

**ATTACHMENT A.**  
**RESUME OF JAMES CHALMERS**

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## **JAMES A. CHALMERS**

### ***POSITION***

Principal, Chalmers & Associates, LLC

### ***EDUCATION***

Ph.D. - Economics, University of Michigan - 1969

B.A. - Economics, University of Wyoming - 1963

### ***EXPERIENCE***

#### **I. ECONOMICS**

Broad range of experience in quantitative economic analysis and problem solving applied to regional and urban growth issues, public planning, economic modeling, fiscal analysis, industry economics and socioeconomic impact assessment. Selected engagements are described below:

#### ***Regional/Urban Economics***

- City of Phoenix. Economic and residential development strategies for newly annexed peripheral areas.
- Maricopa Association of Governments. Official population, employment and land use projections for Metropolitan Phoenix at the traffic analysis zone (1300 zones) level of analysis.
- Arizona Department of Economic Security. Demographic and employment projections for each county in Arizona, adopted as the State's official planning projections.
- U.S. Bureau of Reclamation. Effect on California's Central Valley economy of limiting water rights to farms no larger than 160 acres.

#### ***Economic Development/Site Selection***

- Governor's Blue Ribbon Task Force. Assisted the State of Arizona in preparing a proposal to site the U.S. West Advanced Technology core research facility in Arizona.
- Clark County, NV. Market studies of heavy industry demand, land absorption projections, and implementation program for APEX Heavy Industry Park outside Las Vegas.
- Greater Phoenix Economic Council. Competitive city operating cost comparisons for six different industrial sectors.

### ***Impact Assessment***

- Colorado Cumulative Impact Task Force. Project director for consortium of energy companies and local governments to establish database, standards for impact analysis, and common analytic tools for assessing socioeconomic and fiscal impacts of oil shale projects in six-county, western Colorado region.
- U.S. Bureau of Land Management. Economic and fiscal impacts of coal development in 40 county region of eastern Montana and western North Dakota.
- U.S. Nuclear Regulatory Commission. Case studies of the impacts of 12 nuclear power plants on their host communities across the United States.

### ***Litigation Services***

- Shughart, Thomson & Kilroy, Kansas City, MO. Prepared testimony with respect to redevelopment of Union Station in Kansas City, Missouri.
- Clifford Chance, London. Provided expert testimony with respect to market conditions in the interdealer broker industry in the late 1980's.

## **II. REAL ESTATE**

Experienced in applying economic and financial analysis together with relevant market data to real estate development, investment counseling, asset management, and real property valuation. Projects include large, urban, mixed-use projects, single use projects of all types, and large master-planned community studies. Selected engagements include the following:

### ***Development Consulting***

- Belmont Corporation. Designed and managed research to investigate feasibility of master-planned community in western Maricopa County.
- Evans-Withycombe. Carried out market and feasibility analyses for proposed high-density residential developments.
- National Golf Foundation. Advised with respect to market forces affecting participation and frequency of play.
- Summa Corporation. Advised with respect to timing and market positioning of commercial and industrial development in Las Vegas, Nevada.
- Symington Company. Evaluated commercial office market conditions for purposes of evaluating both proposed and existing projects.

### ***Investment Counseling***

- Bay State Milling. Provided ongoing counseling with respect to the redevelopment options for the Hayden Flour Mill property in downtown Tempe, Arizona.
- Arizona State University - West Campus. Evaluated market conditions relative to privatization of 70 acres of the ASU West Campus.
- Banning-Lewis Ranch. Evaluated and provided development counseling for 25,000 acre property in Colorado Springs.

- Scottsdale School District. Advised the Scottsdale School Board regarding alternative scenarios for disposition of the 38-acre Scottsdale High School site located in downtown Scottsdale.

***Workout/Disposition Counseling***

- Cole Equities. Evaluated loan restructuring options for large office complex.
- Kidder Peabody. Prepared due diligence for securitization of \$250 million apartment portfolio.
- Denro, Ltd. Developed and analyzed repositioning strategies for 1,300 acre, golf-oriented master planned community.
- Resolution Trust Corporation. Developed asset management alternatives for 2,500 acre mixed-use commercial and master planned residential community in Mesa, Arizona.

***Litigation Services***

- Baker & Botts, Houston. Provided an analysis of overall trends in values of office, industrial, multi-family, hotel and raw land properties in several Arizona markets.
- Lewis & Roca, Phoenix. Analyzed distribution of benefits from a proposed special improvement district.
- Bodman, Longley & Dahling, Detroit. Produced evidence on alternative development concepts for a golf course community in Michigan.
- Mariscal, Weeks, McIntyre and Friedlander, Phoenix. Provided testimony with respect to appropriate due diligence procedures in a commercial real estate fraud case.
- Morrison & Foerster, San Francisco. Developed evidence with respect to evolution of multi-family market conditions in the southwestern United States since 1980.

**III. ENVIRONMENTAL DAMAGES QUANTIFICATION/ REAL PROPERTY VALUATION**

Have applied real estate and economics background to litigation oriented engagements focused on environmental damages in the context of valuation of contaminated property, valuation of property affected by hazard or risk, natural resource damages and value of real property in the context of eminent domain. Selected engagements include:

***Valuation of Contaminated Property***

- Faulkner, Banfield, Doogan & Holmes, Anchorage, AK. Defense of major oil company with respect to property value diminution claims associated with storage of heavy industrial equipment.
- Aspey, Watkins & Diesel, Flagstaff, AZ. Quantified damages to property owners stemming from the malfunction of a lake in a master-planned community in northern Arizona.
- Holme Roberts & Owen, Denver, CO. Assessment for a major oil company of damages to real property from groundwater contamination.

- Streich Lang, Phoenix, AZ. Quantification of damages to building supply business stemming from property contamination by a previous owner.
- Coffield Ungaretti & Harris, Chicago, IL. Damage assessment for midwestern manufacturing client with respect to groundwater contamination claim by an adjacent property owner.
- Morgan, Lewis & Bockius, Los Angeles, CA. Quantified damages to an industrial property from ground water contamination from an adjacent property.
- Dickstein, Shapiro & Morin, Washington, D.C. Quantified damages to industrial land developer from lost sale due to soil and groundwater contamination from adjacent industrial facility.
- Shughart, Thomson & Kilroy, Kansas City, MO. Estimate diminution of value to large, industrial property due to smelter tailings and lead paint related contamination.
- Paul, Weiss, Rifkind, Wharton & Garrison, New York. Review documents pertaining to diminution of value to resort property affected by petroleum spill.
- Arnold & Porter, Los Angeles, CA. Evaluated diminution of value claims for an industrial property in the Long Beach area.
- McCarter & English, Newark, NJ. Quantified damages to industrial property due to soil contamination.
- Graham & James, Los Angeles, CA. Quantified damages to a property in Los Angeles resulting from a leaking UST.
- Powell, Goldstein, Frazer & Murphy, Atlanta, GA. Evaluated diminution of value claims for industrial property in South Carolina.
- Smith, Gill, Fisher & Butts, Kansas City, MO., and Whitman, Breed, Abbott & Morgan, Newark, NJ. Evaluated diminution of value claims for residential property in the Midwest.
- Jackson, DeMarco & Peckenpaugh, Irvine, CA. Evaluated diminution of value claims for industrial property in Southern California.
- Shaw, Pittman, Potts & Trowbridge, Washington, DC. Evaluated diminution of value claims for industrial property in Colorado.
- Day, Berry & Howard, Hartford, CT. Evaluated diminution of value claims for industrial property in Connecticut.
- Howrey & Simon, Washington, DC. Quantified damages to a property in Virginia due to soil and groundwater contamination.
- Paul, Hastings, Janofsky & Walker, Washington, DC. Quantified damages to a property in Orange County, California.
- Jones, Day, Reavis & Pogue, Los Angeles, CA. Analyzed property value diminution due to soil contamination at a manufacturing and warehousing facility in central Los Angeles.

- McClintock, Weston, Benshoof, Rochefort, Rubalcava & MacCuish, Los Angeles, CA. Analyzed residential market conditions relative to a damages claim at a large mixed-use property in Riverside County, CA.
- McClintock, Weston, Benshoof, Rochefort, Rubalcava & MacCuish, Los Angeles, CA. Analyzed property value diminution claims for an office/industrial property in Sunnyvale, CA affected by petroleum and VOC contamination.
- Union Pacific Railroad Company. Investigated diminution in value claims associated with commercial property in Riverside County, CA affected by lead contamination.

***Valuation of Hazard Impacted Property***

- U.S. Nuclear Regulatory Commission. Assessed the full range of economic damages associated with the accident at Three Mile Island.
- Latham & Watkins and Fadem & Douglas, Los Angeles, CA. Produced evidence for Howard Hughes Properties with respect to damages stemming from proximity to a major, high-pressure, interstate gas transmission line.
- Nevada Nuclear Waste Project Office. Project director for the State of Nevada for a five year, \$8 million study of the effects of a proposed high level nuclear waste repository on the State of Nevada.

***Natural Resource Damage Assessment***

- State of Wisconsin – Provided technical oversight for Fox River NRDA.

***Eminent Domain***

- U.S. Attorney's Office, Phoenix. Analyzed highest and best use for lands surrounding Lake Pleasant, north of Phoenix.
- Burch & Cracciolo, Phoenix. Provided testimony on behalf of landowner whose property was taken for a city hall expansion.
- City of Chandler. Provided testimony with respect to highest and best use and market value of a small office building in the redevelopment area of Chandler, Arizona.
- Fadem & Douglas, Los Angeles. Provided evidence with respect to master-planned community from which land was taken for a recreation area and reservoir.
- US Attorney's Office, Phoenix, AZ. Impact of transmission lines on residential property.
- Nevada Attorney General. Prepared evidence relating to the highest and best use of a large commercial parcel that was partially taken for purposes of highway improvement.
- Fadem & Douglas, Los Angeles. Valued abandoned railroad ROW in Manhattan Beach, California in the context of inverse condemnation action.
- Lewis, Babcock & Hawkins, Columbia, S.C. Prepared testimony with respect to master planned community on Hilton Head Island impacted by freeway alignment.

- U.S. Attorney's Office, Salt Lake City. Prepared market, financial feasibility and highest and best use evidence in several cases stemming from the creation of the Jordanelle reservoir.
- Arizona Attorney General. Provided testimony with respect to development timing and highest and best use on lands impacted by freeway development.
- Michigan Department of Transportation. Prepared evidence to support litigations in the M-59 corridor, northeast of Detroit.
- Northeast Utilities. Impact of 345 kV transmission lines on residential property values.

### ***PROFESSIONAL AND BUSINESS HISTORY***

Chalmers & Associates, LLC, Principal, 7/02 to present.

PricewaterhouseCoopers LLP, Principal, Financial Advisory Services. 7/98 to 6/02.

Coopers & Lybrand L.L.P. Principal, Financial Advisory Services. 1990 to 6/98.

Mountain West: 1974 to 1989. President and Economic Consultant.

Arizona State University: 1972 to 1979. Faculty of Economics, College of Business.

Rockefeller Foundation: 1970 to 1972. Special field staff at Thammasatt University, Bangkok, Thailand.

Amherst College: 1966 to 1970. Faculty of Economics.

### ***TESTIMONY***

#### **I. COURT**

Alabama Circuit Court

Jefferson County

Arizona Superior Court

Coconino County

Maricopa County

Pima County

California Superior Court

Contra Costa County

Los Angeles County

Santa Clara County

Colorado District Court

Adams County

Eagle County

England, High Court of Justice, Queen's Bench Division

Florida Circuit Court

Charlotte County

Georgia Superior Court

Cobb County

Georgia State Court  
Fulton County  
Louisiana District Court  
Parish of Calcasieu  
Massachusetts Superior Court  
Essex County  
Missouri Circuit Court  
Jackson County  
New Jersey Superior Court  
Passaic County  
United States District Court  
Anchorage, Alaska  
Baltimore, Maryland  
Charleston, South Carolina  
Las Vegas, Nevada  
Los Angeles, California  
Rome, Georgia  
Salt Lake City, Utah  
Southern Division, District of Maryland  
Southern District of New York  
Virginia Circuit Court  
Loudoun County

## **II. OTHER**

California Energy Commission  
Connecticut Siting Council  
Contra Costa County, California  
Board of Supervisors  
Fairfax County, Virginia  
Board of Equalization  
Nevada Commission on Nuclear Projects

## ***CERTIFICATIONS***

Arizona: General Real Estate Appraiser #30487  
New Jersey: Certified General Appraiser #42RG00193400  
New Hampshire: Certified General Appraiser #NHCG-878

## ***PUBLICATIONS***

### ***Books Published***

One Hundred Centuries of Solitude - Redirecting America's High-Level Nuclear Waste Policy (with James Flynn, Doug Easterling, Roger Kasperson, Howard Kunreuther, C.K. Mertz, Alvin Mushkatel, K. David Pijawka and Paul Slovic) Westview Press (1995).

Economic Principles: Macroeconomic Theory and Policy (with Fred R. Leonard) MacMillan (1971).

### ***Selected Articles Published***

“Transmission Line Impacts on Rural Property Value”, Right of Way, May/June 2012; 32-36.



"High Voltage Transmission Lines and Rural, Western Real Estate Values", The Appraisal Journal, Winter 2012: 30-45.

"High Voltage Transmission Lines: Proximity, Visibility and Encumbrance Effects", The Appraisal Journal, Vol. 77, No. 3, Summer 2009; 227-245.

"Recent Developments in Natural Resource Damage Claims: Smoke or Fire?" (with Suzanne M. Stuckwisch), Environmental Compliance & Litigation Strategy, Vol. 15, No. 10, March 2000.

"Creating Value--and Profits--from Contaminated Real Estate" (with William V. Trefethen), Workouts & Asset Management, Vol. 5, No. 1, October 1996.

"Risk Factors in the Appraisal of Contaminated Property" (with Thomas O. Jackson), The Appraisal Journal, Vol. 64, No. 1, January 1996; 44-58.

"The Emerging Market in Contaminated Real Property," California Environmental Compliance Monitor, Vol. 5, No. 24, 320-322, October 16, 1995.

"Quantifying Contamination's Effects on Residential Property Values" (with Sue Ann Adams), Environmental Compliance & Litigation Strategy, September 1995; 4-6.

"Valuation Issues - Assessing Value of Environmentally Impaired Properties" (with Jeffre Beatty and Robert Ecker), as a chapter in Environmental Aspects of Real Estate Transactions, published by the ABA Section of Natural Resources, Energy and Environmental Law, 1995.

"Supporting Appropriate Adjustments in Large Scale Condemnation Actions" (with Daniel Sorrells), The Appraisal Journal, October 1994.

"Property Value Diminution: Residential and Commercial Cases Demand Different Approaches" (with Jeffre B. Beatty), Environmental Compliance & Litigation Strategy, February 1994; 4-7.

"Issues in the Valuation of Contaminated Property" (with Scott A. Roehr), The Appraisal Journal, Vol.61, No.1, January 1993; 28-41.

"Perceived Risk, Stigma, and Potential Economic Impacts of a High-Level Nuclear Waste Repository in Nevada" (with Paul Slovic et al), Risk Analysis, Vol. II, No. 4, 1991; 683-696.

"A Methodology for Valuing Contaminated Property" (with Steve Pritulsky, Scott Roehr, and Dan Sorrells), Land Rights News, November 1991.

"Contributions of Real Estate Economics to Right-of-Way Acquisition and Valuation" (with S. Pritulsky and D. Sorrells), Right-of-Way, June 1991; 8-13.

"Impacts of Nuclear Generating Plants on Local Areas" (with D. Pijawka), Economic Geography, Vol. 59, No. 1, January 1983; 66-80.

"Evaluation of Underutilized Resources in Water Resource Development" (with J.R. Threadgill), Water Resources Research, 1981.

"Integrating Planning and Assessment through Public Involvement" (with James L. Creighton and Kristi Branch), Environmental Impact Assessment Review, Vol. 1, No. 4; 349-353, April 1981.

"An Empirical Model of Spatial Interaction in Sparsely Populated Regions" (with E.J. Anderson, T. Beckhelm, and W. Hannigan), International Regional Science Review, Vol. 3, No. 1, Fall 1978.

"Some Thoughts on the Rural to Urban Migration Turnaround" (with M.J. Greenwood), International Regional Science Review, Vol. 2, No. 2, Spring 1978.

"The Role of Spatial Relationships in Assessing Social and Economic Impacts of Large-Scale Construction Projects," National Resources Journal, Vol. 17; 209-222, April 1977.

"Shift and Share and the Theory of Industrial Location" (with T. Beckhelm), Regional Studies, Vol. 10; 15-23, 1976.