

Aron Beatty, Esquire  
Regulatory Counsel IV

Duquesne Light Company  
800 N. Third Street, Suite 203  
Harrisburg, PA 17102



Tel: 412-393-6563  
abeatty@duqlight.com

April 2, 2026

**VIA ELECTRONIC FILING**

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

**Re: Municipal Contract – Form of Private Property License Agreement between  
Duquesne Light Company, Oak Hill Commons LLC and City of Pittsburgh  
Docket No. U-2026-\_\_\_\_\_**

Dear Secretary Homsher:

Enclosed for review and approval in accordance with 66 Pa.C.S. § 507 and 52 Pa. Code § 3.101, is a Form of Private Property License Agreement dated October 22, 2025, between Duquesne Light Company, Oak Hill Commons LLC and City of Pittsburgh. Oak Hill Commons LLC granted to Duquesne Light Company an exclusive license for the purpose of providing electric services, with the right, privilege and authority to act, erect, install, use, operate, maintain, repair, renew and remove an electric vehicle charging station make-ready system. The property under consideration is owned by the Housing Authority of the City of Pittsburgh, a signatory to the agreement.

Should you have any questions, comments or concerns, please contact me.

Respectfully Submitted,

A handwritten signature in black ink that reads "Aron J. Beatty". The signature is written in a cursive style with a large initial "A".

Aron J. Beatty, Esquire  
PA Atty No. 86625  
Regulatory Counsel, IV

Enclosure



**FORM OF PRIVATE PROPERTY LICENSE AGREEMENT**

OAK HILL COMMONS LLC. ("Grantor"), does hereby grant unto Duquesne Light Company, its successors and assigns ("Grantee") an exclusive license for the purpose of providing electric services, with the right, privilege and authority to access, erect, install, use, operate, maintain, repair, renew and finally remove an electric vehicle charging station make-ready system ("License") consisting of fixtures and apparatus necessary to connect Grantee's electric service facilities to the charging station stub as identified in Exhibit A hereto and made a part hereof (the "Facilities") upon, over, under, along, across and through the Property, as hereinafter defined.

Grantor is the lessee of property 5th Ward of Pittsburgh, located at 32 OAK HILL COURT, PITTSBURGH, PA 15213 and being known as Tax Parcel 0010-S-00101-0000-00, which tract of land was granted and conveyed to HOUSING AUTHORITY OF THE CITY OF PITTSBURGH (the "Property.")

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH as the record owner of the Property ("Owner"), hereby acknowledges that Grantor has authority under the terms of a lease, license, resolution, or other agreement, to enter this License and grant the rights contained herein during the term of its lease with the Owner.

Grantor further grants to Grantee the right to occupy and use the Grantor Property as may be necessary for the use and function of the Facilities on Grantor's Property; to remove any obstructions which at any time may interfere or threaten to interfere with the rights granted herein; to enter upon the land at any time for such purposes; and to sublet or assign Grantee's interest in whole or in part, without the prior consent of Grantor. The Facilities will be installed substantially within the area shown on Exhibit A.

All components of the Facilities will be installed, owned, maintained, and renewed by Grantee. Grantor reserves the right to use the surface of the Licensed area for such uses and purposes as are not inconsistent with and will not unreasonably interfere with the rights granted herein.

Grantor and Grantee are both parties to a DLC Electric Vehicle Customer Agreement dated October 21, 2025 ("Customer Agreement"). This License, and all rights provided hereunder, shall automatically terminate upon the earlier of either: (a) Grantee's transfer of title of the Facilities to Grantor in accordance with the terms of the Customer Agreement or (b) Grantee's removal of the Facilities from the Grantor Property for any reason.

This License will be binding upon and inure to the benefit of all the parties hereto and their respective heirs, successors and assigns until such time as the License is terminated a mentioned above.

Where Grantor is a municipal corporation as defined at Title 66, Section 102 of the Public Utility Code, Grantee will file an executed copy of this License Agreement with the Pennsylvania Public Utility Commission as required by Title 66, Section 507 of the Public Utility Code, and this Agreement will become effective in accordance therewith.

\_\_\_\_\_ SIGNATURE PAGE TO FOLLOW \_\_\_\_\_



IN WITNESS whereof and intending to be legally bound hereby, the parties have executed this Agreement this 22nd day of October 2025.

GRANTOR:

OAK HILL COMMONS LLC.

By: \_\_\_\_\_

Officer Name: Evan Sheppard

Officer Title: Property Manager, Agent for Grantor

OWNER ACKNOWLEDGEMENT:

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH


By:   
Caster Binion (11/27/2025 12:17:11 EST)\_\_\_\_\_

Officer Name: Caster D. Binion

Officer Title: Executive Director

### EXHIBIT A

Final Exhibit will be substantially similar to and in accordance with the drawing below.

 Indicates where the service point is located.

