



July 21, 2025

HAND DELIVERY

David P. Zambito
Direct Phone 717-703-5892
Direct Fax 215-989-4216
dzambito@cozen.com

Matthew L. Homsher, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120

RCVD PUC SEC BUR
JUL 21 2025 PM 3:19

Re: Energy Center Harrisburg LLC (General Rate Increase Filed Pursuant to 66 Pa. C.S. § 1308); Docket No. R-2025-3055959; **AFFIDAVIT CONCERNING NOTICE REQUIREMENTS**

Dear Secretary Homsher:

Enclosed for filing with the Commission on behalf of Energy Center Harrisburg LLC is the original Affidavit of Compliance With Notice Requirements in the above-referenced proceeding. A copy of this document has been served in accordance with the attached Certificate of Service.

If you have any questions regarding this filing, please direct them to me. Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

By: David P. Zambito
Counsel for *Energy Center Harrisburg LLC*

DPZ/kmg
Enclosure
cc: Per Certificate of Service

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

On this 18th day of July, 2025, before me, a Notary Public, personally appeared Mark Schneider, to me known, who upon being duly sworn according to law did depose and say:

I, Mark Schneider, am the President, East Region – Cordia, with oversight of Energy Center Harrisburg LLC.

Notice of the filing for a Rate Increase for Energy Center Harrisburg LLC at PA PUC Docket No. R-2025-3055959 was mailed via First Class U.S. Mail to all customers on July 18, 2025, in compliance with 52 Pa. Code § 53.45(b)(2). A true and accurate copy of the Notice is attached hereto as **Appendix A**.

Notice of the filing for a Rate Increase for Energy Center Harrisburg LLC at PA PUC Docket No. R-2025-3055959 has been posted, as of July 18, 2025, in the Company’s offices at 900 Walnut Street, Harrisburg, PA 17101, which is the only bill collection point, in compliance with 52 Pa. Code § 53.45(b)(1). A true and accurate copy of the Notice is attached hereto as **Appendix B**.

A “News Release” regarding the filing for a Rate Increase for Energy Center Harrisburg LLC at PA PUC Docket No. R-2025-3055959 was distributed on July 18, 2025 by email to the local online newspaper (“PennLive”), local television stations (WHTM-ABC 27 and WHP-CBS 21), and local radio stations (WHP-AM 580 and WRVV FM 97.3). A true and accurate copy of the News Release is attached hereto as **Appendix C**.



Mark Schneider
President, East Region – Cordia
111 South Commons
Pittsburgh, PA 15212

Sworn to and subscribed before me this
18th day of July, 2025



My Commission Expires December 21 2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Knapp, Notary Public
Allegheny County
My commission expires December 21, 2026
Commission number 1430936

Member, Pennsylvania Association of Notaries

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PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

APPENDIX A

RECEIVED

JUL 21 2025

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU



18 July 2024

To Our Customers:

Energy Center Harrisburg LLC ("ECH") is filing a request with the Pennsylvania Public Utility Commission ("PUC") to increase your steam rates as of September 16, 2025. This notice describes the company's rate request, the PUC's role, and what actions you can take.

ECH has requested an overall rate increase of \$894,300 per year. If the company's entire request is approved, the total bill (fuel and non-fuel) for a residential customer using 8.0 Mlbs. per month would increase from \$215 to \$243 per month or by 13%. The total bill (fuel and non-fuel) for a commercial customer using 40 Mlbs. per month would increase from \$1074 to \$1217 per month or by 13%. Rates for a large customer using 500 Mlbs. per month would increase from \$13,425 to \$15,215 per month or by 13%. ECH has also requested that billing for steam distribution service be changed to a fixed monthly capacity charge based upon the equivalent cubic feet of the customer's building. Variable costs, consisting primarily of fuel costs, will continue to be billed on a usage basis.

To find out your customer class or how the requested increase may affect your district heating, contact ECH at (717) 234-4600. The rates requested by the company may be found in "Energy Center Harrisburg LLC, Supplement No. 66 to Tariff Steam-PA PUC No. 4" ("Supplement No. 66"). You may examine the material filed with the PUC which explains the requested increase and the reasons for it. A copy of this material is kept at ECH's office. Upon request, the company will send you the Statement of Reasons for Supplement No. 66 explaining why the rate increase has been requested.

The state agency which approves rates for public utilities is the PUC. The PUC will examine the requested rate increase and can prevent existing rates from changing until it investigates and holds hearings on the request. The company must prove that the requested rates are reasonable. After examining the evidence, the PUC may grant all, some, or none of the request or may reduce existing rates.

The PUC may change the amount of the rate increase requested by the utility for each customer class. As a result, the rate charged to you may be different than the rate requested by the company and shown above.

There are three ways to challenge a company's request to change its rates:

You can file a formal complaint. If you want a hearing before a PUC judge, you must file a formal complaint. By filing a formal complaint, you assure yourself the opportunity to take part in hearings about the rate increase request. All complaints should be filed with the PUC on or before September 16, 2025. If no formal complaints are filed, the PUC may grant all, some or none of the request without holding a hearing before a judge.

You can send the PUC a letter telling why you object to the requested rate increase. Sometimes there is information in these letters that makes the PUC aware of problems with the company's service or management. This information can be helpful when the PUC investigates the rate request. Send your letter or request for a formal complaint form to the Pennsylvania Public Utility Commission, Filing Room, 400 North Street, 2nd Floor, Harrisburg, PA 17120.

You can be a witness at a public input hearing. Public input hearings are held if the PUC opens an investigation of the company's rate increase request and if there is a large number of customers



Cordia Energy Center Harrisburg

interested in the case. At these hearings, you have the opportunity to present your views in person to the PUC judge hearing the case and the company representatives. All testimony given "under oath" becomes part of the official rate case record. These hearings are held in the service area of the company.

For more information, call the PUC at 1 (800) 782-1110. You may leave your name and address so you can be notified of any public input hearings that may be scheduled in this case.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Schneider".

Mark Schneider
President, East Region
Cordia

APPENDIX B

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PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

18 July 2024

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Cordia Energy Center Harrisburg

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For more information, call the PUC at 1 (800) 782-1110. You may leave your name and address so you can be notified of any public input hearings that may be scheduled in this case.

Sincerely,

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Mark Schneider
President, East Region
Cordia

APPENDIX C

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PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU



Cordia Energy Center Harrisburg Files Rate Adjustment Request with PUC

First request since 2013; reflects increased costs of service

Harrisburg, PA (July 18, 2025) – For the first time in nearly 12 years, Cordia Energy Center Harrisburg (ECH) has filed a request with the Pennsylvania Public Utility Commission (PUC) to adjust the non-fuel portion of its steam rates. The company's last base rate filing occurred in 2013.

The requested adjustment reflects rising costs associated with providing reliable steam service, including continued investments in infrastructure, equipment, and staffing to maintain service quality for its customers.

"This rate increase is necessary to restore reasonable earnings and to support the investments we've made to ensure reliable service," said Mark Schneider, East Region President at Cordia.

Steam bills for ECH customers are comprised of two components: fuel and non-fuel. Fuel costs—such as natural gas and other production-related commodities—are passed directly to customers on a dollar-for-dollar basis and are reconciled annually before the PUC. The non-fuel component, which includes operating costs such as plant equipment, staffing, and maintenance, is determined in general base rate proceedings like the one now under review.

This filing addresses only the non-fuel portion of the bill.

ECH provides steam service to approximately 100 customer accounts in downtown Harrisburg, including the Capitol Complex and other state office buildings. The proposed rate adjustment would increase overall customer bills by approximately 11.6%.

Under the proposal:

- Residential customers using 8 Mlbs. of steam per month would see their monthly bill rise from \$215 to \$243, an increase of \$28 or approximately 13%.
- Commercial customers using 40 Mlbs. per month would see an increase from \$1,074 to \$1,217, up \$143 or about 13%.
- Large customers using 500 Mlbs. per month would see an increase from \$13,425 to \$15,215, up \$1,790 or about 13%.

Additionally, ECH is proposing to transition customers from a usage-based distribution charge to a fixed monthly capacity charge, which would provide greater billing stability and align charges with system demands.

If approved, the new rates would take effect on September 16, 2025. However, the PUC may suspend the effective date as it reviews the request. The review process can take up to nine months from the date of filing.

Customers with questions about the filing can contact Cordia Energy Center Harrisburg at (717) 234-4600 or the Pennsylvania Public Utility Commission at 1-800-782-1110.

About Cordia

Cordia is a leading provider of safe, reliable, and sustainable energy solutions. Headquartered in Phoenix, AZ, Cordia serves over 700 customers with heating, cooling, and electricity throughout the U.S. Cordia is committed to driving change toward a more resilient, sustainable energy future and empowering people and communities to reach their full potential. Learn more at www.cordiaenergy.com.

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Cordia Media Contact:

Jenny Disbrow
External Communications Manager
480.209.9727
jenny.disbrow@CordiaEnergy.com

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

ENERGY CENTER HARRISBURG LLC :
(GENERAL RATE INCREASE FILED : Docket No. R-2025-3055959
PURSUANT TO 66 PA. C.S. § 1308, :
INCLUDING RESPONSES TO 52 PA. :
CODE § 53.52) :

RCVD PUC SEC BUR
JUL 21 2025 PM3:20

CERTIFICATE OF SERVICE

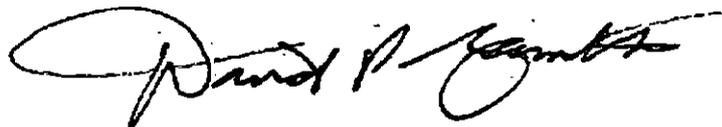
I hereby certify that I have this day, **July 21, 2025**, served a true copy of the foregoing **Affidavit Concerning Notice Requirements of Energy Center Harrisburg**, upon the parties, listed below, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a party).

VIA E-MAIL

Allison Kaster, Esq.
Director and Chief Prosecutor
Bureau of Investigation and Enforcement
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
Harrisburg, PA 17120
akaster@pa.gov

NazAarah Sabre
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Office of Small Business Advocate
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ra-OCA@paoca.org



David P. Zambito
Counsel for
Energy Center Harrisburg LLC