



Benjamin C. Dunlap Jr.
Partner

240 North Third Street
7th Floor
Harrisburg, PA 17101
T: 717.234.5530 | D: (717) 480-5303
bdunlap@cohenseglias.com
www.cohenseglias.com

July 23, 2026

VIA ELECTRONIC FILING

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

***Re: Application of the NextEra Energy Transmission MidAtlantic, Inc., filed pursuant to 52 Pa. Code Chapter 57 Subchapter G, for approval to site and construct a 500 kV transmission line associated with the MidAtlantic Resiliency Link Project located in portions of Greene County and Fayette County, Pennsylvania
PUC Docket No. A-2026-3060856***

***Application of the NextEra Energy Transmission MidAtlantic, Inc., for all of the necessary authority, approvals, and certificates of public convenience (1) to begin to furnish and supply electric transmission service in Greene County and Fayette County, Pennsylvania; (2) for certain Affiliated Interest Agreements; and (3) for any Other approvals necessary to complete the contemplated transactions
PUC Docket No. A-2026-3060921***

Dear Secretary Homsher:

Enclosed please find a Prehearing Conference Memorandum on behalf of Ponderosa Properties LLC for filing in the above-referenced matters. Copies have been served upon all interested parties of record. Thank you.

Sincerely yours,

A handwritten signature in blue ink that reads "Benjamin C. Dunlap, Jr.".

Benjamin C. Dunlap, Jr.

BCD:klg
Enclosure

cc: Administrative Law Judge John M. Coogan
Administrative Law Judge Erin L. Gannon
All Parties of Record

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of the NextEra Energy	:	
Transmission MidAtlantic, Inc., filed	:	Docket No. A-2026-3060856
pursuant to 52 Pa. Code Chapter 57	:	
Subchapter G, for approval to site and	:	
construct a 500 kV transmission line	:	Filed Electronically
associated with the MidAtlantic Resiliency	:	
Link Project located in portions of Greene	:	
County and Fayette County, Pennsylvania	:	

Application of the NextEra Energy	:	Docket No. A-2026-3060921
Transmission MidAtlantic, Inc., for all of the	:	
necessary authority, approvals, and	:	
certificates of public convenience (1) to begin	:	Filed Electronically
to furnish and supply electric transmission	:	
service in Greene County and Fayette County,	:	
Pennsylvania; (2) for certain Affiliated	:	
Interest Agreements; and (3) for any Other	:	
approvals necessary to complete the	:	
contemplated transactions	:	

**PREHEARING CONFERENCE MEMORANDUM OF
PONDEROSA PROPERTIES LLC**

Ponderosa Properties LLC (“Ponderosa”), by and through its undersigned counsel, hereby files this Prehearing Conference Memorandum., pursuant to the Second Prehearing Conference Order issued by Administrative Law Judges John M. Coogan and Erin L. Gannon on June 26, 2026, in the above-referenced matters.

I. HISTORY OF PROCEEDING:

NextEra Energy Transmission MidAtlantic, NA (“NEET MA”), filed its Applications in the above-referenced proceedings on March 3, 2026, Ponderosa filed its Petition to Intervene on May 29, 2026.

II. ISSUES PONDEROSA INTENDS TO PRESENT:

a. The detrimental effect that NEET MA's proposed taking of prime riverfront property along the Cheat River would have on Parcel 36-24-0020, resulting in a significant diminution in value of the remaining property.

b. That NEET MA's relocation of the proposed transmission line route to areas of Parcel 36-24-0020 farther removed from the river would cause no substantial hardship to NEET MA.

c. NEET MA's refusal to alternatively purchase the entire tracts would leave Ponderosa with a continuing realty tax liability without the full benefit of its property following the takings.

III. LISTING OF PROPOSED WITNESSES:

Paul F. Kokot, Jr.
Managing Member
Ponderosa Properties LLC
P.O. Box 912
Granville, WV 26534

The subject of Mr. Kokot's testimony will be centered on the detrimental effects that the proposed location of the transmission line would have on his land.

Ponderosa reserves the right to name other or additional witnesses as the issues in this matter further develop.

IV. LIST OF EXHIBITS OR DOCUMENTS THAT PONDEROSA INTENDS TO PRESENT AT THE HEARING IN THIS PROCEEDING:

Unknown at this time.

V. PROPOSED LITIGATION SCHEDULE:

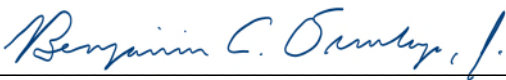
Ponderosa defers to Applicant and other primary litigants in this matter to propose a litigation schedule.

VI. CONSOLIDATION OF PROCEEDINGS:

In light of the Commission's Order issued June 1, 2026, and the position of the Office of Consumer Advocate thereto, Ponderosa is of the opinion that the two Application proceedings should no longer remain consolidated and should be handled separately for purposes of litigation.

Respectfully submitted,

**COHEN SEGLIAS PALLAS
GREENHALL & FURMAN PC**

By: 
Benjamin C. Dunlap, Jr., Esquire
Supreme Court I.D. No. 66283
240 North 3rd Street, 7th Floor
Harrisburg, PA 17101
Telephone: (717) 480-5303
Email: bdunlap@cohenseglia.com

Counsel for Ponderosa Properties LLC

Date: July 23, 2026

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of the NextEra Energy	:	
Transmission MidAtlantic, Inc., filed	:	Docket No. A-2026-3060856
pursuant to 52 Pa. Code Chapter 57	:	
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Pennsylvania; (2) for certain Affiliated	:	
Interest Agreements; and (3) for any Other	:	
approvals necessary to complete the	:	
contemplated transactions	:	

CERTIFICATE OF SERVICE

I hereby certify that I served a copy of the foregoing Prehearing Conference

Memorandum in the above-captioned proceedings this day via Electronic Mail and/or First-Class
mail to the following:

Garrett P Lent Esquire
David V Macgregor Esquire
Hayley E Wilburn Esquire
Post And Schell
17 North 2nd Street 12th Floor
Harrisburg PA 17101-1601
glent@postschell.com
dmacgregor@postschell.com
hwilburn@postschell.com

Alana Galanis Esquire
Nextera Energy Transmission
700 Universe Boulevard
Juno Beach Fl 33408
anna.galanis@nexteraenergy.com

Tracy C Davis Esquire
Nextera Energy Transmission
5920 West William Cannon Drive
Bldg 2
Austin Tx 78749
tracy.c.davis@nexteraenergy.com

Linda Maust-Jacob
510 Braddock Road
Markleysburg PA 15459
Pnut474@gmail.com

Evan Dimond Johns Esquire
Thomas L Kloehn Esquire
Appalachian Mountain Advocates
6101 Penn Avenue Suite 201
Pittsburgh, PA 15203
ejohns@appalmad.org
tkloehn@appalmad.org

Seth Sherman
Center for Coalfield Justice
69 Beau Street Suite 101
Washington PA 15301
seth@centerforcoalfieldjustice.org

Charity Krupa
PO Box 622
Smithfield PA 15474
charity@givemeliberty.co

Harold D Harrison
16 South Main Street
Fairchance PA 15436
Wantaharley4me@yahoo.com

Jacob Guthrie Esquire
Melanie El Atieh Esquire
Josiah B Harmer
Office of Consumer Advocate
555 Walnut Street
5th Floor Forum Place
Harrisburg PA 17101
jguthrie@paoca.org
melatieh@paoca.org
jharmer@paoca.org

John M Purcell Esquire
John M Purcell PC
55 East Church Street
Uniontown PA 15401
jackpurcell146@gmail.com

Joseph Pennington
7104 Morgantown Road
Point Marion PA 15474
Penrod12@yahoo.com

Kristle Krichbaum
251 Church Street
Smithfield PA 15478
Kristle.krichbaum@gmail.com

Raymond Waddell and
Samantha Wright
1102 White Willow Way
Morgantown WV 26505
ray_waddell31@yahoo.com

Stephanie Lynne McCandless
320 Bortz Road
Point Marion, PA 15474-1101
Stephaniem200@gmail.com

Donna Hopkins-Harrison
19 South Main Street
Fairchance, PA 15436
lawis4me@yahoo.com

Allen Ellsworth
32 Kyle Avenue
Fairchance PA 15436
Camper3155@atlanticbb.net

John Dennis
333 Canaan Church Road
Gibbon Glade PA 15440
Wendydennis63@gmail.com

David Browne
249 Old Waterworks Road
Dilliner PA 15327
Djbrowne058@gmail.com

Bailey Jane Dennis
185 Rishel Road
Gibbon Glade PA 15440
baileysahm@gmail.com

Barbara Dennis
185 Rishel Road
Gibbon Glade PA 15440
barbdennis50@gmail.com

Dustin Dennis
185 Rishel Road
Gibbon Glade PA 15440
Dustindennis223@gmail.com

Thomas Bozek
875 Wymys Gap Road
PO Box 170
Smithfield PA 15478
Tommyguitar4@aol.com

Elizabeth Arhur Trustee
1431 East Capitol Street
Southeast
Washington DC 20003
egarthur1@gmail.com

Joseph Gabeletto
247 McCracken School Road
Farmington PA 15437
jgabeletto@yahoo.com

Gerry Dawson
204 Barton Hollow Road
Smithfield, PA 15478
Dawson_gerry@hotmail.com

Robert Zuchowsky
100 Sroka Lane
Smithfield PA 15478
suzu4@verizon.net

Angela Fox
477 Dinnerbell Road
Ohiopyle PA 15470
keithfox477@verizon.net

Wendy Dennis
333 Canaan Church Road
Gibbon Glade PA 15540
Wendydennis63@gmail.com

Janet Pennington
715 Taylortown Road
Dilliner PA 15327-1649
Pen2980@hotmail.com

Phillip C. Tarcy
Christine J. Tarcy
275 Barton Hollow Road
Smithfield, PA 15478
ptarcy@verizon.net

Via USPS First Class Mail:

Michael Pupek
119 Cooley Estates Road
Smithfield PA 15478

Mary Wilson
215 Fox Hollow Road
Smithfield PA 15478

Sharon Oberlechner
2754 Morgantown Road
Smithfield PA 15478

Joni Bowers
3027 Langley Road
Uniontown PA 15401

Travis Rishel
2810 Dinner Bell Five Forks Road
Farmington PA 15437

Alice Rishel
2812 Dinnerbell Five Forks Road
Farmington PA 15437

Eunice Mastronicola
411 Pike School Road
Markleysburg PA 15459

Kathy Rishel
2810 Dinner Bell Five Forks Road
Farmington PA 15437

Diane Cieszyski
58 Main Street
Smithfield PA 15478

Lu Swihart
4706 Morgantown Road
Lake Lynn PA 15451

Perry Dennis
185 Rishel Road
Gibbon Glade PA 15440

Sheila Grimm
49 Fayette Street
Smithfield PA 15478

Lisa Mesich
326 2nd Street
Adah PA 15410

Charles Cieszyski Jr
58 Main Street
Smithfield PA 15478

John Houze
605 Timbers Road
Point Marion PA 15474

Justine Davis
1160 Geroges-Fairchance Road
Smithfield PA 15478

Susan Zuchowsky
100 Sroka Lane
Smithfield PA 15478

Cindy Dawson
204 Barton Hollow Road
Smithfield PA 15478

William Oberlechner
2754 Morgantown Road
Smithfield PA 15478

Judith D Pupek
119 Cooley Estates Road
Smithfield PA 15478

Larry Rishel
2812 Dinnerbell Five Forks Road
Farmington PA 15437

/s/Karen L. Gagne

Karen L. Gagne Administrative Assistant to
Benjamin C. Dunlap, Jr., Esquire

Date: July 23, 2026