

September 21, 2023

PUBLIC HEARING
ATTN: Hearing Examiner

*Hearing
Examiner copy*

RE: proposed installation of a 65 foot monopine (stealth technology) cell tower plus accessory equipment;
APPLICANT: J51P, on behalf of New Cingular Wireless PSC LLC
LOCATION: 928 Sturm Avenue

Hearing Examiner:

I am George Hofer
... 4th generation Walla Wallan

My professional experience includes 18 years as a senior bank executive in real estate finance and development and management of private investors and most recently as a managing broker of a Walla Walla real estate brokerage. My pure real estate experience spans 33 years and I have maintained a real estate brokers license for 50 years.

I am appearing in opposition to the installation of the subject cellular tower for reasons related to the resulting significant loss of real estate value(s) if the tower is installed, as well as negative health issues.

I am in support of Aspire Homes, LLC. Dan Preas developer, designer and builder.

For the sake of time allotments -- I will quickly read the information and facts regarding my position of opposition.

** 94% of home buyers and renters said a "nearby" cell tower would negatively impact interest in a property of the price they would be willing to pay.

** DOCUMENTATION of a price drop of between 20% and 35% is found in multiple surveys and published articles.

** QUOTE from a 2021 "CASE"
Moira Hahn and Mark Hotchkiss who have lived at their Long Beach California home for 21 years received notice from AT & T that a wireless facility would be installed 25' from their home. They said they were more concerned about emissions than the tower's size and appearance.

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** BUT QUOTE: "Five licensed Realtors told them that the tower would LOWER their property's value between 20% and 35% OR MORE."

The Journal of Real Estate Finance and Economics study indicates property values declined a minimum of 20% (or more) for homes within tower visibility range.

** SO 24 homes @ \$800,000.00 per home with a 20% minimum loss in values would result in a LOSS to Dan Preas of \$ 3,840,000.00

If the LOSS were 30% per each of the 24 residences -- Preas would have a realized loss of \$ 5,760,000.00

* Since the plat was approved for construction 20 individuals have expressed a desire to move forward with building a custom home at the Bryant/Sturm location, UNTIL, they learned of the proposed cell tower, as disclosed by Dan Preas.

They have all opted out upon learning of the proposed cell tower !!

\$ 800,000.00 X 20 equals \$ 16,000,000.00 in NO SALES creating a \$ 3,000,000.00 LOSS in builder's profits @ \$ 150,000.00 per residence.

In addition, three (3) other builder/developer entities have wanted to purchase lots in the subdivision -- they too have all removed their interest upon disclosure of the proposed cell tower.

** Vacant lots sell for 45% LESS than equivalent lots not located near transmission lines or cell towers.

SO: 24 lots X \$ 175,000.00
LESS 78,750.00
SELL @ \$ 96,250.00

** LOSS to Preas
\$1,890,000.00

IF HE CAN SELL THEM AT ALL !!!

It is said that younger buyers and renters are not affected by cell towers ???

Younger buyers don't buy \$ 800,000.00 homes
AND

Renters in Walla Walla have no choice due to limited inventory

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Perception on behalf of the buying public becomes Reality

Health
Unsightliness
Property Value Loss
Attractive nuisance
Noise pollution

** Emissions currently being pushed out of a 5G tower are regulated by Safety Limits last reviewed in 1996 !!!

** ... a STUDY in 2021

wireless emissions used in 5G and 4G infrastructure are "probably carcinogenic for humans - gliomas and acoustic neuromas" affecting male/female fertility and with adverse effects on embryo development, fetuses and newborns

** The FCC is moving quickly ...

the longer we wait the more we will see this infrastructure devalue our neighborhoods, homes and health

** ...CASE

... "because the small cell antenna is so close it has to be in the disclosure of my home if I sell it"

it also has to be in the insurance paperwork of the buyer as well

There could be a house across the street selling for \$ 800,000.00 and my house won't sell at all because - - health is not something the FCC recognized.

a buyer with a bit of information on 5G - - and the entire purchase transaction falls through !!!

** guideline mandates indicate: "must first try to place wireless infrastructure in non-residential zones"

TODAY: HUD considers cell towers as "hazards and nuisances"

Appraisers must disclose cell towers in rendering the valuation appraisals

Appraisers are "INSTRUCTED" to notify lenders of the "hazards and nuisances of cell towers.

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** We have become a society of FULL DISCLOSURE

Appraisers must "Disclose"

Homeowners must "Disclose"

Builder/Developer must "Disclose"

Resulting in likely realized losses of between

\$ 3,800,000.00 --AND-- \$ 5,760,000.00

It is unfortunate that the Blue Mountain Community Church chose to deceptively NOT disclose to Mr. Preas that the church was well into finalizing a contract to install a cell tower, at the time they sold the residential development parcel to Mr. Preas

Had the church been forthright and Christian, Mr. Preas would not be looking at the very realistic losses of between

\$ 4,000,000.00 --AND-- \$ 5,000,000.00

I am adamantly opposed to the cell tower installation, as the facts support...

*City of Walla Walla
and hearing examiner*

Like the applicant, who did not meet the code criteria of the City of Walla Walla, the Examiner did not respect the people giving testimony. Three minutes was far from adequate.

I also submit that I had a complete lack of respect for the examiner's personal decorum!

