



BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In Re: Application of William F. Rothman to register as an  
Utility Valuation Expert (UVE) in the Commonwealth of  
Pennsylvania

Docket No: M-2016-2543193

Check one:

- Initial Application
- Renewal Application

Fee:  \$125 fee enclosed  
(RECEIPT ATTACHED)

1. Legal Name of the Applicant: William Franklin Rothman

Attach proof of compliance with appropriate Pennsylvania Department of State filing requirements.<sup>2</sup>

2. Trade or Commercial or Fictitious Names Used by Applicant (d/b/a):

Check this box if the Applicant will not be using a fictitious name.

Check this box if the Applicant will be using a fictitious name or using a d/b/a (doing business as) another name and identify names below. If more space is needed, list names on the back of this page or append list to completed application.

3. Applicant Address:

Street Name & Number: 553 Bridgeview Road

Post Office Box: \_\_\_\_\_

City: Lemoyne

State: PA

Zip Code: 17043

Telephone Number: 717-632-5011

Email Address: brothman@rsrrealtors.com

Website Address: www.rsrrealtors.com

<sup>2</sup> A copy of any document from the Pennsylvania Department of State (Pa. Dept. of State) documenting the Applicant's Pa. Dept. of State entity number is adequate. However, the document must indicate that the Applicant's Pa. Dept. of State registration is "active." Certified copies of Pa. Dept. of State documents are not required.

**Application for Registration as a Utility Valuation Expert (UVE)**

4. Point of Contact for this Application:<sup>3</sup>

Name: William F. Rothman  
 Title: Partner

*Complete the following if different than above:*

Street Name & Number: \_\_\_\_\_  
 Post Office Box: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip code: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_  
 Email address: \_\_\_\_\_

5. Parent & Subsidiary Companies & Affiliates:

*Parent Name and Contact Information.* Provide name and contact information for parent company. Check box if any parent company is currently doing business in Pennsylvania as a UVE or WWDC. If none, do not check the box; insert NONE below.

Parent Name: ROTHMAN, SCHUBERT AND REED REALTORS, LLC  
 Street Name & Number: 3 Lemoyne Drive, Suite 100  
 Post Office Box: \_\_\_\_\_  
 City: Lemoyne  
 State: PA  
 Zip Code: 17043  
 Telephone Number: 717-763-1212  
 Email Address: brothman@rsrrealtors.com  
 Website Address: www.rsrrealtors.com

*Subsidiaries and Contact Information.* Provide name and contact information for all subsidiary companies. Check this box if any subsidiary is currently doing business in Pennsylvania as a UVE or WWDC. If none, do not check the box; insert NONE below.

Subsidiary Name: NONE  
 Street Name & Number: \_\_\_\_\_  
 Post Office Box: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip Code: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Website Address: \_\_\_\_\_

(Copy above information and paste on separate sheet as necessary for additional Subsidiaries)

<sup>3</sup> PLEASE NOTE: Upon approval of this application, this Contact Information will be listed on the Commission's UVE Registry.

**Application for Registration as a Utility Valuation Expert (UVE)**

*Affiliates and Contact Information.* Provide name and contact information for all affiliated companies. Check box if any affiliate is currently doing business in Pennsylvania as a UVE or WWDC. If none, do not check the box; insert NONE below.

Affiliate Name: NONE  
 Street Name & Number: \_\_\_\_\_  
 Post Office Box: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip Code: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

(Copy above information and paste on separate sheet as necessary for additional Affiliates)

6. Contracts & Business Partnerships:

Check box if Applicant intends to or has operated under contract with or has partnered with an WWDC within the past five (5) years. Otherwise, insert NONE here: NONE.

Check box if Applicant intends to or has operated under contract, subcontracted or partnered with a UVE within the past five (5) years. Otherwise, insert NONE here: NONE.

**If applicable, provide name(s) of WWDC(s) and UVE(s) and contact information for each and briefly describe the nature of business services associated with each contract and/or partnership. Attach additional pages as needed.**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Identify principal officers (i.e., owners, executives, partners and/or directors, etc.), as appropriate for Applicant's organizational structure. Provide an organizational chart and the names, titles, business addresses and telephone numbers for each office.

Applicant is renewing as an individual, in the same way he is licensed with the Commonwealth of Pennsylvania Board of Certified Appraisers. However, in addition, we are including organizational structure for Rothman, Schubert and Reed Realtors, LLC and RSR Realtors, the firm renewer founded in 1970 and remains a partner. (SEE ATTACHED EXHIBIT A)

8. Attach to this Application a brief biography or single page professional resume for all principal officers and management directly responsible for Applicant's operations. (SEE ATTACHED EXHIBIT B)

9. Provide Applicant's Federal Employer Identification No. (EIN): 23-2468209

**Application for Registration as a Utility Valuation Expert (UVE)**


10. Registered Agent

- a. If the Applicant does not maintain a principal office in the Commonwealth, the Applicant is required by the Pennsylvania Department of State to designate an approved Registered Agent as its representative in the Commonwealth. Check one of the boxes below, as applicable:

YES, the Applicant has registered its business with the Pennsylvania Department of State. Following is the Name and Contact information for the Applicant's Registered Agent approved by the Pennsylvania Department of State.

Registered Agent: \_\_\_\_\_  
 Street Name & Number: \_\_\_\_\_  
 Post Office Box: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip Code: \_\_\_\_\_  
 Main Telephone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Website Address: \_\_\_\_\_

NO, the Applicant has not registered its business with the Pennsylvania Department of State.

 **STOP**—To avoid denial of your application and forfeiture of your application fee, contact the Pennsylvania Department of State Bureau of Corporations to register as a business entity within the Commonwealth *PRIOR TO* completion and filing of this application with the Pennsylvania Public Utility Commission.

- b. Applicant has registered its business with the Pennsylvania Department of State. Please check appropriate registration type for Applicant as designated with the Department.

- Sole proprietor
- Domestic corporation (none)
- Domestic general partnership
- Domestic limited liability company
- Domestic limited liability partnership
- Foreign corporation
- Foreign general or limited partnership
- Foreign limited liability company
- Foreign limited liability general partnership
- Foreign limited liability limited partnership

**Application for Registration as a Utility Valuation Expert (UVE)**

c. If Applicant is not domiciled in the Commonwealth of Pennsylvania and is registered as a "foreign" entity as identified above, please identify all other states where applicant is registered and name the appropriate state department(s):

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11. Technical Fitness

Attach to this Application a copy of any certification(s) or similar documentation that would demonstrate the technical fitness of Applicant, such as professional licenses, technical certifications, and/or names of current or past clients with a description of dates and types of services provided by Applicant.

*SEE ATTACHED EXHIBIT C*

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12. Falsification

The Applicant understands that the making of false statement(s) herein may be grounds for denying the Application, or if later discovered, for revoking any authority granted pursuant to the Application. This Application is subject to 18 Pa. C.S. §§4903 and 4904, relating to perjury and falsification in official matters.

Signature of Principal Official: 

Official's Name & Title (Please Print) : WILLIAM F. ROTMAN, FOUNDER

Date: 4/28/22

**Application for Registration as a Utility Valuation Expert (UVE)**

APPENDIX A

**AFFIDAVIT**

[Commonwealth/State] of PENNSYLVANIA :  
County of CUMBERLAND : SS.

William Franklin Rothman, Affiant, being duly sworn or affirmed according to law, deposes and says that:

Affiant is the same as (Office of Affiant) of William Franklin Rothman (Name of Applicant);

That Affiant is authorized to and does make this affidavit for said Applicant;

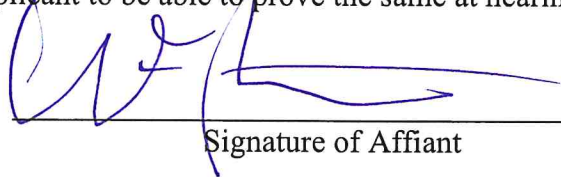
That William Franklin Rothman, the Applicant herein, has the burden of producing information and supporting documentation demonstrating technical fitness to be registered as a Utility Valuation Expert pursuant to Section 1329. 66 Pa. C.S. § 1329.

That William Franklin Rothman, the Applicant herein, acknowledges that it has answered the questions on the application correctly, truthfully and completely and has provided supporting documentation as required.

That William Franklin Rothman, the Applicant herein, acknowledges that it is under a duty to update information provided in answer to questions on this application and contained in supporting documents.

That William Franklin Rothman, the Applicant herein, verifies that neither the UVE nor the UVE's firm, including affiliates, have a conflict of interest that would compromise, or have the appearance of compromising, the UVE's professional judgement and ability to perform the valuation in an unbiased manner.

That the facts above set forth are true and correct to the best of Affiant's knowledge, information, and belief, and that Affiant expects said Applicant to be able to prove the same at hearing.

  
\_\_\_\_\_  
Signature of Affiant

Sworn and subscribed before me this 28 day of APRIL, 2022.

Kathleen G. Pillion  
\_\_\_\_\_  
Signature of official administering oath

Commonwealth of Pennsylvania - Notary Seal  
Kathleen G. Pillion, Notary Public  
Cumberland County  
My commission expires June 4, 2022  
Commission number 1129741  
Member, Pennsylvania Association of Notaries

My commission expires: JUNE 4, 2022

ROTHMAN, SCHUBERT AND REED, REALTORS, LLC  
RSR REALTORS, LLC

ORGANIZATIONAL CHART

Founder & Partner  
Chairman & Partner  
President/CEO & Partner  
Broker of Record & Partner  
Partner  
Vice President & Partner  
Vice President & Partner

William F. Rothman  
W. Greg Rothman  
Jamie B. Berrier  
Garrett H. Rothman, Esquire  
Samuel L. Reed  
Jan B. Castner  
James Koury

EXHIBIT A

*WILLIAM F. ROTHMAN*

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William F. Rothman, Member  
RSR Appraisers & Analysis – RSR REALTORS®  
3 Lemoyne Drive, Suite 100  
Lemoyne, PA 17043

*APPRAISING*

General residential, commercial, and industrial appraising.

*REAL ESTATE EXPERIENCE*

Partner/Founder of RSR REALTORS® LLC, a residential, commercial, industrial brokerage, property management, and appraisal company.  
President, 1550 Associates, a development company.

*PROFESSIONAL AFFILIATIONS*

PA State Board Certified: GENERAL APPRAISER #GA-000303-L (certified to 6/30/21)  
Course Instructor-Preparing the Real Estate Valuation case-Pennsylvania Bar Institute  
Visiting Lecturer – Shippensburg University  
Commonwealth of Pennsylvania - Board of Certified Appraisers  
Commonwealth of Pennsylvania – Broker-RM419298

*EDUCATION*

Central Dauphin High School  
Pennsylvania State University, University Park  
BS Degree in Business Administration, SMEAL School (Real Estate and Insurance)

*CLIENT REFERENCES*

Upon Request

*COMMUNITY ACTIVITIES AND ASSOCIATION MEMBERSHIPS*

Greater Harrisburg Board of Realtors- Hall of Fame  
Capital Region Economic Development Corp. - Past President/ Co-Founder  
Harrisburg YMCA – Past Board Chairman,  
Greater West Shore Area Chamber of Commerce – Past President  
Greater Harrisburg Board of REALTORS – Past President  
Greater Harrisburg Board of REALTORS – Past REALTOR of the Year  
M& T Bank – Advisory Board  
Boys & Girls Club – Volunteer

*TESTIMONY:*

Qualified: Court of Commons Pleas –Adams, Berks, Centre, Cumberland, Dauphin, Franklin, Juniata, Lancaster, Lehigh, Mifflin, Perry and York Counties, Master’s Hearings, Board of View, Courts of Common Pleas, and the United States Federal Bankruptcy Court. Most recent Lancaster County Board of View August 2018

I have been involved directly as either a principal, general/limited partner, or investor in the

following types of development/investment:

1. Student Housing/Condominium Conversion
2. Residential Single Family Development
3. Strip Shopping Center Management
4. Office Park Development
5. Apartment Ownership & Management
6. Office Building Ownership, Leasing & Management
7. Rehabilitation of Single Family Housing
8. Warehouse, Manufacturing properties
9. Senior Housing Project
10. Residential Attached Housing

Currently, I am actively involved in ownership and development of the following properties:

1. 31,800 S.F. - Distribution Facility
2. Milfording Preserve 66 Lot Subdivison – Silver Spring Township
3. Wood Bridge 123 Lot Subdivison – Silver Spring Twp
4. Winding Hills 122 Lot Subdivision- Upper Allen Township

#### *PAST OWNERSHIP AS A DEVELOPER:*

Treemont – East Pennsboro Twp	100 Lots
Beaufort Ridge – Susquehanna Twp	100 Lots
Quaker Village – Newberry Township	20 Lots
Raven Hill – Upper & Lower Allen Twp	15 Lots
Pennsboro Commons – Strip Center, E Penn Twp.	109,000 Square Feet
Creekstone Manor- Single Family	80 Lots
Milfording Highlands	123 Lots

#### *AWARDS HONORS-PUBLICATIONS*

Greater Harrisburg Association of REALTORS®-REALTOR® of the Year  
Shippensburg University Chapter – Gamma Beta Sigma Honoree – Honorary Member  
Greater Harrisburg Association of REALTORS® - Hall of Fame  
National Association of REALTORS®- Award for Excellence – Commercial Real Estate  
Central Dauphin High School – Sports Hall of Fame  
Central Penn Business Journal – Pipeline Coming Through? Know your rights – March 10, 2017  
Penn Live.com If your in the path of a pipeline, it pays to know your rights – March 11, 2017

## EXHIBIT C

**In Re: William Franklin Rothman renewal application for Utility Valuation Expert (UVE) registration.**

Technical Fitness

Docket No. A-2019-3014675

Attached is my Appraiser License.

Current Client:

Michael Watkin, CFO  
Suez Water Company

717-901-6333

I have been performing ongoing property tax appeals for Suez Water for the past 15 years.

Commonwealth of Pennsylvania

Department of State

Bureau of Professional and Occupational Affairs

PO BOX 2649 Harrisburg PA 17105-2649

21 0067399

License Type  
Certified General Appraiser

WILLIAM FRANKLIN ROTHMAN  
553 BRIDGEVIEW DRIVE  
LEMOYNE, PA 17043

License Status  
Active

Initial License Date  
09/06/1991



COPY

COPY

License Number  
GA000303L

Expiration Date  
06/30/2023

*K. Kelley Johnson*

*[Signature]*

Commissioner of Professional and Occupational Affairs

Signature

BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

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CERTIFICATE OF SERVICE

Docket No. A-2019-3014675

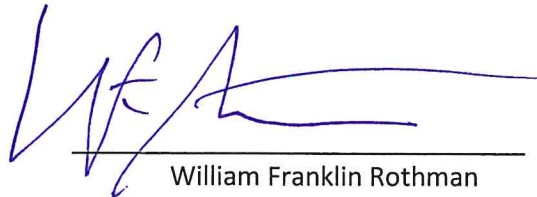
I hereby certify that a true and correct copy of the foregoing has been served upon the following persons, in the manner indicated, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a participant).

Service by email address as follows on April 28, 2022:

Mr. John Evans, Esquire  
Commonwealth of Pennsylvania  
Office of Small Business Advocate  
Forum Place  
555 Walnut Street, 1st Floor  
Harrisburg, PA 17101  
Email: [jorevan@pa.gov](mailto:jorevan@pa.gov)

Ms. Tanya McCloskey, Esquire  
Acting Consumer Advocate  
Office of Consumer Advocate  
5th Floor, Forum Place  
555 Walnut Street  
Harrisburg, PA 17101-1923  
Email: [TMcCloskey@paoca.org](mailto:TMcCloskey@paoca.org)

Date: April 28, 2022



William Franklin Rothman

