



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
COMMONWEALTH KEYSTONE BUILDING
400 NORTH STREET
HARRISBURG, PENNSYLVANIA 17120

November 14, 2025

Docket No. G-2025-3056347
Utility Code: 130175

DAVID P ZAMBITO ESQ
COZEN O CONNOR
17 N 2ND ST SUITE 1410
HARRISBURG PA 17101

Re: Amendment to the Affiliated Interest Agreement between Energy Center Harrisburg LLC and Harrisburg Cooling LLC

Dear Mr. Zambito:

On July 17, 2025, Energy Center Harrisburg LLC (ECH) filed with the Pennsylvania Public Utility Commission (Commission), pursuant to 66 Pa. C.S. §§ 2102, *et seq.*, the above-referenced Amendment to its Affiliated Interest Agreement (AIA or Agreement) at Docket No. G-2010-2212422. By Secretarial Letter dated July 18, 2025, the Commission extended the statutory consideration period for this Agreement until further action of the Commission.

The proposed Amendment seeks Commission approval of a reduction in billing charges for the provision of operations, maintenance, and administrative services to Harrisburg Cooling LLC (Harrisburg Cooling).

ECH is a certificated public utility providing steam, hot water, and chilled water in portions of Harrisburg, Pennsylvania. Harrisburg Cooling is a non-regulated entity that owns and operates a chilled water plant located in Harrisburg, Pennsylvania. ECH and Harrisburg Cooling are affiliated entities, as defined by the Pennsylvania Public Utility Code, because ECH and Harrisburg Cooling are both indirect, wholly owned subsidiaries of Cordia Holdings LLC. 66 Pa. C.S. § 2101.

Per the previously approved Agreement, ECH was authorized to provide Harrisburg Cooling with operation, maintenance, and administrative services. The Amendment filed on July 17, 2025, modifies certain payment terms in the Agreement. The Amendment seeks to reduce and modify ECH's monthly charges to Harrisburg Cooling to reflect operational and management charges undertaken by ECH. All other terms and provisions of the Agreement remain unchanged.

The proposed Amendment follows the same terms as the currently approved Agreement and will become effective upon Commission approval and will remain in effect unless terminated in writing by either party.

Upon review of the filing, it does not appear that the Amendment to the Agreement is unreasonable or contrary to the public interest. Therefore, the Amendment to the AIA is hereby approved. This approval will apply only to this Agreement, services, matters, and parties specifically and clearly defined under this instant proceeding as well as under any associated and previously filed filings. However, approval of this filing does not constitute a determination that the associated costs or expenses are reasonable or prudent for the purpose of determining just and reasonable rates. Furthermore, the Commission's approval is contingent upon the possibility that subsequent audits, reviews and inquiries in any Commission proceeding may be conducted, pursuant to 66 Pa. C.S. §§ 2102, *et seq.*

Sincerely,

A handwritten signature in black ink that reads "Matthew L. Homsher". The signature is written in a cursive style with a large initial "M".

Matthew L. Homsher
Secretary

Cc: WILLIAM A LESSER ESQ
COZEN O CONNOR
17 N 2ND ST SUITE 1410
HARRISBURG PA 17101