FILED
APR 15 2025
EXECUTIVE SECRETARY
GPSC

DOCKET# 41559
DOCUMENT# 222290

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DOCKET NO. 41559

ORDER APPROVING ATLANTA GAS LIGHT COMPANY'S PETITION TO APPROVE HALL COUNTY PROJECT – FLOWERY BRANCH

I. Background

On October 10, 2017, the Commission approved Atlanta Gas Light Company's ("AGL" or "Company") Economic Development Tariff ("ECON-1 Tariff") as part of efficiency changes to AGL's customer growth initiatives. The ECON-1 Tariff, Section 27, was approved for large economic development projects with economic development parameters based on customer class, capital investment, new jobs created, and new gas load. The initial Tariff allowed up to $15 million per year for ECON-1 Tariff projects. On August 28, 2023, the Commission approved changes to the ECON-1 Tariff that increased the annual limit to $25 million per year. ECON-1 projects were approved to be recovered through a surcharge mechanism similar to the i-CDP's SRR rider, a known and approved recovery mechanism, to recover the ECON-1 rate base.

II. Hall County Project – Flowery Branch

On February 21, 2025, AGL filed a Petition (Docket No. 41559, Document No. 221551) seeking approval of this proposed ECON-1 Project in Hall County ("Project"), to serve a commercial and retail development that meets the requirements of the G-11 rate class of AGL's ECON-1 Tariff.

Per the petition, the Project qualifies under Section 3.C. of the ECON-1 Tariff as a Customer in the G-11 (Commercial) rate class. The estimated total customer capital investment amount for this Project is $48,055,680. It is expected that the BP gas station, the Clipper truck stop gas station and convenience store, and the yet-to-be-named restaurant will add approximately 70 jobs to the local community. The anticipated future tenants, who include a hotel, a medical facility, a mail and shipping store, and two additional restaurants, are expected to add approximately 275 jobs, for a

total of approximately 345 jobs for the local community once the Project is fully occupied. The Company anticipates that the tax base for this project will be $2,890,000. The BP gas station, the Clipper truck stop gas station and convenience store, and the restaurant will add connected load on a Firm basis of approximately 2,520 dekatherms per year. When the Project is fully occupied, the total added connected load on a Firm basis will be approximately 4,140 dekatherms per year.

AGL proposes to tie into an existing 4" plastic main-with-approximately, 1,995 feet of 4" plastic main (MAOP 60 psi)-along the northwest part of Martin Road and HF Reed Industrial Parkway to reach the development. AGL will then install approximately 1,140 feet of 1-1/4" plastic service line to serve the new customers. The Company estimates that this project can be completed at a cost of approximately $370,000, as indicated below in Table 1.

AGL is certificated to serve the relevant area of Hall County.

An analysis of this project under Rule 8 (Nonresidential Main and Service Extension) of the AGL Tariff or Tariff Rate E-1 (Georgia SEED Program) indicates that the Customer would owe a contribution in aid of construction (CIAC) in excess of $60,000.

III. Staff's Analysis Project Analysis

The Staff reviewed the filing and confirmed that the required Minimum Filing Requirement ("MFR") information was provided as part of Tariff Section 3(C)(i-iv), and it was found to be whole and complete. Please see **Table 1** below:

Table 1: AGL's ECON-1 Tariff Section 3(C)(i-iv)

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
	Customers Capital Investment Purpose	
	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-	Estimated Job Additions	345
Tariff Sheet 27(3)(c)(iii): MBR-	Estimated Local Tax Base Uplift	$2,890,000
Tariff Sheet 27(3)(c)(iv): MBR-	Annual Estimated Firm Gas Load	2,520 Dth
	Governmental Entity Involvement	None

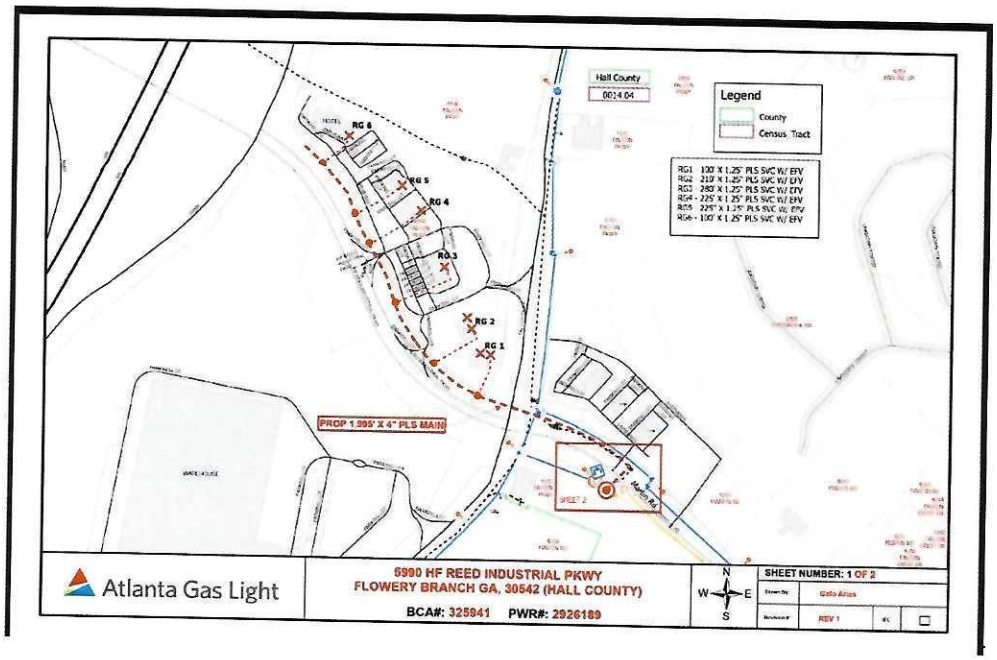
In Tariff Section 4(a-d), AGL was required to provide a technical description of the project, a statement affirming that the project meets the ECON-1 requirements, detailed engineering cost estimates, and a map of the project area. AGL provided this information. Please see **Table 2** below:

Table 2: AGL's ECON-1 Tariff Section 4(a – d)

4.	Qualification The Company shall include the following information with any ECON-1 project proposal: (a) A detailed description of the project to include the county name, size and type of pipe, estimated cost, estimated number of jobs created, and estimated dekatherms of new gas load added. (b) An affirmative statement by the Company that the project complies with the ECON-1 tariff requirements and an identification of the applicable ECON-1 Tariff Section 3(A), 3(B), 3(C), or 3(D); (c) A detailed estimated cost of the project in Excel; and (d) A map of the proposed project.

The map can be seen as **Map 1** below.

Map 1



Although the AGL petition provided the required MFRs, the Staff requested supplemental information from the Company. Please see **AGL'S Responses** below.

A. AGL's Responses to Staff's Request for Supplemental Information

On April 1, 2025, AGL submitted a supplemental filing that addressed Staff's request (Docket No. 41559, Document No. 222135). See below:

> The Company stated that it will begin procuring materials and obtaining necessary permits immediately upon Commission approval of the Project.
>
> The customer has requested gas service by the end of April. AGL proposes to complete the Project by then or shortly thereafter.
>
> According to AGL, the BP gas station, the Clipper truck stop gas station and convenience store, and the restaurant will begin operations as soon as gas service is available. If AGL is unable to install gas service in time for their scheduled openings, the establishments may consider using LP gas temporarily.
>
> Per AGL, the property owner will be responsible for paying property taxes on the entire development, regardless of occupancy. The local government entity is expected to realize an estimated tax uplift of $2,890,000 once the property is ready for tenants.

The Staff was satisfied with AGL's responses.

Table 3: Georgia Secretary of State Information

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**MAD EYE MOODY, LLC**	Control Number:	**12092858**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
Business Purpose:	**NONE**		
Principal Office Address:	**5317 T L Bower Way, Flowery Branch, GA, 30542-2898**	Date of Formation / Registration Date:	**11/29/2012**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**Bower, Tom L.**
Physical Address:	**5317 T L Bower Way, Flowery Branch, GA, 30542-2898, USA**
County:	**Hall**

B. ECON-1 Recovery Rider Analysis

As seen in **Table 4** below, the 2025 beginning balance for funding projects is **$25 million**. This Project is the first project approved for the year 2025. If this Project were approved with an estimated cost of $370,000, the balance funds available for the remainder of the year would be **$24,630,000.** With Commission approval, there are no issues with funding this project.

Table 4: 2025 ECON-1 Tariff Available Funds

			Authorized ECON-1 Cap & Balance
2025: ECON-1 Tariff	Date Approved	Estimated Cost	$25,000,000.00
Hall County- Flowery Branch		$370,000.00	**$24,630,000.00**
2025 Approved Projects		**$370,000.00**	**$24,630,000.00**
Total 2025 ECON-1 Available Funds			$24,630,000.00

IV. Commission Decision

During the April 15, 2025, Administrative Session, the Commission approved the Hall County Project for Mad Eye Moody, LLC with an estimated cost of **$370,000**.

* * * * *

V. Ordering Paragraphs

WHEREFORE IT IS ORDERED, that the Commission approves AGL's petition in Docket No. 41559 as filed for the Hall County Project for Mad Eye Moody, LLC with an estimated cost of **$370,000.**

ORDERED FURTHER, that all findings, conclusions, statements, and directives made by the Commission and contained in the foregoing sections of this Order are hereby adopted as findings of fact, conclusions of law, statements of regulatory policy, and orders of this Commission.

ORDERED FURTHER, that a motion for reconsideration, rehearing, oral argument, or any other motion shall not stay the effective date of this Order, unless otherwise ordered by the Commission.

ORDERED FURTHER, that jurisdiction over this matter is expressly retained for the purpose of entering such further Order or Orders as the Commission may deem just and proper.

The above by action of the Commission in Administrative Session on the 15th day of April 2025.

Sallie Tanner
Executive Secretary

4-15-25
Date

Jason Shaw
Chairman

4-15-25
Date