



Chester Straley
Interested Party Testimony on House Bill 49
Senate Finance Committee
Scott Oelslager, Chair
Tuesday, June 6, 2017

Chairman Oelslager, Vice Chairwoman Manning, and Members of the Senate Finance Committee, thank you for the opportunity to appear before you today as an interested party to House Bill 49. My name is Chet Straley and I am a broker and auctioneer with Straley Realty & Auctioneers in Van Wert and Paulding, Ohio.

I am here today to request this committee to include legislative language in House Bill 49 that returns Ohio law to reasonable, pre-2014 property line setback requirements.

Every day, I see wind turbines spinning in Van Wert and Paulding counties, producing electricity and generating income for our landowners, schools, county governments and community organizations.

What I bring to you today, is not information from national studies or studies from other states about land and property values, but first-hand, actual experience as a broker in the heart of wind country in northwest Ohio.

Overall, farmland in our region has seen the largest increase in value over the last 5 years due to wind farm development. Each turbine means additional, guaranteed cash flow for the landowner every year for at least 20 years. Straley Realty has sold farms and properties that have turbines on them and those properties have demonstrated increased value.

We have also seen no decrease in residential value when a turbine is nearby. In fact, we've seen the opposite with residential properties located near a wind farm with good neighbor agreements. These properties are often desirable because they have a guaranteed annual payment of up to \$2,000, often an amount equal or close to the property taxes. What a great way to help a family's budget. I wish I had one in my backyard or nearby!

Not only do I see the economic impact on land values in our area, I see the great work the wind farm developers are doing in our community, supporting Main Street Van Wert, Paulding County festivals, youth baseball parks, historical societies, local food banks and veteran honor flights. They invest in our communities. The wind farms also attract visitors to our area as they portray our community as progressive and moving forward.

Now, we and other Ohio communities have the opportunity for more wind farm development if turbine setbacks return to reasonable standards. Van Wert and Paulding counties are courthouse communities with a declining population and little to no economic development opportunities in our rural areas. Wind... is that opportunity. An opportunity to bring highly paid, highly trained jobs; an opportunity to better fund our schools; our infrastructure and tax base.

For these reasons, I ask that you support reforming the wind turbine setback requirement to allow for more wind energy to come to Ohio by including legislative language in House Bill 49 that restores reasonable wind setback standards by returning Ohio law to the pre-2014 property line setback requirement of 1.1 turbine lengths."

Thank you for this opportunity to testify. I would be happy to answer any questions.

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