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100 Pine Street
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Adeolu A. Bakare
Direct Dial/Fax: 717.237.5290
abakare@mcneeslaw.com

April 29, 2026

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

VIA E-FILING

**RE: Petition of Pennsylvania-American Water Company For Limited Waiver of Tariff Provisions;
Docket No. _____**

Dear Secretary Homsher:

Attached for filing with the Pennsylvania Public Utility Commission is the Petition of Pennsylvania-American Water Company ("PAWC") for Limited Waiver of Tariff Provisions.

As evidenced by the attached Certificate of Service, all parties to this proceeding are being duly served with a copy of this document. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adeolu A. Bakare', with a long horizontal flourish extending to the right.

Adeolu A. Bakare
MCNEES WALLACE & NURICK LLC

Counsel to Pennsylvania-American Water Company

c: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of the foregoing document upon the participants, listed below, in accordance with the requirements of Section 1.54 (relating to service by a participant).

VIA EMAIL

NazAarah Sabree
Small Business Advocate
Commonwealth of Pennsylvania
Office of Small Business Advocate
Forum Place
555 Walnut Street, 1st Floor
Harrisburg, PA 17101
ra-sba@pa.gov

Office of Consumer Advocate
555 Walnut Street
Forum Place, 5th Floor
Harrisburg, PA 17101
ra-oca@paoca.org

Allison C. Kaster, Esq.
Bureau of Investigation and Enforcement
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
P. O. Box 3265
Harrisburg, PA 17105-3265
akaster@pa.gov



Adeolu A. Bakare

Counsel to Pennsylvania-American Water
Company

Dated this 29th day of April, 2026, in Harrisburg, Pennsylvania.

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

PETITION OF PENNSYLVANIA-AMERICAN WATER COMPANY FOR LIMITED WAIVER OF TARIFF PROVISIONS : **DOCKET NO. P-2026-_____**
:
:
:
:

**PETITION OF PENNSYLVANIA-AMERICAN WATER COMPANY
FOR LIMITED WAIVER OF TARIFF PROVISIONS**

TO THE PENNSYLVANIA PUBLIC UTILITY COMMISSION:

Pennsylvania-American Water Company ("PAWC" or "Company") by its attorneys and pursuant to Section 5.43 of the Rules of the Pennsylvania Public Utility Commission ("PUC" or "Commission"),¹ hereby requests a limited waiver of a portion of the Sewer Capacity Reservation Fee required to be paid by York Realty Partners, LLC ("York Realty") in relation to the York Creek Redevelopment Project. Specifically, PAWC requests a waiver of Section A under Miscellaneous Fees and Charges on the Fourth Revised Page 14 of PAWC's Wastewater Tariff No. 16 ("Tariff").² As explained below, PAWC provides wastewater services to the City of York pursuant to its Tariff.³ The Company's Tariff establishes sewer capacity reservation fees for developers. The Redevelopment Authority of the City of York ("RDA") and York Realty, which is managed by CAM Development and Knight Street Capital, are partners in developing an adaptive re-use of a former manufacturing campus in the City of York, Pennsylvania, referred to as the York Creek Development Project (the "Project"). In the course of development, York Realty became aware of larger than anticipated sewer capacity reservation fees due to PAWC. Although

¹ 52 Pa. Code § 5.43.
² See Supplement No. 61 to Tariff Wastewater PA P.U.C. No. 16, Fourth Revised Page 14.
³ See generally Tariff Wastewater PA P.U.C. No. 16.

York Realty is prepared to pay a portion of the unanticipated sewer capacity reservation fees for the Project, payment of the total unanticipated sewer capacity reservation fees would render the redevelopment economically unfeasible. Therefore, in light of the public benefits of this critical project to the local community, PAWC requests a limited waiver of its wastewater tariff and a portion of the sewer capacity fees. In support hereof, PAWC states as follows:

I. INTRODUCTION

1. PAWC is a regulated public utility corporation duly organized and existing under the laws of the Commonwealth of Pennsylvania, and is engaged in the business of collecting, treating, storing, supplying, distributing and selling water to the public, and collecting, treating, transporting and disposing of wastewater for the public. Water and wastewater services are furnished by PAWC to the public in a service territory encompassing more than 418 communities in 37 counties across the Commonwealth.

2. PAWC has a principal place of business at 852 Wesley Drive, Mechanicsburg, Pennsylvania 17055.

3. Pleadings, orders, notices, and other papers filed or served in this matter should be served on PAWC's attorneys:

Elizabeth R. Triscari, Esq.
Pennsylvania-American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055
Telephone: 717-550-1574
Email: Elizabeth.triscari@amwater.com

Adeolu A. Bakare, Esq.
Victoria A. Geddis, Esq.
McNees Wallace & Nurick LLC
100 Pine Street
Harrisburg, PA 17101
Telephone: 717-237-5290
Email: abakare@mcneeslaw.com
vgeddis@mcneeslaw.com

II. LEGAL AUTHORITY

4. The Commission's Regulations authorize the relief requested by the Company. Pursuant to 52 Pa. Code § 5.43, a petition for waiver of a Commission regulation must set forth the petitioner's interest, the relevant legal authority, the purpose of the petition, and the factual grounds for the waiver.

5. The Commission has exercised its authority to waive regulations and/or tariff provisions upon a determination that such waiver serves the public interest.⁴

III. BACKGROUND

6. PAWC has provided wastewater services to customers within the City of York since 2022, following an acquisition of the City of York's wastewater system.⁵

⁴ *Petition of PECO Energy Company for Temporary Waiver of Regulations Related to the Required Days In a Billing Period*, 2018 Pa. PUC LEXIS 425 (Order entered Dec. 6, 2018), *13; *see also* 66 Pa. C.S. § 501(a).

⁵ The PUC approved PAWC's acquisition of the City of York's wastewater system on April 14, 2022. *See In re: Application of Pennsylvania-American Water Company under Section 1102(a) of the Pennsylvania Public Utility Code*, 66 Pa C.S. § 1102(a), for approval of: (1) the transfer, by sale, to Pennsylvania-American Water Company, of substantially all of the assets, properties and rights related to the wastewater collection and treatment system owned by the York City Sewer Authority and operated by the City of York, (2) the rights of Pennsylvania-American Water Company to begin to offer or furnish wastewater service to the public in the City of York, Pennsylvania, and to three bulk service interconnection points located in North York Borough, Manchester Township and York Township, York County, Pennsylvania, and (3) the rights of Pennsylvania-American Water Company to begin to offer and furnish Industrial Pretreatment Program to qualifying industrial customers in Manchester Township, Spring Garden Township and West Manchester Township, York County, Pennsylvania, Order entered April 14, 2022, Docket No. A-2021-3024681.

7. On December 29, 2023, the RDA finalized the purchase of the 17.3-Acre campus formerly owned by Dentsply Sirona, Inc. ("Dentsply") on West College Avenue in the City of York, Pennsylvania (the "Property").⁶

8. The purpose of the RDA is to reposition properties for redevelopment so that they comply with building codes and are no longer a blighting influence in their neighborhoods. The RDA's ultimate mission is to create economic assets which contribute to the tax base of the City of York and advance the plan for the appropriate development and use of each neighborhood involved.

9. In early 2024, the RDA entered into a Purchase & Sale and Pre-development Agreement with York Realty, to redevelop the Property for mixed-use purposes as part of an adaptive re-use initiative for the Property.⁷ This redevelopment effort represents a historic project for the City of York as the Property had been continuously owned by Dentsply since 1907 and operated as a manufacturing hub and community pillar for over 100 years. In selling the property to the RDA, Dentsply sought to ensure the property would be dedicated to the highest and best use for the urban community.

10. Consistent with the corporate citizenship of the former owner, the redevelopment effort known as the York Creek Development Project will offer 178 new rental housing units, including workforce and naturally occurring affordable housing, 62 for-sale townhomes, commercial and community-servicing spaces for local small businesses, and support for the Codorus Creek Greenway Project through land donation.

⁶ See City of York Redevelopment Authority Announces Purchase of Dentsply Sirona Campus - City of York, Pennsylvania, (Jan. 8, 2024), <https://www.yorkcity.org/city-of-york-redevelopment-authority-announces-purchase-of-dentsply-sirona-campus/>.

⁷ *Id.*

11. As relates to PAWC, the entire Project sits within the City and York and will take wastewater service from PAWC. The Tariff, under the "Miscellaneous Fees and Charges" sub-header of Section A on the Fourth Revised Page 14, establishes the capacity reservation fee to be paid for the allocation of existing treatment, pumping, and transmission, trunk, and interceptor main capacity.⁸ The sewer capacity reservation fee is charged per Equivalent Dwelling Unit ("EDU").

12. As part of the development process, PAWC reviewed the development plans for the Project and determined York Realty owes sewer capacity reservation fees for 249 EDUs.

13. The magnitude of the capacity reservation fees was not anticipated by the redevelopment team. While York Realty was aware of PAWC's capacity reservation fee, its local civil and mechanical engineers' initial estimations of the applicable fee overstated the value credited from the prior owners' past usage and understated the total number of EDUs associated with the Project.

14. All in all, York Realty did not anticipate PAWC assessing fees for 249 EDUs. The developers of the Project have agreed to pay the capacity reservation fees for 127 EDUs via a combination of a \$248,000 payment and a credit for the prior owner's past usage within the existing historic structures. After accounting for that payment; capacity reservation fees for the remaining 122 EDUs remain outstanding.

15. The payment for the outstanding 122 EDUs totals approximately \$488,000. Adding these costs threatens to derail the economic viability of this critical Project.

16. Various members of the affected community, including the master developers of the Project and multiple organizations and individuals representing local, county, and state

⁸ Supplement No. 61 to Tariff Wastewater PA P.U.C. No. 16, Fourth Revised Page 14.

governments⁹ all overwhelmingly support the Company requesting a limited waiver of the remaining sewer capacity reservation fees requested herein.

17. For the reasons set forth below, PAWC should grant the requested waiver.

IV. THE COMMISSION SHOULD GRANT PENNSYLVANIA-AMERICAN WATER COMPANY A LIMITED WAIVER OF PAWC'S TARIFF PROVISION CONCERNING CAPACITY RESERVATION FEES

18. The Commission should grant PAWC's requested limited waiver of Section A under Miscellaneous Fees and Charges on the Fourth Revised Page 14 of PAWC's Tariff because it is consistent with the public interest.

19. PAWC is requesting this limited waiver for an unpaid portion of sewer capacity reservation fees totaling approximately \$488,000 for 122 EDUs in connection with the York Creek Redevelopment Project.

20. No customers will be negatively impacted by this limited waiver. PAWC will not seek recovery of lost revenues from the waived capacity reservation fees from its other sewer customers or its water customers. Accordingly, no PAWC customers will be prejudiced as a result of the Commission granting the requested limited waiver.

21. PAWC's sewer capacity reservation fees represent a substantial upfront financial burden for the York Creek Redevelopment Project. The outstanding capacity reservation fees threaten the project's feasibility by diverting capital from housing construction, site improvements, and community investments.

22. Supporting the York Creek Redevelopment Project is in the public interest because it enables the creation of affordable and workforce housing in the City of York, eliminates prolonged vacancy and brings 350,000 square feet across seven (7) existing buildings back onto

⁹ See Exhibits A through F.

the property tax rolls, facilitates the stabilization and revitalization of the surrounding neighborhoods, reduces the potential of blight in the City of York, supports job creation and the economic growth in the City of York, and the adaptive reuse of a highly visible and underutilized industrial site.

23. Finally, PAWC's request for a limited waiver has garnered wide political support at the local, county, and state levels. Refer to the following exhibits for letters of support from various parties:

- a. **Exhibit A** – Letter of Support from the City of York Redevelopment Authority;
- b. **Exhibit B** – Letter of Support from Pennsylvania State Representative Carol Hill-Evans, 95th Legislative District;
- c. **Exhibit C** – Letter of Support from Pennsylvania State Senator Dawn W. Keefer, 31st Senatorial District;
- d. **Exhibit D** – Letter of Support from York Downtown, Inc.;
- e. **Exhibit E** – Letter of Support from the York County Economic Alliance; and,
- f. **Exhibit F** – Letter of Support from the York County Board of Commissioners.

V. CONCLUSION

WHEREFORE, for the foregoing reasons, Pennsylvania-American Water Company respectfully requests that the Pennsylvania Public Utility Commission grant this Petition for Limited Waiver of Remaining Sewer Capacity Reservation Fees as required under the Company's wastewater tariff.

Respectfully submitted,

McNEES WALLACE & NURICK LLC

By 

Elizabeth Rose Triscari (Pa. I.D. No. 306921)
Pennsylvania-American Water Company
852 Wesley Drive, Mechanicsburg, PA 17055
Phone: 717-550-1574
Email: elizabeth.triscari@amwater.com

Adeolu A. Bakare (Pa. I.D. No. 208541)
Victoria A. Geddis (Pa. I.D. No. 335500)
McNees Wallace & Nurick LLC
100 Pine Street, Harrisburg, PA 17108-1166
Phone: 717-237-5290
Email: abakare@mcneeslaw.com
vgeddis@mcneeslaw.com

Counsel to Pennsylvania-American Water
Company

Dated: April 29, 2026

**The City of York
Pennsylvania**

The Honorable Sandie Walker, Mayor
101 S. George Street
York, PA 17401
www.yorkcity.org



David Tavaréz
Redevelopment Authority Specialist
Redevelopment Authority of the City of York
Office: 717-849-2876
Cell: 717-870-1762
dtavarez@yorkcity.org

Letter of Support for PA American Water Waiver – York Creek Development

February 20, 2026

Pennsylvania Public Utility Commission
400 North Street
Harrisburg, PA 17120

Re: PA American Water Waiver Request – York Creek Development

Dear Commissioners,

The Redevelopment Authority of the City of York (RDA) is pleased to submit this letter in support of PA American Water's waiver request associated with the **York Creek Development** project, the adaptive reuse of the former Dentsply Sirona manufacturing campus.

This project represents a transformative redevelopment initiative for the City of York. The site will be reactivated into a **large-scale mixed-use community** delivering:

- 178 new rental housing units, including workforce and affordable housing.
- 62 for-sale townhomes.
- Commercial and community-serving spaces.
- Support for the **Codorus Creek Greenway Project** through land donation.

Located at a key gateway into the city, the site connects downtown neighborhoods, the Salem Square community, Spring Garden Township, and York College. Its visibility and location make it a **linchpin for reinvestment** and a catalyst for broader neighborhood stabilization. Revitalizing this property is essential to strengthening adjacent communities and encouraging long-term economic growth.

The RDA has been actively involved in this project from the outset, including acquisition of the property in partnership with a master developer, ongoing advisory support, and master planning coordination. Our engagement reflects the shared understanding that revitalizing this former industrial campus is critical to providing safe, affordable housing and community revitalization.

As applied, the PA American Water sewer capacity reservation fees represent a **substantial upfront financial burden**. The outstanding EDU requirement of 122 units, totaling approximately \$488,000, threatens project feasibility by diverting capital from housing construction, site improvements, and

community investments. Granting this waiver would remove a significant barrier, ensuring the project proceeds efficiently and fulfills its full economic and community potential.

Approving PA American Water's waiver is **clearly in the public interest**, enabling:

- Delivery of affordable and workforce housing.
- Stabilization and revitalization of the surrounding neighborhoods.
- Job creation and economic growth in the City of York.
- Activation of a highly visible, underutilized industrial site.

Given the RDA's direct involvement, the scale of public-private coordination, and the importance of this redevelopment to the city and surrounding region, we **strongly urge the Pennsylvania Public Utility Commission to approve the waiver** for PA American Water.

Thank you for your consideration.

Sincerely,



David Tavaréz
Redevelopment Authority Specialist
Authorized Representative
Redevelopment Authority of the City of York

CAROL HILL-EVANS, MEMBER
95TH LEGISLATIVE DISTRICT

CAPITOL OFFICE:
528E MAIN CAPITOL BUILDING
P.O. BOX 202095
HARRISBURG, PENNSYLVANIA 17120-2095
(717) 787-7514
FAX: (717) 780-4765

DISTRICT OFFICE:
53 E. NORTH STREET, SUITE 3
YORK, PENNSYLVANIA 17401
(717) 848-9595
TOLL-FREE: (833) 787-4039
FAX: (717) 848-1871



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

February 24, 2026

Pennsylvania Public Utilities Commission
400 North Street
Harrisburg, PA 17120

To whom it may concern:

I am writing to express my support for the waiver of the remaining sewer capacity reservation fees associated with 122 Equivalent Dwelling Units (EDUs), totaling approximately \$488,000, for the York Creek Development project.

The York Creek Development project represents the adaptive reuse of the vacant former Dentsply Sirona manufacturing campus into a large-scale mixed-use community that will deliver 178 new housing units, 62 for-sale townhomes, diverse commercial space, and community-serving uses, while also supporting the Codorus Creek Greenway Project through the donation of land. This brownfields redevelopment is widely recognized as one of the most important economic development initiatives in the region.

The York City Redevelopment Authority (RDA) acquired the property in partnership with a master developer specifically because of its strategic importance as a gateway site and a catalyst for reinvestment. The RDA has remained closely involved through ownership participation, master planning coordination, and ongoing advisory support to ensure the project aligns with broader economic development goals across the city and county.

Given the scale of public-private coordination already committed and the project's importance to regional housing supply, economic growth, and long-term tax base expansion, I respectfully urge consideration of a waiver of the remaining 122 EDU fees. This action would help ensure continued momentum on a project that serves as a linchpin for redevelopment across this section of York.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Carol Hill-Evans".

Carol Hill-Evans
State Representative
95th Legislative District

COMMITTEES
STATE GOVERNMENT, CHAIR

CAUCUSES
ANIMAL PROTECTION CAUCUS
ARTS & CULTURE CAUCUS
ASIAN PACIFIC AMERICAN CAUCUS
AUTISM & INTELLECTUAL DISABILITIES CAUCUS
BIPARTISAN FILM CAUCUS
CLIMATE CAUCUS
CRIMINAL JUSTICE REFORM CAUCUS
FIREFIGHTERS & EMERGENCY SERVICES CAUCUS
LEGISLATIVE LATINO CAUCUS
LGBTQ EQUALITY CAUCUS
PA BLACK MATERNAL HEALTH CAUCUS
PA SAFE CAUCUS
PENNSYLVANIA LEGISLATIVE BLACK CAUCUS
WOMEN'S CAUCUS
WOMEN'S HEALTH CAUCUS

DELEGATIONS
CENTRAL PA DELEGATION
SOUTHEAST DELEGATION

**STATE SENATOR
DAWN KEEFER**
31ST SENATORIAL DISTRICT

HARRISBURG OFFICE
SENATE BOX 203031
169 MAIN CAPITOL BUILDING
HARRISBURG, PA 17120-3031
PHONE: 717-787-8524

DILLSBURG OFFICE
12 N BALTIMORE STREET
DILLSBURG, PA 17019
PHONE: 717-432-1730
FAX: 717-432-1733



Senate of Pennsylvania

COMMITTEES

LOCAL GOVERNMENT, CHAIR
URBAN AFFAIRS & HOUSING, VICE CHAIR
CONSUMER PROTECTION
& PROFESSIONAL LICENSURE
EDUCATION
FINANCE
INTERGOVERNMENTAL OPERATIONS
LAW & JUSTICE
CAPITOL PRESERVATION COMMITTEE
LOCAL GOVERNMENT COMMISSION
POLICY COMMITTEE

dkeefe@pasen.gov
www.senatorkeefe.com

Pennsylvania Public Utility Commission

400 North Street
Harrisburg, PA 17120

March 17, 2026

Re: PA American Water Waiver Request – York Creek Development

Dear Commissioners,

I am writing to support PA American Water’s waiver request associated with the York Creek Development project, a transformative redevelopment of the former Dentsply Sirona manufacturing campus in the City of York.

This project represents a major investment in the region and will deliver 178 new rental housing units, including workforce and affordable housing, as well as 62 for-sale townhomes. It will also include commercial and community-serving spaces and support the Codorus Creek Greenway through land donation. Collectively, these elements will create a vibrant, mixed-use community that enhances quality of life while promoting economic growth and neighborhood revitalization.

Strategically located at a key gateway into the city, the site connects downtown York, the Salem Square neighborhood, Spring Garden Township, and York College. Its redevelopment will reactivate a highly visible, underutilized industrial property and serve as a catalyst for broader reinvestment and long-term community stabilization.

The Redevelopment Authority of the City of York has been actively engaged in advancing this project through acquisition, coordination with a master developer, and ongoing planning efforts. This strong public-private partnership reflects the shared commitment to delivering safe, attainable housing and meaningful community improvements.

However, the current sewer capacity reservation fees present a significant financial burden. The required 122 Equivalent Dwelling Units (EDUs), totaling approximately \$488,000, represent a substantial upfront cost that could hinder project feasibility. These funds would otherwise be invested directly into housing construction, infrastructure, and site enhancements.

Granting this waiver would remove a critical barrier and allow the project to proceed efficiently, ensuring the full realization of its economic and community benefits. Approval is clearly in the public interest, as it will support affordable housing, stimulate job creation, and revitalize a key site within the City of York.

Thank you for your consideration.

**STATE SENATOR
DAWN KEEFER**
31ST SENATORIAL DISTRICT

HARRISBURG OFFICE
SENATE BOX 203031
169 MAIN CAPITOL BUILDING
HARRISBURG, PA 17120-3031
PHONE: 717-787-8524

DILLSBURG OFFICE
12 N BALTIMORE STREET
DILLSBURG, PA 17019
PHONE: 717-432-1730
FAX: 717-432-1733



Senate of Pennsylvania

COMMITTEES

LOCAL GOVERNMENT, CHAIR
URBAN AFFAIRS & HOUSING, VICE CHAIR
CONSUMER PROTECTION
& PROFESSIONAL LICENSURE
EDUCATION
FINANCE
INTERGOVERNMENTAL OPERATIONS
LAW & JUSTICE
CAPITOL PRESERVATION COMMITTEE
LOCAL GOVERNMENT COMMISSION
POLICY COMMITTEE

dkeefe@pasen.gov
www.senatorkeefe.com

Sincerely,

A handwritten signature in black ink that reads "Dawn Keefe".

Dawn W. Keefe
Pennsylvania State Senator
31st Senatorial District



February 20, 2026

Pennsylvania Public Utility Commission

400 North Street
Harrisburg, PA 17120

To whom it may concern:

I am writing to express strong support for the waiver of the remaining sewer capacity reservation fees associated with 122 Equivalent Dwelling Units (EDUs), totaling approximately \$488,000, for the York Creek Development project.

The York Creek Development project represents the adaptive reuse of the vacant former Dentsply Sirona manufacturing campus into a large-scale mixed-use community that will deliver 178 new housing units, 62 for-sale townhomes, diverse commercial space, and community-serving uses, while also supporting the Codorus Creek Greenway Project through the donation of land. This brownfields redevelopment is widely recognized as one of the most important economic development initiatives in the region.

The York City Redevelopment Authority (RDA) acquired the property in partnership with a master developer specifically because of its strategic importance as a gateway site and a catalyst for reinvestment. The RDA has remained closely involved through ownership participation, master planning coordination, and ongoing advisory support to ensure the project aligns with broader economic development goals across the city and county.

The remaining EDU fees represent a significant upfront cost burden that directly jeopardizes project feasibility. Waiving these fees would allow more capital to be directed toward housing delivery, job creation, and reinvestment in a site that is central to revitalizing surrounding neighborhoods, including the adjacent Salem Square community. We believe that the approved Master Plan has the potential to provide a dynamic destination that would be accessible to patrons from across York County, offer a compelling off-campus housing product for nearby students and recent graduates alike, and create new home ownership opportunities at a scale not seen within the City of York in decades.

Given the scale of public-private coordination already committed and the project's importance to regional housing supply, economic growth, and long-term tax base expansion, we respectfully urge consideration of a waiver of the remaining 122 EDU fees. This action would help ensure continued momentum on a project that serves as a linchpin for redevelopment across this section of York.

Sincerely,

A handwritten signature in blue ink that reads "Sarah E. O'Brien".

Sarah O'Brien
Executive Director
Downtown Inc

February 20, 2026

Pennsylvania Public Utility Commission

400 North Street
Harrisburg, PA 17120

To whom it may concern:

I am writing to express strong support for the waiver of the remaining sewer capacity reservation fees associated with 122 Equivalent Dwelling Units (EDUs), totaling approximately \$488,000, for the York Creek Development project.

The York Creek Development project represents the adaptive reuse of the vacant former Dentsply Sirona manufacturing campus into a large-scale mixed-use community that will deliver 178 new housing units, 62 for-sale townhomes, diverse commercial space, and community-serving uses, while also supporting the Codorus Creek Greenway Project through the donation of land. This brownfield redevelopment is widely recognized as one of the most important economic development initiatives in the region.

The York City Redevelopment Authority (RDA) acquired the property in partnership with a master developer specifically because of its strategic importance as a gateway site and a catalyst for reinvestment. The RDA has remained closely involved through ownership participation, master planning coordination, and ongoing advisory support to ensure the project aligns with broader economic development goals across the city and county.

The remaining EDU fees represent a significant upfront cost burden that directly jeopardizes project feasibility. Waiving these fees would allow more capital to be directed toward housing delivery, job creation, and reinvestment in a site that is central to revitalizing surrounding neighborhoods. We believe that the approved Master Plan has the potential to provide a dynamic destination that would be accessible to patrons from across York County, offer a compelling off-campus housing product for nearby students and recent graduates alike, and create new home ownership opportunities at a scale not seen within the City of York in decades.

We respectfully urge consideration of a waiver of the remaining 122 EDU fees. This action would help ensure continued momentum on a project that serves as a linchpin for redevelopment across this section of York.

Thank you for your time and consideration.

Sincerely,



Kevin Schreiber
President & CEO, York County Economic Alliance

YORK COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS
JULIE WHEELER, PRESIDENT
J. SCOTT BURFORD, VICE PRESIDENT
DOUG HOKE, COMMISSIONER



CHIEF CLERK
CLAIR DOLL
CHIEF FINANCIAL OFFICER
TYLER CHRONISTER
SOLICITOR
JONELLE HARTER ESHBACH

YORK COUNTY ADMINISTRATIVE CENTER
28 E. Market Street, York, PA 17401
P: 717-771-9964 F: 717-771-9804

March 17, 2026

Pennsylvania Public Utility Commission
400 North Street
Harrisburg, PA 17120

RE: Redevelopment of Dentsply-Sirona Campus – PUC Waiver Request

To Whom It May Concern:

We are writing to express our strong support for waiving the remaining sewer capacity reservation fees associated with 122 Equivalent Dwelling Units (EDUs), totaling approximately \$488,000, for the York Creek Development project. We understand that the development has already offered to cover the costs associated with 127 EDUs via a combination of a credit for Dentsply's past usage within the existing historic structures, in addition to a \$248,000 payment attributable to the new construction townhome component of the project.

The York Creek Development — the adaptive reuse of the Dentsply-Sirona's longtime manufacturing campus — will deliver 178 new workforce rental housing units, 62 for-sale townhomes, diverse commercial spaces, and community-serving uses. It also supports the Codorus Creek Greenway Project through a land donation. This brownfields redevelopment is widely recognized as one of the most significant economic development initiatives in our region, and the Redevelopment Authority of the City of York has remained closely involved with a direct ownership stake in the land, to ensure the project aligns with broader citywide and countywide goals.

The remaining EDU fees in question were unforeseen by the development team's local civil engineering team and represent a meaningful upfront cost burden that directly threatens project feasibility. Waiving these fees would allow capital to flow toward housing delivery (keeping rents at an attainable level), job creation, and neighborhood reinvestment — particularly for the adjacent Salem Square community. The approved Master Plan has the potential to create a dynamic, county-wide destination, provide compelling housing for students and recent graduates, and generate new homeownership opportunities at a scale not seen in the City of York in decades.

VISION: INSPIRING OPPORTUNITY FOR A UNIFIED COMMUNITY
MISSION: BUILDING A BETTER YORK COUNTY **PURPOSE:** STRENGTHENING QUALITY OF LIFE
CORE VALUES: INCLUSIVE, TRANSPARENT, DEDICATED

Given the extraordinary level of public-private coordination already committed and this project's importance to regional housing supply, economic growth, and long-term tax base expansion, the York County Board of Commissioners respectfully urges approval of the EDU fee waiver. This action will help preserve the momentum of a project that serves as a linchpin for revitalization across this section of York.

Thank you for your time and consideration.

Sincerely,


Julie Wheeler, President


Scott Burford, Vice President


Doug Hoke, Commissioner

VERIFICATION

I, Elizabeth Rose Triscari, as Senior Counsel for Pennsylvania-American Water Company, hereby state that the facts set forth in the foregoing Petition of Pennsylvania-American Water Company for Limited Waiver of Tariff Provisions 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).

Dated: April 27, 2026

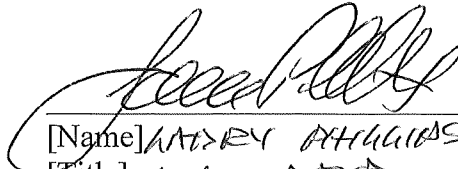


Elizabeth Rose Triscari
Senior Counsel

VERIFICATION

I, APRIL, as MEMBER for York Realty Partners, LLC, hereby state that the facts set forth in the foregoing Petition of Pennsylvania-American Water Company for Limited Waiver of Tariff Provisions 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).

Dated: 4/27/26



[Name] APRIL
[Title] MEMBER