

EXHIBIT 4
Property Owners Letter
Beaver-Wellington 138 kV Transmission Line Project
Case No. 20-0004-EL-BTX



July 30, 2021

NAME
ADDRESS LINE 1
ADDRESS LINE 2

Re: Parcel No(s): XXX-XXX-XXX-XXX

Re: OPSB Case No. 20-0004-EL-BTX, Application to the Ohio Power Siting Board for a Certificate of Environmental Compatibility and Public Need for the Beaver-Wellington 138 kV Transmission Line Project (“Project”)

Dear Property Owner,

American Transmission Systems, Incorporated (ATSI), a FirstEnergy company, is proposing to construct the Beaver-Wellington 138 kV Transmission Line Project (“Project”). This Project proposes to construct a new approximately 23-mile long electric 138 kV transmission line that will extend from the existing Beaver Substation located in the City of Lorain to the existing Wellington Substation, located in Wellington Township, Lorain County, Ohio. The Project consists of the following primary components:

- Expanding the existing Wellington Substation in Wellington Township to facilitate installation of new equipment.
- Constructing approximately 4-mile-long and 1-mile-long sections of the new 138 kV transmission line.
- Reconfiguring existing 138 kV transmission lines to create the new 138 kV transmission line.

ATSI filed for approval of the Project with the Ohio Power Siting Board (“OPSB”), the State Board responsible for reviewing the siting of major electric utilities such as the proposed Project on December 30, 2020. The Application was deemed complete and accepted by the OPSB on February 26, 2021 and the formal review is currently pending.

You are receiving this letter, as notice of the Application filing, because you have been identified as a property owner potentially impacted by this Project. Please note that the parcel number identified above is the parcel number that ATSI has identified as being crossed by or adjacent to either the preferred or alternate routes for this Project. The attached map depicts both the preferred and alternate routes being reviewed by the OPSB. Please note both routes meet the electric transmission system needs that are being addressed by this Project, but ATSI has identified the preferred route as being the better of the two options under the OPSB’s review criteria.

As outlined in Section, 4906.10(A) of the Ohio Revised Code, for the OPSB to grant a certificate for the Project, either as proposed or modified by the board, the following criteria must be established:

1. Need for the Project
2. Nature of probable environmental impact
3. Represents the minimum adverse environmental impact
4. Consistent with regional plans for expansion of the electric power grid
5. Complies with all rules and standards applicable to Project
6. Serves the public interest, convenience, and necessity
7. Impacts to agricultural lands within an existing agricultural district
8. Incorporates maximum feasible water conservation practices

A copy of Section 4906.10(A) is attached as reference.

For more information on the OPSB, and their review process, you can visit their website at www.opsb.ohio.gov. The Application for the Project can also be found at this website, under the OPSB assigned case number of 20-0004-EL-BTX.

Copies of the Application have been provided to the local libraries in the Project Area and to the local public officials. A listing of the libraries and officials is attached. Up-to-date Project information and a copy of the Project Application can be found online at:

https://firstenergycorp.com/about/transmission_projects/ohio/beaver-wellington.html

The Board, by Order issued on July 16, 2021, set the dates for the public hearing on this Project, consisting of two parts:

- A. A local public (non-adjudicatory) hearing, pursuant to Section 4906.08(C), Revised Code, where the Board shall accept written or oral testimony from any person on Wednesday, September 29, 2021, at 6:00 p.m., at Wellington High School, 629 North Main Street, Wellington, Ohio 44090, and**
- B. An evidentiary (adjudicatory) hearing commencing on Monday, October 18, 2021, at 10:00 a.m., at the offices of the Public Utilities Commission of Ohio, 180 East Broad Street, Hearing Room 11-B, Columbus, Ohio 43215-3793.**
- C. Additionally, please note that consistent with CDC Guidelines and the May 17, 2021 Ohio Department of Health Order, unless otherwise specified by the facility, individuals who are not fully vaccinated should continue to wear a face covering and socially distance. Please contact the legal department at 614-466-6843 to ask any questions or request accommodations related to health protocols.**

Petitions to intervene in the adjudicatory hearing will be accepted by the OPSB up to 30 days following publication of the notice required by Ohio Adm. Code Rule 4906-3-09. However, the Board strongly encourages interested persons who wish to intervene in the adjudicatory (evidentiary) hearing are strongly encourages to file their petitions as soon as possible. Petitions should be addressed to the

Ohio Power Siting Board, 180 East Broad Street, Columbus, Ohio 43215-3793 and cite the above-listed case number. (Case No. 20-0004-EL-BTX).

Please note that you should include the OPSB case number, Case No. 20-0004-EL-BTX, in any correspondence with the OPSB on this Project to ensure that your comments are included in the record of the proceeding of this Project

The OPSB will issue a final decision on the Application after the conclusion of the hearings. If the OPSB approves the Project, construction is tentatively scheduled to begin in the first quarter of 2022 or as soon as practicable after the Project has been certificated by the OPSB. ATSI representatives will contact property owners prior to starting any construction work on their property.

If you have questions regarding this Project, please feel free to submit questions or comments directly to transmissionprojects@firstenergycorp.com or contact us at 1-888-311-4737.

Sincerely,



Nataliya Bryksenkova, Engineer
Transmission Siting
FirstEnergy Service Company

Attachment

**LIST OF LIBRARIES and LOCAL OFFICIALS
PROVIDED with COPY of APPLICATION**

LIBRARIES

Ritter Public Library, 5680 Liberty Avenue, Vermillion, OH 44089
Amherst Public Library, 221 Spring Street, Amherst, OH 44001
Keystone La Grange Library, 101 West Street, Lagrange, OH 44050

LOCAL OFFICIALS

Lorain County

Commissioner Michelle Hung, President
Lorain County Commissioners
226 Middle Avenue, 4th Floor
Elyria, OH 44035

Commissioner David J. Moore, Vice-President
Lorain County Commissioners
226 Middle Avenue, 4th Floor
Elyria, OH 44035

Commissioner Matt Lundy,
Lorain County Commissioners
226 Middle Avenue, 4th Floor
Elyria, OH 44035

Mr. Ken Carney, P.E., P.S.
Lorain County Engineer
247 Hadaway Street
Elyria, OH 44035

Mr. Tom Williams
Lorain County Administrator
226 Middle Avenue, 4th Floor
Elyria, OH 44035

City of Lorain

The Honorable Jack M. Bradley
Mayor, City of Lorain
200 West Erie Avenue
Lorain, OH 44052

Mr. Joel Arredondo, President
City of Lorain Council
200 West Erie Avenue
Lorain, OH 44052

Ms. Nancy Greer, Clerk
City of Lorain Council
200 West Erie Avenue
Lorain, OH 44052

Amherst Township

Mr. Dennis Abraham, Trustee
Amherst Township
7530 Oberlin Road
Elyria, OH 44035

Mr. Neil Lynch, Trustee
Amherst Township
7530 Oberlin Road
Elyria, OH 44035

Mr. Don Romancak, Director
Lorain County Community
Development Department
226 Middle Avenue, 5th Floor
Elyria, OH 44035

Mr. James Ziemnik, Director
Lorain County Metro Parks
12882 Diagonal Road
LaGrange, OH 44050

Mr. Dale Vandersommen, P.E.
City of Lorain Engineer
200 West Erie Avenue
Lorain, OH 44052

Ms. Karen Shawver
City of Lorain Auditor
200 West Erie Avenue
Lorain, OH 44052

Mr. David Urig, Trustee
Amherst Township
7530 Oberlin Road
Elyria, OH 44035

Ms. Chris Kish, Fiscal Officer
Amherst Township
7530 Oberlin Road
Elyria, OH 44035

Brownhelm Township

Mr. Orrin Leimbach, Trustee
Brownhelm Township Hall
1940 North Ridge Road
Vermillion, OH 44089

Mr. James W. Northeim, Trustee
Brownhelm Township Hall
1940 North Ridge Road
Vermillion, OH 44089

Henrietta Township

Mr. Ron Baumann, Trustee
Henrietta Township
51428 SR 113
Amherst, OH 44001

Mr. Joe R Knoble, Trustee
Henrietta Township
12313 Gifford Rd.
Oberlin, OH 44074

New Russia Township

Ms. Patti Brubaker, Trustee
New Russia Township
46268 Butternut Ridge Road
Oberlin, OH 44074

Mr. Andrew Gulish, Trustee
New Russia Township
46268 Butternut Ridge Road
Oberlin, OH 44074

Camden Township

Mr. James Hozalski, Trustee
Camden Township
42 Court Street
Kipton, OH 44049

Mr. Gust Ristas, Trustee
Camden Township
42 Court Street
Kipton, OH 44049

Mr. Gregory Abraham, Trustee
Brownhelm Township Hall
1940 North Ridge Road
Vermillion, OH 44089

Ms. Marsha Doane Funk, Fiscal Officer
Brownhelm Township Hall
1940 North Ridge Road
Vermillion, OH 44089

Mr. Howard Born III, Trustee
Henrietta Township
9950 Gifford Rd.
Amherst, OH 44001

Mr. Joseph Siekeres
Henrietta Township Fiscal Officer
9918 Gifford Rd.
Amherst, Ohio 44001

Mr. Jack A. Hoyt, Trustee
New Russia Township
46268 Butternut Ridge Road
Oberlin, OH 44074

Ms. Lisa Marie Akers, Fiscal Officer
New Russia Township
46268 Butternut Ridge Road
Oberlin, OH 44074

Mr. James D. Woodrum, Trustee
Camden Township
42 Court Street
Kipton, OH 44049

Ms. Connie Karney, Fiscal Officer,
Camden Township
42 Court Street
Kipton, OH 44049

Brighton Township

Mr. Chris Stanfield, Trustee
Brighton Township Trustees
21956 State Rt. 511
Wellington, OH 44090

Mr. Steve Urbansky, Trustee
Brighton Township Trustees
21956 State Rt. 511
Wellington, OH 44090

Rochester Township

Mr. Gerald J. Cowie, Trustee
Rochester Township Trustees
52185 Griggs Road
Wellington, OH 44090

Mr. Adam Mourton, Trustee
Rochester Township Trustees
52185 Griggs Road
Wellington, OH 44090

Wellington Township

Mr. Leroy Brasee, Trustee
Wellington Township
105 Maple Street
Wellington, OH 44090

Ms. Nancy Fisher, Trustee
Wellington Township
105 Maple Street
Wellington, OH 44090

Village of Wellington

The Honorable Hans M. Schneider,
Village Mayor
Wellington Village Hall
115 Willard Memorial Square
Wellington, OH 44090

Mr. Gene Hartman, President
Wellington Village Council
Wellington Village Hall
115 Willard Memorial Square
Wellington, OH 44090

Mr. Kenneth N. Ziegler, Trustee
Brighton Township Trustees
21956 State Rt. 511
Wellington, OH 44090

Ms. Marilyn L. Siekeres, Fiscal Officer
Brighton Township
21956 State Rt. 511
Wellington, OH 44090

Ms. Kathy Frombaugh, Trustee
Rochester Township Trustees
52185 Griggs Road
Wellington, OH 44090

Ms. Laura A. Brady, Fiscal Officer
Rochester Township
52185 Griggs Road
Wellington, OH 44090

Mr. Fred O. Pitts, Trustee
Wellington Township
105 Maple Street
Wellington, OH 44090

Ms. Virginia Haynes, Fiscal Officer
Wellington Township
105 Maple Street
Wellington, OH 44090

Ms. Christa O'Brien, Clerk of Council
Wellington Village Hall
115 Willard Memorial Square
Wellington, OH 44090

Ms. Vanya Pfeiffer,
Finance Director
Wellington Village Hall
115 Willard Memorial Square
Wellington, OH 44090



76 South Main Street
Akron, Ohio 44308

Huntington Township

Mr. Jed Lamb, Trustee
Huntington Township Trustees
26309 State Route 58
Wellington, OH 44090

Mr. Walter C. Rollin, Trustee
Huntington Township Trustees
26309 State Route 58
Wellington, OH 44090

Mr. Robert D. Holmes, Trustee
Huntington Township Trustees
26309 State Route 58
Wellington, OH 44090

Ms. Sheila D. Lanning, Fiscal Officer
Huntington Township
26309 State Route 58
Wellington, OH 44090

Section 4906.10(A) of the Ohio Revised Code

(A) The power siting board shall render a decision upon the record either granting or denying the application as filed, or granting it upon such terms, conditions, or modifications of the construction, operation, or maintenance of the major utility facility as the board considers appropriate. The certificate shall be conditioned upon the facility being in compliance with standards and rules adopted under sections 1501.33, 1501.34, and 4561.32 and Chapters 3704., 3734., and 6111. of the Revised Code. The period of initial operation under a certificate shall expire two years after the date on which electric power is first generated by the facility. During the period of initial operation, the facility shall be subject to the enforcement and monitoring powers of the director of environmental protection under Chapters 3704., 3734., and 6111. of the Revised Code and to the emergency provisions under those chapters. If a major utility facility constructed in accordance with the terms and conditions of its certificate is unable to operate in compliance with all applicable requirements of state laws, rules, and standards pertaining to air pollution, the facility may apply to the director of environmental protection for a conditional operating permit under division (G) of section 3704.03 of the Revised Code and the rules adopted thereunder. The operation of a major utility facility in compliance with a conditional operating permit is not in violation of its certificate. After the expiration of the period of initial operation of a major utility facility, the facility shall be under the jurisdiction of the environmental protection agency and shall comply with all laws, rules, and standards pertaining to air pollution, water pollution, and solid and hazardous waste disposal.

The board shall not grant a certificate for the construction, operation, and maintenance of a major utility facility, either as proposed or as modified by the board, unless it finds and determines all of the following:

(1) The basis of the need for the facility if the facility is an electric transmission line or gas or natural gas transmission line;

(2) The nature of the probable environmental impact;

(3) That the facility represents the minimum adverse environmental impact, considering the state of available technology and the nature and economics of the various alternatives, and other pertinent considerations;

(4) In the case of an electric transmission line or generating facility, that the facility is consistent with regional plans for expansion of the electric power grid of the electric systems serving this state and interconnected utility systems and that the facility will serve the interests of electric system economy and reliability;

(5) That the facility will comply with Chapters 3704., 3734., and 6111. of the Revised Code and all rules and standards adopted under those chapters and under sections 1501.33, 1501.34, and 4561.32 of the Revised Code. In determining whether the facility will comply with all rules and standards adopted under section 4561.32 of the Revised Code, the board shall consult with the office of aviation of the division of multi-modal planning and programs of the department of transportation under section 4561.341 of the Revised Code.

(6) That the facility will serve the public interest, convenience, and necessity;

(7) In addition to the provisions contained in divisions (A)(1) to (6) of this section and rules adopted under those divisions, what its impact will be on the viability as agricultural land of any land in an existing agricultural district established under Chapter 929. of the Revised Code that is located within the site and alternative site of the proposed major utility facility. Rules adopted to evaluate impact under division (A)(7) of this section shall not require the compilation, creation, submission, or production of any information, document, or other data pertaining to land not located within the site and alternative site.

(8) That the facility incorporates maximum feasible water conservation practices as determined by the board, considering available technology and the nature and economics of the various alternatives.

