

# Buchanan

**John F. Povilaitis**  
717 237 4825  
john.povilaitis@bipc.com

409 North Second Street  
Suite 500  
Harrisburg, PA 17101-1357  
T 717 237 4800  
F 717 233 0852

February 13, 2026

**Via E-Filing**

Matthew L. Homsher, Secretary  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street, 2nd Floor  
Harrisburg, PA 17120

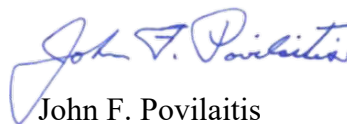
Re: Application of Transource Pennsylvania, LLC for a Certificate of Public Convenience Under Section 1102(A)(3) and 1103 of the Public Utility Code For the Acquisition of Certain Easements  
Docket No. A-2026-3060012

Dear Secretary Homsher:

Enclosed for filing are the responses of Transource of Pennsylvania, LLC, (“Transource PA”), to Pennsylvania Public Utility Commission Data Requests A-1 through A-3 served February 3, 2026, in the above-captioned matter.

Please contact the undersigned if you have any questions regarding these responses.  
Thank you for your attention to this matter.

Very truly yours,



John F. Povilaitis  
*Counsel for Transource Pennsylvania, LLC*

JFP/psm  
Enclosure

**BUREAU OF TECHNICAL UTILITY SERVICES**  
**DATA REQUESTS**  
**Docket No. A-2026-3060012 (CPC for Easements)**

A-1 Reference the Application, Paragraph 7. Please explain when Transource PA anticipates the necessary documents will be finalized.

**RESPONSE:**

All documents needed to close the transaction have been finalized and are attached to the Application. However, in accordance with the signed Letter of Intent, the transaction with the property owner cannot close and final compensation paid until the PUC issues an order approving the Application.

**RESPONSE PROVIDED BY:** Paul R. Jones, Jr. Transmission Right of Way Agent Staff

**DATE:** February 13, 2026

A-2 Reference the Application, Paragraph 9. Please provide a detailed description of the methodology used to determine the purchase price.

**RESPONSE:**

Paragraph 9 of the Application sets forth the methodology used by Transource PA to determine the purchase price. Those factors included (i) an assessment of the current market conditions in York County, including strong demand for agricultural land; (ii) the fact that the subject property's existing infrastructure that does not allow for any alternative locations/options for easements; (iii) a review of recent comparable sales and transactions that show a range per acre of \$140,000-225,000; and (iv) negotiations with the impacted property owner. The proposed per-acre compensation for both permanent and temporary easements is consistent with—and supportive of—current market values for prime agricultural real estate in the area, given the limited land available to locate the Cut-In lines in relation to the proposed Bramah Substation and the fixed location of PECO's connecting transmission lines. The final purchase price balances the interests of Transource PA and the property owner, and therefore reflects a fair and reasonable price given the current conditions at the site described above.

**RESPONSE PROVIDED BY:** Paul R. Jones, Jr., Transmission Right of Way Agent Staff

**DATE:** February 13, 2026

A-3 Reference the Application, Paragraph 9. Please provide a copy of any third-party appraisals used to determine the purchase price.

**RESPONSE:**

There were no third-party appraisals used to determine the purchase price.

**RESPONSE PROVIDED BY:** Paul R. Jones, Jr., Transmission Right of Way Agent Staff  
American Electric Power

**DATE:** February 13, 2026

## VERIFICATION

I, Paul R. Jones, Jr., Transmission Right of Way Agent Staff at American Electric Power, hereby state that the foregoing responses are true and correct to the best of my knowledge, information and belief, and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).

Date: February 13, 2026

By: /s/ Paul R. Jones, Jr.  
Paul R. Jones, Jr.  
Transmission Right of Way Agent Staff  
American Electric Power