FILED
DEC 18 2025
EXECUTIVE SECRETARY
GPSC

DOCKET# 41559
DOCUMENT# 224896

COMMISSIONERS:
JASON SHAW, Chairman
FITZ JOHNSON, Vice-Chairman
TIM G. ECHOLS
LAUREN "BUBBA" McDONALD
TRICIA PRIDEMORE

REECE McALISTER
EXECUTIVE DIRECTOR

SALLIE TANNER
EXECUTIVE SECRETARY

Georgia Public Service Commission

(404) 656-4501
(800) 282-5813

244 WASHINGTON STREET, SW
ATLANTA, GEORGIA 30334-5701

FAX: (404) 656-2341
psc.ga.gov

DOCKET NO. 41559

ORDER APPROVING ATLANTA GAS LIGHT COMPANY'S PETITION TO APPROVE BARTOW COUNTY PROJECT – CARTERSVILLE

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. Bartow County Project – Cartersville

On October 16, 2025, AGL filed a Petition (Docket No. 41559, Document No. 224279) seeking approval of a proposed ECON-1 Project in Bartow County to serve a commercial development that meets the requirements of the G-11 rate class of AGL's ECON-1 Tariff. The Bartow County Project consists of the Core5 development and an Amazon automated robot system ("ARS") packaging and distribution facility at the Lakepoint Commerce Center. AGL is certificated to serve the relevant area of Bartow County.

The Core5 development will include three warehousing facilities. The Core5 facilities will utilize natural gas for space heating. The Amazon ARS facility will utilize natural gas for a standby generator.

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. Core5's estimated total customer capital investment amount for the Core5 facilities is $7,000,000. It is expected that the Core5 facilities will add approximately 500 jobs to the local community. The Core5 facilities reasonably anticipate that the tax base for its project will be $2,000,000. The Core5 facilities will add a total connected load on a Firm basis of approximately 9,600 dekatherms per year.

Amazon's estimated total customer capital investment amount for the Amazon ARS facility is $400,000,000. It is expected that the Amazon ARS facility will add approximately 1,500 jobs to the local community. The Amazon ARS facility reasonably anticipates that the tax base for its project will be $4,000,000. The Amazon ARS facility will add a total connected load on a Firm basis of approximately 1,320 dekatherms per year.

AGL proposes to tie-into existing 4" plastic pipeline (MAOP 60 psi) located on Lakepoint Parkway north of the intersection of Lakepoint Parkway and Old Allatoona Road and install approximately 4,150 feet of 4" plastic pipeline along Lakepoint Parkway to reach and serve the Core5 facilities and the Amazon ARS facility. A short 500-foot section of 4" steel pipeline is required to cross a railroad along the proposed route. In addition, AGL proposes to install approximately 2,435 feet of 2" plastic pipeline and 680 feet of 1-1/4" plastic service line to serve the new customers. The Company estimates that this project can be completed at an estimated cost of approximately $1,060,000.

III. Staff's Project Analysis

The Staff reviewed the filing and confirmed that the required Minimum Filing Requirement ("MFR") information was provided as part of ECON-1 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)

Core 5:

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

ECON-1 Project Minimum Economic Development Benefit Requirements ("MBR")	Customer or Project ID	Lakepoint Center
	Location	Bartow County
	AGL Certificated to Serve Location?	Yes
	Availability	New Customer
	Anticipated Rate Schedule	G-11
	Organization Requesting Service	AGL
	Customer Name	Core5
Tariff Sheet 27(3)(c)(i): MBR-1	Estimated Total Customer Capital Investment	$ 7,000,000
	Customer Capital Investment Purposes	
	Land	
	Plant	
	Equipment	
	Vehicles	
	Other (Explain)	
	Estimated Meters Addition	3
	Estimated Billing Units Addition	3
Tariff Sheet 27(3)(c)(ii): MBR-2	Estimated Job Additions	500
Tariff Sheet 27(3(c)(iii): MBR-3	Estimated Local Tax Base Uplift	$2,000,000
Tariff Sheet 27(3)(c)(iv): MBR-4	Estimated Firm Gas Load/Year (Dth)	9,600
	Governmental Entity Involved?	None

Amazon ARS:

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

ECON-1 Project Minimum Economic Development Benefit Requirements ("MBR")	Customer or Project ID	Lakepoint Center
	Location	Bartow County
	AGL Certificated to Serve Location?	Yes
	Availability	New Customer
	Anticipated Rate Schedule	G-11
	Organization Requesting Service	AGL
	Customer Name	Amazon
Tariff Sheet 27(3)(c)(i): MBR-1	Estimated Total Customer Capital Investment	$ 400,000,000
	Customer Capital Investment Purposes	
	Land	
	Plant	
	Equipment	
	Vehicles	
	Other (Explain)	
	Estimated Meters Addition	1
	Estimated Billing Units Addition	1
Tariff Sheet 27(3)(c)(ii): MBR-2	Estimated Job Additions	1,500
Tariff Sheet 27(3(c)(iii): MBR-3	Estimated Local Tax Base Uplift	$4,000,000
Tariff Sheet 27(3)(c)(iv): MBR-4	Estimated Firm Gas Load/Year (Dth)	1,320
	Governmental Entity Involved?	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

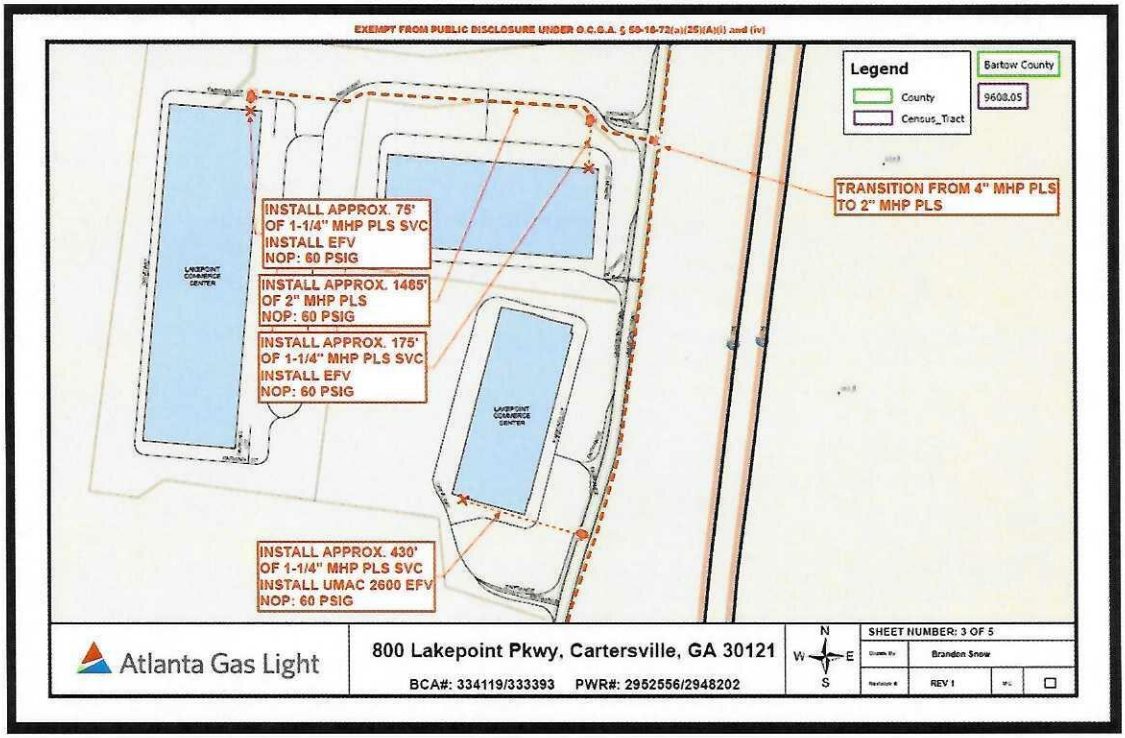
engineering cost estimates, and a map of the project area. AGL provided this information. Please see **Table 2** below:

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 confirmation the project would be completed by the end of the first half of 2026 from the Company.

A. Supplemental Information Provided by AGL

The Staff reached out to AGL and confirmed the project will be completed by the end of the first half of 2026. AGL would like to allocate this project against 2025 ECON-1 Tariff available funds.

Table 3 below provides the business information available at the Georgia Secretary of State's office regarding the developer's business type, business status, and other information. A map providing the location of the Amazon project is included.

Table 3: Georgia Secretary of State and Public Information

Core5:

BUSINESS INFORMATION	
Business Name:	**C5 at LakePoint Building 300, LLC**
Business Type:	**Foreign Limited Liability Company**
NAICS Code:	**Any legal purpose**
Principal Office Address:	**1230 Peachtree Street NE, Suite 1000, Atlanta, GA, 30309, USA**
Jurisdiction:	**Delaware**
Principal Record Address:	**1230 Peachtree Street NE, Suite 1000, Atlanta, GA, 30309, USA**
REGISTERED AGENT INFORMATION	
Registered Agent Name:	**Corporation Service Company**
Physical Address:	**2 Sun Court, Suite 400, Peachtree Corners, GA, 30092, USA**
County:	**Gwinnett**

BUSINESS INFORMATION	
Business Name:	**C5 at LakePoint Building 100, LLC**
Business Type:	**Foreign Limited Liability Company**
NAICS Code:	**Any legal purpose**
Principal Office Address:	**1230 Peachtree Street NE, Suite 1000, Atlanta, GA, 30309, USA**
Jurisdiction:	**Delaware**
Principal Record Address:	**1230 Peachtree Street NE, Suite 1000, Atlanta, GA, 30309, USA**
REGISTERED AGENT INFORMATION	
Registered Agent Name:	**Corporation Service Company**
Physical Address:	**2 Sun Court, Suite 400, Peachtree Corners, GA, 30092, USA**
County:	**Gwinnett**

Amazon ARS:



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 second project approved for the year 2025. If this Project were approved with an estimated cost of **$1,060,000**, the balance funds available for the remainder of the year would be **$23,570,000**. 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	April 15 2025	$370,000.00	**$24,630,000.00**
Bartow Couny - Cartersville		$1,060,000.00	**$23,570,000.00**
2025 Approved Projects		**$1,430,000.00**	**$23,570,000.00**
Total 2025 ECON-1 Available Funds			$23,570,000.00

IV. Commission Decision

During the December 16th, 2025 Administrative Session, the Commission approved the Bartow County Project for Core5 and Amazon ARS with an estimated cost of $1,060,000.

* * * * *

V. Ordering Paragraphs

WHEREFORE IT IS ORDERED, that the Commission approves AGL's petition in Docket No. 41559 as filed for the Bartow County Project for Core5 and Amazon ARS with an estimated cost of **$1,060,000**.

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 16th day of December 2025.

Sallie Tanner
Executive Secretary

Jason Shaw
Chairman

12-18-25
Date

12-18-25
Date