



Proponent Testimony of Chester Straley on S. B. No. 188
Senate Committee on Energy and Natural Resources
Troy Balderson, Chair
Wednesday, October 11, 2017

Chairman Balderson, Vice Chair Jordan, Ranking Member O'Brien, and Members of the Senate Committee on Energy and Natural Resources. Thank you for the opportunity to submit testimony as a proponent for Senate Bill 188. My name is Chet Straley and I am a broker and auctioneer with Straley Realty & Auctioneers in Van Wert and Paulding, Ohio. I would like to request this committee to support Senate Bill 188 that returns Ohio law to reasonable, turbine 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 requirements to allow for more wind energy to come to Ohio by supporting Senate Bill 188.

Thank you for your consideration and for this opportunity to testify.

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