

Ohio Power Siting Board
180 E. Broad St.
Columbus, Ohio 43215

June 9, 2017

To the Members of the Ohio Power Siting Board:

I am writing on behalf of the City of Reading to express our vehement opposition to route Duke Energy's proposed 30" natural gas pipeline through the City of Reading (16-0253-GA-BTX Duke Energy Pipeline Extension). We are appalled by your "eleventh hour" decision to change this route from the alternate to the preferred route, and to do so with no significant input from the city of Reading.

Your concern is that the "Green Route" is less expensive than the alternatives and thus less of a financial burden on Duke. There are costs to the City of Reading Duke needs to consider other than those incurred directly by Duke. These include:

- At the northern end of the City of Reading the "Green Route" is proposed to be built right through one of the few remaining large-acre industrial sites in southwest Ohio. The property contains 18 acres of prime land for manufacturing. The property is owned by the City of Reading (13 acres) and Southland Properties LLC, aka General Tool Company (5 acres). The City and General Tool Company are in discussions with staff from REDI Cincinnati, Ohio Development Services (ODA), Ohio Department of Transportation (ODOT), and Hamilton County Development Company (HCDC) to develop a light industrial park that would allow General Tool Company to expand on the 5 acres they own and develop the remaining 13 acres the City owns as a light industrial park. Siting a 30" natural gas pipeline through this property would kill plans to develop this underutilized site and repurpose it with new investment and jobs that are critical to General Tool Company and the City of Reading.
- The proposed pipeline also travels along the western boundary of General Tool Company's existing plant at 101 Landy Lane and then turns west directly through an adjoining chemical plant. Locating a natural gas pipeline next to a chemical plant would be catastrophic to residents and businesses in the area in the event of a safety incident.
- The "Green Route" also dissects the 14-acre Reading Life Sciences Expansion Site which is targeted for development of high-paying biotechnology companies. The site is owned by the City of Reading and is "shovel ready" for new life science and biotechnology companies. The site is contiguous to the existing Reading Life Science Complex, one of the largest biotechnology centers in the Midwest. Using a total of \$3.1 million in state, county and local funds, the City acquired the property in 2007 and subsequently completed all required work including demolition, environmental remediation, and installation of new roadways and utilities. *Constructing a 30" natural*

gas pipeline through the property would render useless the substantial financial investment made by the state and other government entities to make the site "job-ready".

- Destruction of the front yards of many residential single family homes.

Several of our major employers have also sent strong letters of opposition to the siting board regarding this proposal. Siting the gas line along this route puts current and future jobs and business investment in serious jeopardy-what good is natural gas without jobs, businesses and neighborhoods?

The city of Reading is a blue collar community that relies heavily on its industrial base to provide basic city services to residents and businesses. The decision to select the "Green Route" as the preferred location for the proposed 30" pipeline was clearly not well thought-out. It would stifle economic development in the City of Reading and negate the enormous amount of human and financial investments made by area businesses, the City, County and State of Ohio to maintain Reading as the "Crossroads of Opportunity" and a renowned center for industry and life sciences.

Sincerely,



Robert "Bo" Bemmes
Mayor

cc: Linda Fitzgerald, Economic Development Director, City of Reading
Patrick Ross, Safety Service Director, City of Reading
John Kasich, Governor, State of Ohio
David Goodman, Director of Ohio Development Services Agency
Reading City Councilmembers
Jonathan Dever, State Representative, District 28

Johnna Reeder, President & CEO, REDI Cincinnati
Kimm Coyner, VP Business Development & Project Management, REDI Cincinnati
David Main, President, Hamilton County Development Company
Harry Blanton, Vice President and Manager, Hamilton County Development Company
Laura Brunner, President & CEO, Port of Greater Cincinnati Development Authority
Melissa Johnson, VP of Industrial Development & Logistics, Port of Greater Cincinnati Development Authority

ROBERT "BO" BEMMES
Mayor
PATRICK G. ROSS
Safety-Service Director
DAVID T. STEVENSON
Law Director
SABRINA A. SMITH
Auditor
MELVIN T. GERTZ
Treasurer



CRIS NESBITT
President of Council
RANDOLPH FISCHESSE
ROBERT J. ASHBROCK
DONALD H. LINDEMAN
Council-At-Large
TIM COX
Council Ward 1
ANTHONY J. GERTZ
Council Ward 2
THOMAS A. LYND
Council Ward 3
DENNIS E. ALBRINCK
Council Ward 4
CARLA D. KACHER
Clerk of Council

To: Ohio Power Siting Board

Re: City of Reading Response to Staff Report of Investigation

Case # 16-0253-GA-BTX

From: Patrick Ross, Safety Service Director

CC: Duke Energy
Governor John Kasich
Lt. Governor Mary Taylor
Attorney General Mike Dewine
Secretary of State Jon Husted
State Representative Jonathon Dever
State Senator Lou Terhar
Hamilton County Commissioners
Enquirer
WCPO
Fox 19
Local 12
WCPO

The City of Reading received the Staff Report of Investigation completed by the Power Siting Board on Monday, June 5, 2017. After reviewing this, the City of Reading remains adamantly opposed to the Pipeline Extension, in particular the route that was chosen through Reading. We have yet to see any evidence how this pipeline will be positive and benefit our community or the entire region. I have written two letters on 5/24/16 and 6/28/16 to the Siting Board and Duke was also given copies of these letters expressing our opposition and issues we have with the route as it goes through Reading. Our concerns were not taken into account by Duke in choosing their route location.

There are several reasons the City is opposed to the route chosen through Reading which we will expand on further. I have attached several pictures that were taken in locations where the route will go through Reading.

1. Location to Residential Area

There is no reasonable explanation why the route through Reading would go so close to residential areas in Reading. The residential areas chosen are not homes with 100' or even 50' setbacks. Some of the setbacks from the right of way are non-existent in a few locations and just a few feet in others. I have highlighted and attached pictures of homes where no matter where the 20" pipeline is located, it would basically be right next to these homes. Not knowing the exact layout of the pipe, I stood in the center of the road; took pictures and measured to the front of the structure, not the property line.

1552 West Street- 41 Feet

Corner of Market Street and West Street – 44 feet

1411 Market Street- 35 feet

19 West Mechanic Street- 28 feet

105 E. Mechanic Street- 28 feet

Corner of Third St. and Vine St. – 22 feet

Corner of Third St. and Vine St. – It is only 48 feet between the houses as the homes have zero setbacks.

Regardless of how one feels regarding the pipeline, it is unreasonable to place a line that is not a service line this close to homes in our community. I have asked Duke to provide any other locations where pipelines are this close to homes and have not been provided with that information.

It also must be pointed out that the majority of the homes that Duke has chosen to place this pipeline next to in Reading are in a low and moderated income area. These property owners do not have the financial resources to fight this. It feels like Duke is aware of this and is taking advantage of these residents. We fail to see why it chose a route through a very congested, narrow residential area. If deemed necessary, there are many better options, such as the side of the highway.

2. Future Development

Page 32 of the Report states "The applicant reviewed land use planning documents for the townships and municipalities along the project and did not discover any conflicts"

This is either extremely careless work by Duke or an outright lie. I have written two letters to Duke and the Siting Board on 5/24/16 and 6/28/16 and have told Duke Representatives in person on several occasions that the route intersects property owned by the City of Reading that we are counting on for major future development. This site, which I have a picture, is at the end of 3rd Street. This is home to the Reading Life Sciences Complex Expansion. This site was part of the State of Ohio's Jobs Ready Site Grant. The City received over \$2,000,000.00 from the

State of Ohio and matched nearly \$1,000,000 of local dollars to make this site fully jobs ready for high paying pharmaceutical jobs.

The Reading Life Sciences Complex Expansion is strategically located on a 14-acre site adjacent to the existing 50-acre Reading Life Sciences Campus, which is home to 1,000 research and support jobs, including employers such as Patheon, Nitto Denko AVECIA, Standard Textile, and UC Reading Campus. If this pipeline is constructed, it would completely make this site undevelopable for our end users. Over the last year, we have been working with a very serious end user to bring a 100 Million capital structure and 200 Jobs to this site. Having seen preliminary concepts, the pipeline would completely ruin this and any future opportunities.

It was very frustrating reading the investigation report as Duke knew full well of this site and its importance to not only Reading's future development, but the entire county and state.

3. Current Business Negatively Impacted

Many of our large employers have written letters to the Siting Board opposing the pipeline. I spoke with General Tool, Aluchem, and Hydroforce, companies all directly adjacent to the route. Having walked and visualized the route location, these companies would see a negative impact to their bottom line. The route crosses between General Tool and Aluchem on a narrow road (see picture). In speaking with representatives, I was told that they cannot afford to have this road closed for a month, week, or even a day as it is the road where all of their shipments and deliveries come in. They can't have a disruption that the pipeline would cause. Hydroforce on West Street has the same issue. They have trucks in and out all day, every day. There is only one way into their business and the pipeline route goes down this street. Disruption of even one day would make their company lose business to their competitors.

Patheon and AVECIA, which are towards the south of Reading would be impacted as well as the pipeline intersects their property. For security reasons, I was not permitted to photograph the site, but was told by site security that there are large underground tanks in the direct vicinity of where the pipeline is being routed. It is also where the majority of their hundreds of employees enter and park on the site.

These companies are very major employers for our City. Any disruption or loss of business would negatively impact them, our City, and our residents.

4. Loss of Recreation

The City of Reading Community Pool, Haffey Fieldhouse, Veteran's Memorial Stadium, and youth soccer and softball fields are immediately adjacent to the route as it goes down West Street. The report says the interruptions would be temporary. The City cannot accept any loss of access to these facilities. We made Duke aware of this, that there is only one road that accesses all these properties, and still Duke chose to put the pipeline in this location. There is no option to schedule construction around these activities and events as they are used year round.

Haffey Fieldhouse- This is used year round for basketball, volleyball, senior citizens activities, badminton, preschool open gym, movie nights, and many other fundraisers and organization events.

Stadium- February – June: High School Track and Field July- November: Little League and H.S. Football and H.S. Soccer. Community uses track year round for wellness and exercise

Community Pool – May- September

Rohm & Haas Fields - Used for youth softball and soccer from March thru end of October

We have voiced our concerns and opposition as a City and in unison with other communities and organizations. Duke has not proven first and foremost how it will have a direct positive impact on our city and the region. Without this, we cannot accept all of the negative impacts this pipeline will have. We strongly urge you to reject the pipeline routes as applied for. If the need arises that is shown it is necessary, we would encourage a route that does not directly impact in a negative way our residents, businesses, and organizations.

Corner of Market St. / West St.
44' to nearest home



1411 Market St.
35' From Center
Line.



19 W. Mechanic
28' to house from Center Line



105 E. Mechanic Street
28' to house from Center
Line of Street.



3rd Street (Facing South)



Corner of Third St.
and Vine St.

No Front Yard. 22'
From Center of Street.



Corner of 3rd
and Vine St.
49' from House
to opposite house
on 3rd Street



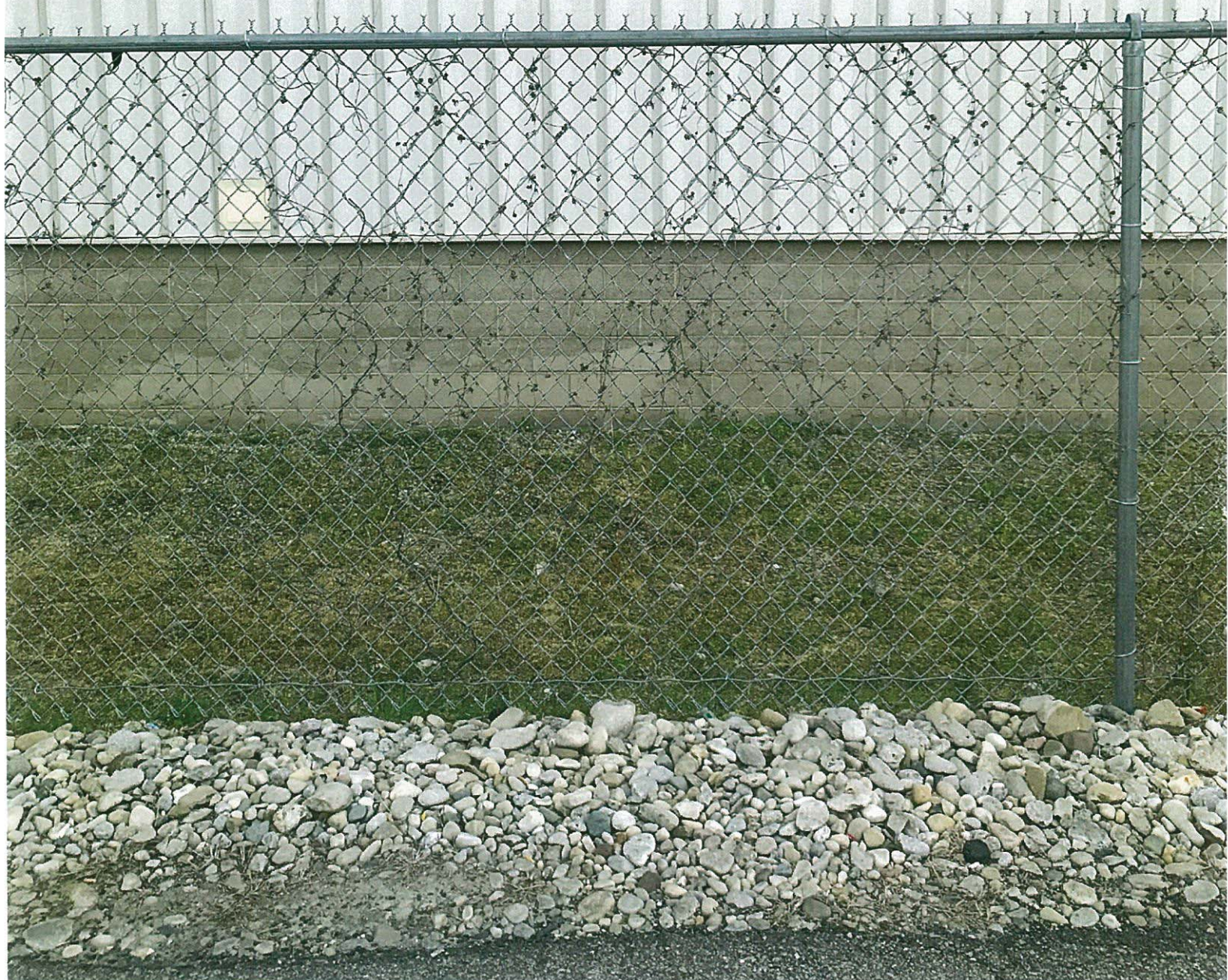
City of Reading
Life Sciences Site
\$2,339,177 Ohio Jobs Ready Site Grant
\$1,000,000 Approximate Local Match



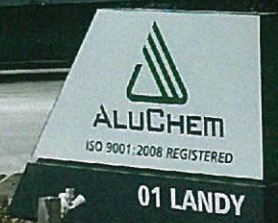
Drive Between AluChem & General Tool
AluChem utilizes this for business every day w/No alternative



General Tool Company

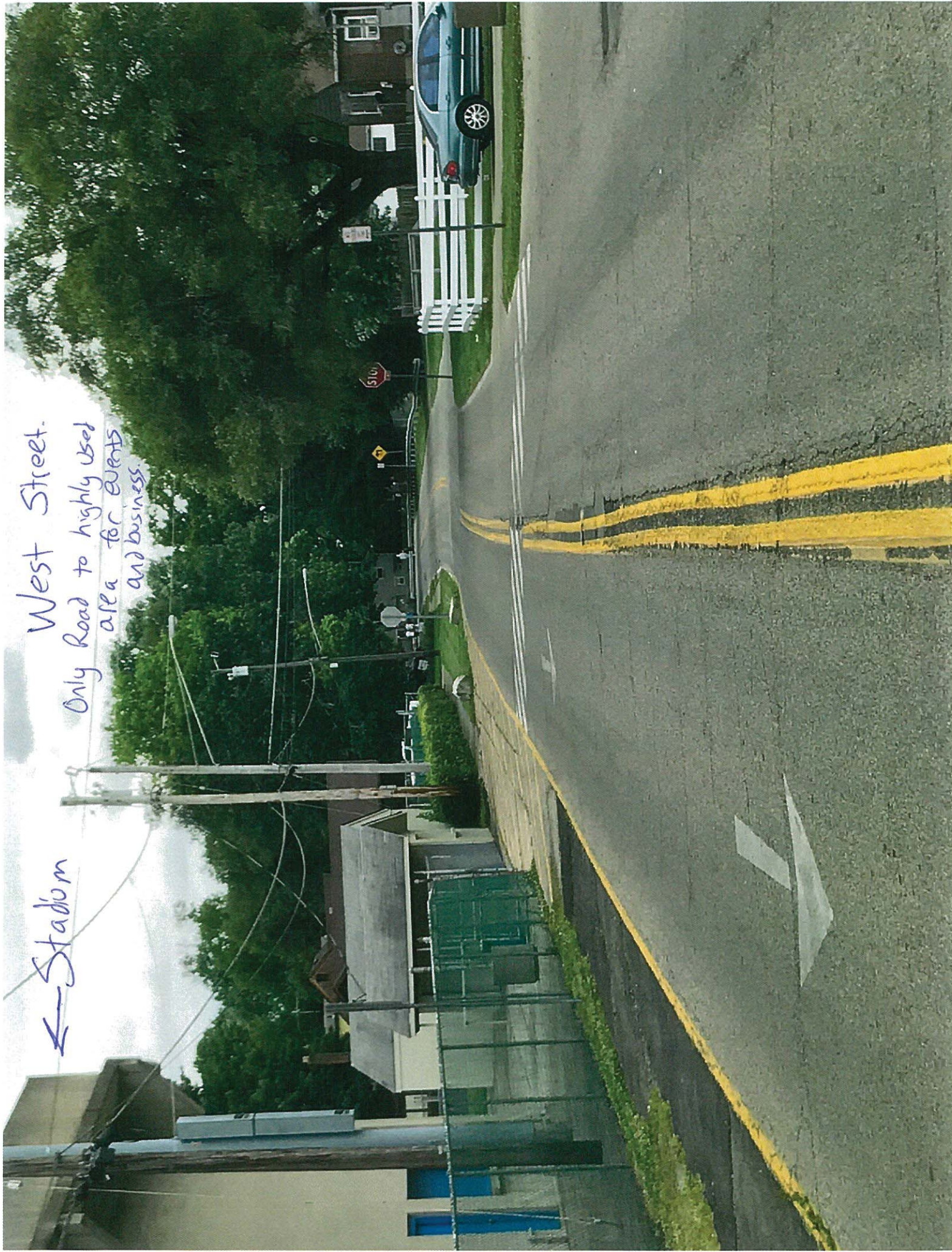


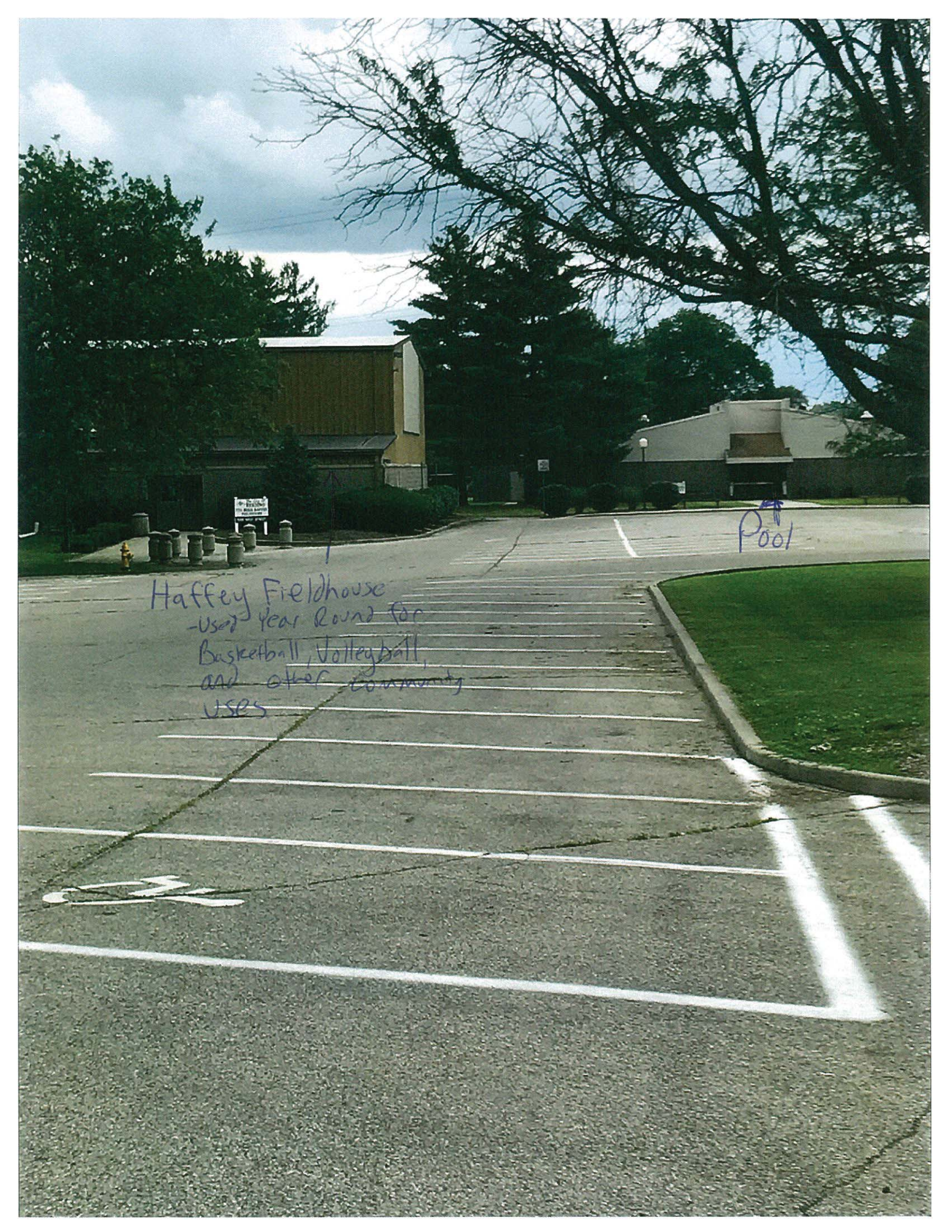
Alu Chem



← Stadium

West Street.
Only Road to highly used
area for events
and business.





Haffey Fieldhouse
-used Year Round for
Basketball, Volleyball,
and other community
uses

Pool

This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

6/13/2017 2:55:54 PM

in

Case No(s). 16-0253-GA-BTX

Summary: Public Comment electronically filed by Docketing Staff on behalf of Docketing