



BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

In Re: Application of Weinert Appraisal and Depreciation Services, LLC dba AUS Consultants (Utility Code 9925547 Attachment Five) to register as a Utility Valuation Expert (UVE) in the Commonwealth of Pennsylvania

Docket No: M-2022-3035195

Check one:

Fee: \$125 fee enclosed

Initial Application

Renewal Application

1. Legal Name of the Applicant: Weinert Appraisal and Depreciation Services, LLC.

Attach proof of compliance with appropriate Pennsylvania Department of State filing requirements.²

See Attachment Five: Letter from Bureau of Corporations and Charitable Organizations Department of State Commonwealth of Pennsylvania

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.

AUS Consultants

RECEIVED

FEB 8 2023

3. Applicant Address:

Street Name & Number:	5880 Fenton Court	PA PUBLIC UTILITY COMMISSION SECRETARY'S BUREAU
Post Office Box:		
City:	Greendale	
State:	WI	
Zip Code:	53129	
Telephone Number:	414-698-8371	
Email Address:	weinertj@auswest.net	
Website Address:	none	

² 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:³

Name: Jerome C. Weinert

Title: Principal & Owner

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: Weinert Appraisal and Depreciation Services, LLC no Subsidiaries or Affiliates

Street Name & Number: 5880 Fenton Court

Post Office Box: _____

City: Greendale

State: WI

Zip Code: 53129

Telephone Number: 414-698-8371

Email Address: weinertj@auswest.net

Website Address: None

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: _____

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)

³ 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: _____
 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: .

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.

See Attachment Four

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.

Jerome C. Weinert, Principal and Owner

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 Attachment One

9. Provide Applicant’s Federal Employer Identification No. (EIN): 88-3341524

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:	URS Agents, LLC
Street Name & Number:	125 Locust Street
Post Office Box:	
City:	Harrisburg (County of Dauphin)
State:	PA
Zip Code:	17101
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):
Wisconsin

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.

Attachment One Jerome C Weinert Qualifications, Attachment Two American Society of Appraiser's ASA Certification 2021-2026, Attachment Three Society of Depreciation Professionals' CDP Certification 2021-2026, and Attachment Four Water and Wastewater Market Sales Applications UVE appraisals performed by Weinert

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: Jerome C Weinert

Official's Name & Title: Jerome C. Weinert Principal and Owner
(Please Print)

Date: February 6, 2024 Revised to include my signature previously omitted.

Application for Registration as a Utility Valuation Expert (UVE)

My commission expires: 8/21/27.



Curriculum Vitae (CV) of Jerome C. Weinert, P.E., CDP, ASA

Mr. Weinert is currently (December 2023) the Principal and owner of Weinert Appraisal and Depreciation Services, LLC. Prior to forming my own company in August of 2022, I was Principal and Director of AUS Consultants' Depreciation and Valuation Group from 1987 through 2022. Mr. Weinert has fifty (2022-1972) years' experience in valuation and depreciation consulting and management. While with AUS, Mr. Weinert has provided consulting services to the regulated utility industry nationally for over thirty-nine years. A partial list of services provided includes valuations, depreciation studies, rate of return studies, cost of service studies, and rate design.

Prior to joining AUS in 1987, Mr. Weinert was employed by American Appraisal Associates, Inc. (American) for sixteen years in their Regulated Industries Group. He held various positions at American, the last being supervising appraiser. Among his other valuation responsibilities, he directed the firm's utility industry capital recovery studies and AUS Consultant's valuation of communication company assets and businesses.

Mr. Weinert graduated from the Milwaukee School of Engineering with a Bachelor of Science degree in Mechanical Engineering and received a master's in business administration from Marquette University. He is a registered professional engineer (1976) (by examination) in the state of Wisconsin as well as a senior member (1982) of the American Society of Appraisers in the public utility valuation field. This latter designation is obtained by written examination primarily in the areas of utility valuation, depreciation, and the economics of regulated firms. He is also a Certified Depreciation Professional (1997) (CDP) and founding member of the Society of Depreciation Professionals and the Society's 1995 President and sponsor of the Society's Certification and re-certification program; as such Mr. Weinert developed these programs and oversaw their initial introduction into the Society. He also worked in conjunction with Society members in the development of the Society's training programs which as of 2003 has become the only such formalized depreciation training program in the North America and is an instructor in several of its courses.

During his professional career related to valuations and depreciation matters Mr. Weinert has testified before various courts and public service commissions on these subjects. He has also assisted numerous utilities in preparing capital recovery plans which specifically address the issues of plant replacement. Mr. Weinert has also presented expert testimony on valuation matters. Mr. Weinert has testified before the Pennsylvania Public Utility Commission on regulatory matters associated with Pennsylvania Section 1329 matters. On matters related to eminent domain issues, Mr. Weinert has presented expert testimony in the Massachusetts Superior Court, the Court of Common Pleas, Fayette County, Ohio, the New Hampshire Public Utilities Commission, the Twentieth Judicial Court (deposition only) in Charlotte County, Florida, the Nineteenth Judicial Circuit Court in St. Lucie County, Florida (deposition only). In regard to ad valorem taxation, Mr. Weinert has presented study results to the New York State Board of Equalization and Assessment (now the New York Office of Real Property Services (NY ORPS)), pertaining to useful life and net salvage values for all types of utility property subject to the Board's mass appraisal model. Mr. Weinert has appeared before the Valuation Adjustment Board in Florida for Duval, Hillsborough, Okeechobee, and Palm Beach counties, the Twelfth Judicial Circuit Sarasota County, Florida, the California Board of Equalization and Assessment, the Arizona Board of Assessment, the Missouri Board of Taxation, the Colorado and Texas Departments of Review, the Massachusetts Tax Appeal Court, the Superior Court of the State of Arizona in the County of Maricopa, the State Tax Appeal Board of the State of Montana, the New York City Tax Commission and the Public Utility Commission of Pennsylvania Section 1329 hearings (12 Docketed cases).

Mr. Weinert has appeared before regulatory bodies in Alaska, Arkansas, Illinois, Indiana, Iowa, Missouri, Nevada, Nebraska, North Carolina, Ohio, Oregon, Pennsylvania, and South Carolina in support of rate-base valuation determination and capital recovery. He has presented testimony on depreciation matters before the Canadian Radio-Television and Telecommunications Commission (CRTC) and the United States Federal Energy Regulatory Commission (FERC). In terms of water and wastewater acquisitions and applications for regulatory approval of rate base Mr. Weinert has testified for two investor-owned acquisitions of municipal wastewater authorities one representing the municipality and secondly for the

acquiring investor-owned utility. He has submitted study results to the State Commissions of Alabama, Alaska, Arkansas, Idaho, Illinois, Indiana, Iowa, Kentucky, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Carolina, Oregon, Pennsylvania, South Carolina, Washington, and Wisconsin, and the Federal Communications Commission.

Mr. Weinert has presented papers on valuation and depreciation topics to professional and utility industry trade organizations. He also directed AUS Consultants' semi-annual week-long depreciation training programs (1988-1997). These specialized training courses, offered at basic and advanced levels, teach depreciation study techniques to public utility and public service commission staff specialists. The training includes depreciation theory and concepts and hands-on experience with personal computer-based analytical depreciation programs.



The American Society of Appraisers

Attests that

Jerome C. Weinert

Accredited Senior Appraiser

has successfully participated in the

Society's mandatory Reaccreditation Program

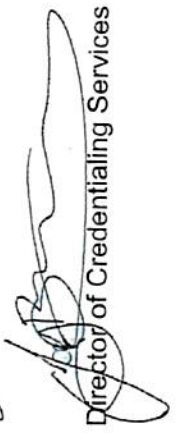
and has complied with its continuing education requirements, as set forth in the organization's Constitution, Bylaws and Administrative Rules. Therefore, formal reaccreditation has been granted by the International Board of Governors and will remain valid through

January 25, 2026



 A handwritten signature in black ink, appearing to read 'James White'.

Chief Executive Officer


 A handwritten signature in black ink, appearing to read 'M. B. ...'.

Director of Credentialing Services



APPROVED

By Stephen Barreca at 11:10 am, Jan 08, 2021

CDP RECERTIFICATION FORM



4 Lan Drive, Suite 310
Westford, MA 01886
978-364-5195

CDP Applicant: Jerome C Weinert
SDP Member ID: 24453464 (10494)
CDP Approved: 01/08/2021 (Barreca)
CDP ID: 122
CDP Effective: 01/01/2021 Through 12/31/2025
Carry Over PDCs: 0

**CERTIFIED DEPRECIATION
PROFESSIONAL
RECERTIFICATION APPLICATION**

Applicant's Personal Data
(Please print or type)

Applicant Name Jerome C Weinert CDP Certificate Number 122

Company Name AUS Consultants

Address 8555 West Forest Home Avenue Suite 201

City Greenfield / State Wisconsin / 53228 ZIP

Office Phone 414-529-5755 Home/Cell Phone 414-698-8371cell

Email Address weinertj@auswest.net Date of Previous Certification 1/1/2013-1/1/2018

To remain certified and retain the CDP designation, all Certified Depreciation Professionals (CDPs) of the Society of Depreciation Professionals (SDP or Society) are required to submit evidence of professional growth through continuing education and/or participation in professional activities. Those failing to recertify will no longer be recognized by the Society as Certified Depreciation Professionals. The deadline date for recertification is 5 years following the applicant's

EXPIRES: 07/31/2024

NO. 15552 - 6

The State of Wisconsin
Department of Safety and Professional Services

EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS, PROFESSIONAL ENGINEERS,
DESIGNERS, PROFESSIONAL LAND SURVEYORS, AND REGISTERED INTERIOR DESIGNERS

Hereby certifies that

JEROME C WEINERT

was granted a certificate of registration as a

PROFESSIONAL ENGINEER

in the State of Wisconsin in accordance with Wisconsin Law

on the 2nd day of April in the year 1976.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin

Examining Board of Architects, Landscape Architects, Professional Engineers, Designers, Professional Land Surveyors, and
Registered Interior Designers

has caused this certificate to be issued under

the seal of the Department of Safety and Professional Services



[Signature]
Chairperson

[Signature]
Chairperson

[Signature]
Secretary

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS
401 NORTH STREET, ROOM 206
P.O.BOX 8722
HARRISBURG, PA 17105-8722
WWW.CORPORATIONS.PA.GOV

Jerome Weinert
5880 Fenton Court
GREENDALE WI 53129

Weinert Appraisal and Depreciation Services, LLC

The Bureau of Corporations and Charitable Organizations is happy to send your filed document. The Bureau is here to serve you and we would like to thank you for doing business in Pennsylvania.

Thank you for registering with the Department of State to do business in Pennsylvania. Like many other businesses, you may have employees, sell taxable products, or provide a taxable service to consumers in Pennsylvania. Please visit www.pa100.state.pa.us to register for Business Taxes with the PA Department of Revenue & Labor and Industry or visit www.Business.pa.gov to find answers to most common registration questions.

If you have any questions pertaining to the Bureau, please visit our website at www.dos.pa.gov/BusinessCharities Or you may contact us by telephone at (717)787-1057. Information regarding business and UCC filings can be found on our searchable database at www.corporations.pa.gov/Search/CorpSearch .

Entity number : 7591270

Attachment 25

RowID	Pennsylvania Public Utility Commission Case	Approximate Date	Buyer	Seller	AUS Consultants (AUS) or Weinert Appraisal and Depreciation Services, LLC (WAD)	Type of Facility	Initial Purchase Price
1	A-2017-2606103	9/1/2016	PA American Water	City of McKeesport	AUS for PAWC	Wastewater Collection and Treatment	156,000,000
2	A-2016-2580061	8/1/2016	Aqua PA	New Garden Twp. SA	AUS for Seller	Wastewater Collection and Treatment	29,500,000
3	A-2017-2605434	11/16/2016	Aqua PA	Limerick Township		Wastewater Collection and Treatment	75,100,000
4	A-2018-3001582	12/10/2017	Aqua PA	East Bradford Township	AUS for Seller	Treatment	5,000,000
5	A-2018-3003519	4/20/2018	SUEZ	Mahoning		Water Distribution	4,734,800
6	A-2018-3003517	4/20/2018	SUEZ	Mahoning		Wastewater Collection	4,765,200
7	A-2019-3008491	6/1/2018	Aqua PA	Cheltenham	AUS for Seller	Wastewater Collection	50,250,000
8	A-2019-3006880	11/14/2018	PA American Water	Steelton	AUS for PAWC	Water Treatment and Distribution	22,500,000
9	A-2018-3002437	1/1/2017	PA American Water	Sadsbury	AUS for PAWC	Wastewater Collection	9,250,000
10	A-2018-3004933	5/28/2018	PA American Water	Exeter	AUS for PAWC	Wastewater Collection and Treatment	96,000,000
11	A-2019-3009052	10/29/2018	Aqua PA	East Norriton	AUS for Seller	Wastewater Collection	21,000,000
12	A-2019-3014248	9/30/2018	PA American	Kane	AUS for PAWC	Wastewater Collection and Treatment	17,560,000
13	A-2020-3019634	12/10/2019	PA American	Royersford	AUS for PAWC	Wastewater Collection and Treatment	13,000,000
14	A-2020-3019859	12/17/2019	PA American	Valley	AUS for PAWC	Water Treatment and Distribution	7,325,000
15	A-2020-3014248	12/17/2019	PA American	Valley	AUS for PAWC	Wastewater Collection	13,950,000
16	A-2019-3015173	12/31/2019	Aqua PA	Delaware County Regional Water Quality Authority (DELCORA)		Wastewater Collection and Treatment	276,500,000
17	A-2020-3021460	4/28/2020	PA American Water	Upper Pottsgrove	AUS for PAWC	Wastewater Collection	13,750,000
18	A-2021-3024267	9/17/2020	Aqua PA	Lower Makefield	AUS for Seller	Wastewater Collection and Treatment	53,000,000
19	A-2021-3026132	1/8/2021	Aqua PA	East Whiteland Township	AUS for Seller	Wastewater Collection and Treatment	54,930,000
20	A-2021-3027268	1/20/2021	Aqua PA	Willistown Township	AUS for Seller	Wastewater Collection and Treatment	17,500,000
21	A-2021-3024681	4/6/2021	PA American Water	City of York	AUS for PAWC	Wastewater Collection and Treatment	235,000,000
22	A-2022-3033138		Aqua PA	City of Beaver Falls		Wastewater Collection and Treatment	41,250,000
23	A-2022-3034143	7/8/2022	Aqua PA	Municipal Authority of the Borough of Shenandoah		Water Treatment and Distribution	12,000,000
24	A-2021-3024058	1/1/2023	PA American Water	Borough of Brentwood	WAD for PAWC	Wastewater Collection	19,200,000
25	A-2022-3037047	10/11/2022	PA American Water	Butler Area Sewer Authority	WAD for PAWC	Wastewater Collection and Treatment	231,500,000
26	A-2023-3039900		PA American Water	Towamencin Township		Wastewater Collection and Treatment	104,000,000
End of Section 1329 Data							
						Count 19	13

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Entity Code 9925547 — 2023 UVE Renewal Docket No. A-2022-3035195
Application for Weinert Appraisal and Depreciation Services, LLC
d/b/a AUS Consultants

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of the attached 2023 UVE
Renewal Application, upon the parties, listed below, in accordance with the requirements of
52 Pa. Code §1.54 (relating to service by a party).

Service in the matter denoted below as follows on February 6, 2024

Secretary
Pennsylvania Public Utility Commission
Bureau of Technical Utility Services
Water/Wastewater Section
400 North Street
Harrisburg, PA 17105-3265
(via USPS)

PA Office of Consumer Advocate
555 Walnut Street
Forum Place, 5th Floor
Harrisburg, PA 17101-1923
(via USPS)

Commonwealth of Pennsylvania
Office of Small Business Advocate
555 Walnut Street
Forum Place, 1st Floor
Harrisburg, PA 17101
(via USPS)

Respectfully Submitted,


Jerome C. Weinert

Owner
Weinert Appraisal and Depreciation Services, LLC
5880 Fenton court
Greendale, WI 53129
[Email: weinertj@auswest.net](mailto:weinertj@auswest.net)

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Jerome Weirert
WAD CONSULTANTS
5880 FENTON CT
Greendale, WI 53129

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Retail



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FEB 08, 2024

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Secretary
Pennsylvania Public Utility Commission
Bureau of Technical Utility Services
Winter / wnstewinter Section
400 North STREET
Harrisburg, PA 17120

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FEB 14 2023

PA PUBLIC UTILITY COMMISSION