M12467

NOVA SCOTIA ENERGY BOARD

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

- and -

IN THE MATTER OF: **AN APPLICATION** by **NOVA SCOTIA POWER INC.** for Approval of Section 62 of the PUA – 2025 Land Exchange – 5225 Hanover St, Halifax

INFORMATION REQUESTS

To:

Kathleen Murray
Regulatory Counsel
Nova Scotia Power Inc.
P O Box 910
1223 Lower Water St
Halifax, Nova Scotia B3J 3S8
By email: Kathleen.Murray@nspower.ca

From: Board Staff
Nova Scotia Energy Board

Responses Due: **Monday, October 20, 2025**

Copies: 1 electronic copy (PDF searchable)

Contact Person:

Miranda Mavhunga
Senior Advisor, Finance
Nova Scotia Energy Board
3rd Floor, 1601 Lower Water Street
Halifax, NS B3J 3S3
Tel: 902 424 1332
Email: Miranda.Mavhunga@novascotia.ca

Issued at Halifax, Nova Scotia, this 3rd day of October 2025.

Crystal Henwood

Crystal Henwood, Clerk of the Board

Request IR-1:

When was the property purchased or otherwise acquired by the Utility?

a) What was the intended use for which it was purchased?

b) Was it ever used for that purpose?

c) If yes, please explain why it is no longer used or useful for its intended purpose?

d) Please explain any other past use of the property.

Request IR-2:

Please confirm that the earliest it was determined that the property was no longer required to meet the needs of the utility was during the 2024 Land portfolio review.

a) If no, please confirm when it was determined that the property was no longer required.

b) Please provide copies of any entries or otherwise provide an explanation on the findings of the Land Portfolio review in relation to this property.

Request IR-3:

a) Is it foreseeable that this property would be required by NS Power for future use related to its works in the area?

b) Please explain how this decision was arrived at.

Request IR-4:

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

Request IR-5:

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

Request IR-6:

Are cash flow requirements impacting the decision to sell the land now?

Request IR-7:

Was this land used as security for any debt?

Request IR-8:

Will the funds from the sale of this land be used as a source of funding for future projects, or another reason.

Request IR-9:

Please confirm, or clarify otherwise, that the purchase is an arms-length transaction and the purchaser is not an affiliate of NS Power.

Request IR-10:

With respect to the opinion of fair market value:

a) Was a third-party appraisal obtained for the property? If yes, please provide.
b) Please provide any other market analysis or opinion of fair market value provided by the realtor and/or other professional.
c) Was the asking price quoted in the application based on CBRE's opinion of fair market value, or on the appraisal, if applicable?
    a. If not, how was the asking price determined?
d) If more than one opinion of the market value was obtained, please provide details on any other opinions of fair market value.
e) Was the property listed publicly for sale?
    a. If yes, for how long was it listed.
    b. If no, please explain why not.
    c. Was this the only offer received?
        i. If no, please provide details on any other offers.
        ii. If no, was this the highest offer received?
        iii. please explain why this offer was accepted over the others.

Request IR-11:

Is the Agreement of Purchase and Sale included with the application the only Agreement between the parties with respect to the property? If no, please explain.