M12299

NOVA SCOTIA ENERGY BOARD

IN THE MATTER OF: **THE PUBLIC UTILITIES ACT**

- and -

IN THE MATTER OF: **AN APPLICATION** by Nova Scotia Power - Section 62 of PUA - 2025 Land Exchange - 19 Nivens Avenue, Dartmouth, NS

INFORMATION REQUESTS

To: Nova Scotia Power Incorporated
Mollie Morris
Counsel, Regulatory Affairs
1223 Lower Water Street
Halifax, NS B3J 3S8
By email: mollie.morris@nspower.ca

From: Board Staff
Nova Scotia Energy Board

Responses Due: **Tuesday, June 24, 2025**

Copies: 1 electronic copy (PDF searchable)

Contact Person: Libby McNamara, CPA, CA
Director, Risk and Financial Advisory Services
Nova Scotia Energy Board
3rd Floor, 1601 Lower Water Street
Halifax, NS B3J 3S3
Tel: (902) 424-4448
Email: Libby.McNamara@novascotia.ca

Issued at Halifax, Nova Scotia, this 2nd day of June, 2025.

Lisa Wallace

for Crystal Henwood, Clerk of the Board

Request IR-1:

Has the property at 19 Nivens Avenue ever been used by NS Power?

a. If so, please explain its use, and why it is no longer useful.
b. If not, please explain the intended use for the property when it was purchased, and why it is no longer needed for its intended use.
c. When was it determined that the property was no longer required to meet the needs of the company?

Request IR-2:

Is it foreseeable that neighbouring land and/or water lot, or a railway crossing or access, would be required by NS Power for future use related to the nearby Tufts Cove facility, or otherwise?

a. If yes, please explain why this land is not suitable and/or why it is more cost-effective to sell this land and obtain other lands or water lots later.
b. If no, please explain how this decision was arrived at.

Request IR-3:

What impact, if any, will the sale of this property have on NS Power ratepayers?

Request IR-4:

Please provide the journal entry which will be booked upon sale, if approved, and explain any discretionary accounting treatment, if applicable.

Request IR-5:

Are cash flow requirements impacting the decision to sell the land now? Will the funds from this sale of land be used as a source of funding for future projects?

Request IR-6:

Was this land used as security for any debt? Please explain.

Request IR-7:

Please confirm, or clarify otherwise, that the purchaser is not an affiliate of NS Power.

Request IR-8:

With respect to fair market value:

a) Was a third-party appraisal done on the property? If yes, please provide.
b) Please provide any market analysis performed by the realtor and/or other professional.
c) If neither a nor b were completed, how was the asking price for the property determined?
d) How long was the property listed and how many offers were received?
e) Is the Offer to Purchase included with the application (accepted May 27, 2025) the only Agreement between the parties with respect to this property? If no, please explain.