AGL ECON-1 Tariff Sheet 27(3)(c)

ECON-1 Project Minimum Economic Development Benefit Requirements ("MBR")	Customer or Project ID	Hall County	
	Location	HF Reed Industrial Pkwy.	
	AGL Certificated to Serve Location?	Yes	
	Availability	New Customer	
	Anticipated Rate Schedule	G-11	
	Organization Requesting Service	AGL	
	Customer Name	Mad Eye Moody, LLC	
Tariff Sheet 27(3)(c)(i): MBR-1	Estimated Total Customer Capital Investment	$ 48,055,680	qualifies per 3Ci
	Customer Capital Investment Purposes		
	Land	$ 17,325,680	
	Plant	$ 25,290,000	
	Equipment	$ 5,440,000	
	Vehicles		
	Other (Explain)		
	Estimated Meters Addition	3	
	Estimated Billing Units Addition	3	
Tariff Sheet 27(3)(c)(ii): MBR-2	Estimated Job Additions	345	qualifies per 3Cii
Tariff Sheet 27(3)(c)(iii): MBR-3	Estimated Local Tax Base Uplift	$2,890,000	qualifies per 3Ciii
Tariff Sheet 27(3)(c)(iv): MBR-4	Estimated Firm Gas Load/Year (Dth)	2,520	qualifies per 3Civ
	Governmental Entity Involved?	None	

Notes:
*There will be a total of 8 meters when development is fully occupied.
**Initial three customers will contribute approximately 70 jobs. Approximately 345 jobs will be created when development is fully occupied.
***Initial customers expected to take approximately 2,520 Dth/yr. Approximately 4,140 Dth/yr will be used when development is fully occupied.

Tariff Sheet 27(4) Quantification

Tariff Sheet 27(4)(a): Detailed Project Description

This application proposes to serve a commercial and retail development in Flowery Branch, Georgia which is located in Hall County. The development will initially include three customers: a BP gas station, a Clipper truck stop gas station and convenience store, and a yet-to-be-named restaurant. Future tenants include a hotel, a medical facility, a mail and shipping store, and two additional restaurants. The BP station, the Clipper truck stop gas station and convenience store, and the yet-to-be-named restaurant have committed to natural gas service and AGL will not begin construction of necessary facilities to serve the development until line extension contracts are executed, so long as the project is approved by the Commission.

In order to serve this development, AGL plans to tie-into existing 4" plastic main located east of the intersection of Martin Road and Falcon Parkway and install approximately 1,995 feet of 4" plastic main (MAOP 60 psi) northwest along Martin Road and HF Reed Industrial Parkway to reach the development and approximately 1,140 feet of 1-1/4" plastic service line to serve the new customers (see attached Map of Proposed Project). AGL is certificated to serve this area of Hall County.

Tariff Sheet 27(4) Quantification

Tariff Sheet 27(4)(b) EDC Affirmative Statement

The Hall County Project qualifies for approval under Section 3.C. of the Econ-1 Tariff as customers in the G-11 rate class.

Tariff Sheet 27(4)(c) Detailed estimated cost of the project in Excel

Atlanta Gas Light
Estimate Detail
Project: 5990 HF REED IND PKWY FLOWERY BRANCH GA 30542
Date: 01/10/25

Item No.	Element	Quantity	Unit	Rate $	Total $
1	**Land**	**$7,500**			
1.1	**Land Cost**	**$0**			
1.11	Temporary Workspace	0.00	acre	0.00	0
1.2	**Acquisition Labor & Expenses**	**$ 7,500.00**			
1.21	ROW allowance, including survey, staking & land agent	1	sum	$ 7,500.00	$ 7,500.00
2	**Outside Services**	**$0**			
2.1	**NDE Contractor**	**$0**			
2.11		0	sum	0.00	0
2.2	**Environmental**	**$0**			
2.22		0	sum	0.00	0
2.3	**Engineering Design**	**$0**			
2.32		0	sum	0.00	0
2.4	**Program Management**	**$0**			
2.41		0	sum	0.00	0
2.5	**Land Management**	**$0**			
2.51		0	sum	0.00	0
2.6	**Public Relations**	**$0**			
2.61		0	sum	0.00	0
2.7	**Materials Procurement**	**$0**			
2.71		0	sum	0.00	0
2.8	**Legal Cost**	**$0**			
2.81		0	sum	0.00	0
2.9	**Construction Supervision**	**$0**			
2.91		0	sum	0.00	0
2.10	**Taps and Stops**	**$0**			
3	**Materials, including freight and tax**	**$ 27,616.81**			
3.1	**Pipe**	**$ 8,564.25**			
3.12	4" Plastic Pipe	1,995	lf	$ 3.35	$ 6,683.25
3.13	1-1/4" Plastic Pipe	1,140	lf	$ 1.65	$ 1,881.00
3.2	**Valves & Actuators**	**$0**			
3.21	Included in 3.1		ea	$ -	$ -
3.3	**Fittings**	**$0**			
3.31	Other fittings Included in 3.1		ea	$ -	$ -
3.4	**Miscellaneous Materials**	**$ 19,053**			
3.41	Included in 3.1		ea	$ -	$ -
3.42	Meter Set Equipment	8	ea	$ 2,381.57	$ 19,052.56
4	**Construction**	**$284,659**			
4.1	**Permitting**	**$ 24,750**			
4.11	Local Permitting & Traffic Control	1	sum	$ 24,750	$ 24,750

4.2	**Construction**	**$ 259,908.60**			
4.22	4" Platic Pipe installation	1,995.00	lf	$ 103.92	$ 207,320.40
4.26	1-1/4" Plastic Pipe installation	1,140.00	lf	$ 46.13	$ 52,588.20
4.3	**HDD**	**$ -**			
4.31		$ -	ea	$ -	$ -
	subtotal	**319,775**			
5	**Contingency**	**31,978**			
5.1	General Contingency 10%				$ 31,977.54
6	**Escalation**	**0**			
6.1					
7	**Labor**	**3,750**			
7.1	Direct Internal Labor				$ 3,750.00
8	**Finance Cost**	**12,407**			
8.1	AFUDC				$ 12,407.29
	Total				**370,000**

Tariff Sheet 27(4)(d) A Map of the proposed project

See attached map of the proposed project.