, the scope of work, and to negotiate the fee to be paid by the buyer. If you are unable to secure the services of any of the 3 selected licensed appraisers, you must contact the Commission by emailing appraiserlist@psc.state.fl.us. Upon a statement of good cause, describing the circumstances under which you were unable to secure the services of any of the 3 selected appraisers, additional name(s) will be provided by the Commission's Executive Director or his designee. The supplemental selection will be conducted

/Martin Friedman

4/2/2025

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as a random selection from the remainder of the Commission's list of licensed appraisers, using computationally-generated random numbers.

Pursuant to Rule 25-30.0372(3)(a), F.A.C., the petition to establish a rate base value may be filed concurrent with the application to transfer the certificate(s) of authorization, but must be filed no later than 6 months after the issuance of the final order approving the transfer of the certificate(s) of authorization or the closing date of the sale. The buyer and seller shall be responsible for complying with all applicable provisions of Chapter 367, F.S., and Chapter 25-30, F.A.C. If you have any questions, please contact Jennifer Crawford, Attorney Supervisor, with the Commission's Office of the General Counsel at (850) 413-6228.

Sincerely,



Braulio Baez
Executive Director

BLB/am

Enclosure

cc: *Copy each of the 3 selected appraisers*

Appraiser Business Name: NewGen Strategies & Solutions

Appraiser Name: Wright, Zachary

Appraiser StreetName: 49 Music Square West, Suite 505

Appraiser City/State/ZIP: Nashville TN 37203

Appraiser Phone: 615-645-4846

Appraiser Email(s): zwright@newgenstrategies.net

Appraiser Business Name: Marshall & Stevens

Appraiser Name: Festa, Anthony

Appraiser StreetName: 350 Fifth Avenue, Suite 4100

Appraiser City/State/ZIP: New York New York 10018

Appraiser Phone: 212-575-2487

Appraiser Email(s): afesta@marshall-stevens.com

Appraiser Business Name: Raftelis Financial Consultants, Inc.

Appraiser Name: Ling, Diana

Appraiser StreetName: 227 W Trade St., Suite 1400

Appraiser City/State/ZIP: Charlotte NC 28202

Appraiser Phone: 407-640-4494

Appraiser Email(s): dling@raftelis.com