

**Andrew J. Campbell**  
Senior Counsel  
Dominion Energy Services, Inc.  
88 East Broad Street, Suite 1303  
Columbus, Ohio 43215  
Telephone: 614.601.1777  
andrew.j.campbell@dominionenergy.com



November 12, 2020

Ms. Barcy F. McNeal  
Public Utilities Commission of Ohio  
180 East Broad Street  
Columbus, Ohio 43215

Re: *In re The East Ohio Gas Company d/b/a Dominion Energy Ohio*, Case No. 20-1703-GA-EDP

Dear Ms. McNeal:

On December 20, 2017, The East Ohio Gas Company d/b/a Dominion Energy Ohio (DEO) filed an application in Case Nos. 17-2514-GA-ATA and 17-2515-GA-IDR requesting authority to establish an Infrastructure Development Rider (IDR). The IDR application sought to establish the rider, but did not request recovery of any amounts. The IDR application was approved on May 2, 2018. DEO has since received approval for several economic development projects, and on September 2, 2020, DEO filed tariffs setting an IDR rate of six cents per customer, effective with bills rendered on or after September 3, 2020.

Through this Economic Development Project Notice (the Notice), DEO requests authority to incur and defer infrastructure development costs for recovery through the IDR. DEO files this Notice in accordance with R.C. 4929.163 and Ohio Admin. Code 4901:1-43-03(A).

DEO has filed this Notice prior to beginning construction on the Project, and advises the Commission of the following information required by rule:

**(A) This notice shall contain the following information:**

**(1) The name and location of the project.**

The Project to which this Notice pertains will permit another phase of development at the Stark County Farm Development (Stark County Farm), a prior phase of which was approved under the notice filed in Case No. 19-1470-GA-EDP. Stark County Farm is located at 4500 Sterilite St. NE, Navarre, OH 44662, in the Village of Navarre within Stark County, and is sometimes referred to as Navarre Prospect Park.

The Project involves the extension of a 12-inch mainline to provide service to the proposed development by Tractor Supply Company of approximately 117 acres of Stark

County Farm, including the proposed construction of an approximate 895,000-square-foot distribution center, as well as the relocation of an existing six-inch gathering line. (The proposed development is sometimes referred to as “Project Redbone.”) The mainline extension will involve an approximate 2,050-foot extension of 12-inch mainline to follow a proposed extension of Sterilite Road to access the proposed distribution center. The relocation is necessary to accommodate the proposed site development and mainline extension and will involve approximately 3,320 feet of pipeline. DEO plans to construct a new line tapping into the existing line west of the distribution center site, running south and then turning east in a parallel path to the existing line, and then turning north to rejoin the existing line to the east of the distribution center.

Tractor Supply Company is in the final stages of the site selection process and anticipates making a final location decision soon, contingent upon the company obtaining economic, tax, and other incentives from applicable state and local governmental agencies.

**(2) A background of the subject company of the economic development project.**

Stark County Farm is a 327-acre commercial/industrial development located in the Village of Navarre, Ohio. Tractor Supply Company is evaluating the option to purchase approximately 117 acres of this development in order to build the new distribution center described above with capabilities to expand by an additional 250,000 or more square feet. Tractor Supply Company, based in Brentwood, Tennessee, is a retail chain of stores that offers products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine, and pet care. As stated on its website, at September 26, 2020, the company operated 1,904 Tractor Supply stores in 49 states, including Ohio, and an e-commerce website.

**(3) The level of total investment and capital expenditure by the subject company and the economic development impact. This description shall contain the following information:**

**(a) Estimated state and local taxable base increase.**

According to Tractor Supply Company representatives Jones Lang Lasalle (JLL), new payroll associated with the facility is expected to be approximately \$14 million (exclusive of benefits) and its expected total investment is nearly \$68 million, comprising \$16 million in machinery and equipment and \$52 million in building construction and land costs. DEO does not have an estimate for any other state and local taxable base increases or tax impacts that may result from this Project.

**(b) Anticipated number of new jobs created and jobs retained by the project.**

According to JLL, the distribution center is expected to employ up to 375 new full-time positions.

**(c) Description of the community served and the benefits to that community.**

Canton (near the Village of Navarre) is located in Stark County, Ohio, and has a population of approximately 69,546. The Village of Navarre’s population is

approximately 1,957. According to the Bureau of Labor Statistics, the Canton-Massillon, Ohio area's unemployment rate is 8.6% as of August 2020, an increase from the 4.6% unemployment rate cited in DEO's prior notice in Case No. 19-1470-GA-EDP. As discussed above, the Project could result in up to 375 new employees in the Canton area, with the resulting increase in payroll and property taxes. The continued development of Stark County Farm, and the extension of natural gas service further within the development, may contribute to the continued attraction of other new employers to this development.

**(4) To the maximum extent practicable, a description of other potential locations that may compete with the proposed location, including the type, location, and time frame of potentially competing projects.**

DEO's understanding is that Tractor Supply Company prefers this development because of its proximity to highways and railroads. Based on information provided to DEO, Ohio is in competition with Alabama, Louisiana, Mississippi, and Arkansas for the proposed investment.

**(5) The level of infrastructure investment anticipated by the natural gas company. This description shall contain the following information:**

**(a) A description of how the infrastructure development costs are projected to generate a return less than the most recently authorized rate of return.**

The total infrastructure development cost of the Project is [REDACTED]. To meet DEO's authorized rate of return, a deposit of \$1.724 million, including the associated income tax impacts and financing costs, is required through IDR funding. Without the IDR funding, this Project will earn less than DEO's authorized return and, accordingly, is not financially viable.

DEO would also note that in determining the deposit required for this Project, the Company has assumed a certain level of revenues, the exclusion of which would have increased the amount of the deposit required. In the event this Project generates incremental revenues (as defined in DEO's tariff) beyond the assumed level, DEO will consult with Staff prior to filing any subsequent rate adjustment to ensure that incremental revenues are fairly recognized but not double-counted.<sup>1</sup>

As noted in DEO's Motion for a Protective Order filed in this docket, details regarding Project cost and responsibility are highly confidential and proprietary. Due to its confidential nature, DEO will meet with Commission Staff to discuss this information.

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<sup>1</sup> While not specifically noted in prior EDP notices submitted by DEO, a certain level of revenues was also included in the determination of the IDR funding amounts for those projects, as noted in the financial analyses of the projects reviewed with Commission Staff at the time of filing.

**(b) A description of how the utility will not exceed the one dollar and fifty cents recovery cap on a monthly basis from any single customer in this state.**

In Case No. 20-519-GA-IDR, DEO obtained approval to establish its IDR rate at \$0.06. The \$1.724 million request in this Notice, in addition to any other pending or planned economic development projects, may be spread over DEO's approximately 1.2 million customers without exceeding the \$1.50 per customer monthly cap.

**(6) The support for the project by an economic development entity or chamber of commerce.**

In accordance with R.C. 4929.163(C)(4), DEO has attached as Exhibit A the support for the Project by Senator Kirk Schuring, State Representative Scott Oelslager, the Stark Economic Development Board, the Canton Regional Chamber of Commerce, the Mayor of the Village of Navarre, the Village of Navarre/Perry Township Joint Economic Development District, the Stark Community Foundation, and the Stark County Board of Commissioners.

Respectfully submitted,

/s/ Andrew J. Campbell

Andrew J. Campbell

DOMINION ENERGY, INC.

The KeyBank Building, Suite 1303

88 East Broad Street

Columbus, Ohio 43215

Telephone: (614) 601-1777

andrew.j.campbell@dominionenergy.com

(Counsel is willing to accept service by email)

ATTORNEY FOR THE EAST OHIO GAS  
COMPANY D/B/A DOMINION ENERGY OHIO

# EXHIBIT A



**Ohio Senate**  
Senate Building  
1 Capitol Square  
Columbus, Ohio 43215  
Phone: (614) 466-0626  
Fax: (614) 466-8261  
SD29@ohiosenate.gov

**Committees:**  
**General Government and Agency Review-**  
**Chair**  
Finance  
Health, Human Services and Medicaid  
Ways and Means  
Ohio Retirement Study Council-Chair

October 21, 2020

Public Utilities Commission of Ohio  
180 East Broad Street  
Columbus, OH 43215

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Lawrence K. Friedeman  
Commissioner Dennis P. Deters  
Commissioner Daniel R. Conway

Dear Commissioners,

I am writing to you to express my strong support for the funding to build a new mainline extension and relocate a Dominion Energy natural gas gathering line to facilitate the new "Redbone Project," which is a major national retail distributor scheduled to be located in Stark County.

This economic project will bring approximately 375 jobs to my senate district. Moreover, it will include roadway development that will allow easy access to I-77. This will not only help the "Redbone Project" but will also enhance future economic opportunities at the 327-acre Class A industrial park where it will be located.

In closing, I was the Speaker Pro Tempore of the Ohio House when the provisions to create this process were included in the transportation budget (HB 26) during the 132nd session of the Ohio General Assembly. In my opinion, the "Redbone Project" exemplifies the legislative intent for which this process was created and accordingly I strongly support the Dominion Energy request.

Sincerely,

A handwritten signature in blue ink that reads "Kirk Schuring".

Kirk Schuring

Columbus Office

Vern Riffe Center  
77 S. High Street  
13th Floor  
Columbus, Ohio 43215-6111  
(614) 752-2438  
[Rep48@ohiohouse.gov](mailto:Rep48@ohiohouse.gov)



Committees  
Finance, Chairman  
Controlling Board

48th House District

Stark County

**Scott Oelslager**  
State Representative

October 29, 2020

Public Utilities  
Commission of Ohio  
180 East Broad Street  
Columbus, OH 43215

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Lawrence K. Friedeman  
Commissioner Dennis P. Deters  
Commissioner Daniel R. Conway

Dear Commissioners:

I am writing to express my support for Dominion Energy Ohio's funding request for a new mainline extension and relocation of a natural gas gathering line to facilitate "Project Redbone" in Stark County.

The new mainline extension and relocation of gas lines for "Project Redbone" are a crucial step in the development of the Industrial Park, which will consist of an 895,000 square foot distribution center and will bring 375 jobs to Stark County, growing the local economy.

I fully support this effort and thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Scott Oelslager".

Scott Oelslager  
State Representative  
House District 48



October 29<sup>th</sup>, 2020

Public Utilities Commission of Ohio  
180 East Broad Street  
Columbus, OH 443215

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Dennis P. Deters  
Commissioner Lawrence K.  
Friedeman Commissioner Daniel R.  
Conway

Dear Commissioners,

I am writing to ask your support of the request by Dominion Energy for funding under HB26 in order to bring 375 new jobs to Stark County with annual payroll over \$13 million for a project we have named "Redbone".

We ask that the PUCO approve Dominion Energy Ohio's request for funding under HB26 to reimburse their cost to build a mainline extension and relocate their natural gas gathering line at the site selected for project "Redbone" at the Stark County Farm.

This brings a nationally recognized company to Ohio that will build a 895,000 squarefoot distribution facility. The mainline extension and relocation are critical for this project. This will also help with future opportunities to attract more companies to the remaining 150 plus acres in the park.

I appreciate your support in the past on similar projects. This project is a great win for Ohio and Stark County. Your funding support for our partners at Dominion Energy will have a huge impact on our community for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Hexamer". The signature is fluid and cursive, written over a light gray background.

Ray Hexamer  
CEO/President  
Stark Economic Development Board  
C: 330.323.1220





October 19, 2020

Public Utilities Commission of Ohio  
180 East Broad Street  
Columbus, OH

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Lawrence K. Friedeman  
Commissioner Dennis P. Deters  
Commissioner Daniel R. Conway

Dear Commissioners,

On behalf of the Canton Regional Chamber of Commerce and the Greater Stark County community, I am writing to express my support for Dominion Energy Ohio's request to receive reimbursement from the Public Utilities Commission of Ohio under HB26. This would allow Dominion to build a mainline extension and relocate a natural gas gathering line at the Stark County Farm that bisects the "Project Redbone" site.

Our Chamber, along with five local foundations, have invested a total of \$2.25 million in the Stark County Farm which will serve as a catalyst for business growth, bringing new jobs to Stark County and growing our local economy.

I am asking you to approve funding that would extend Dominion's gas lines for "Project Redbone." The new mainline extension and relocation of the gathering line represent a critical step for future business development at our 342-acre Class A industrial park. Additionally, the Project would result in an estimated 375 new jobs for Stark County.

We fully support this valuable effort and believe that the project will benefit our community extensively. We hope that we can count on your support at this important time.

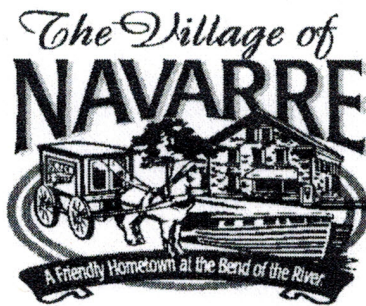
Warmly,

Dennis P. Saunier

A handwritten signature in black ink that reads "Dennis P. Saunier". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

President & CEO  
Canton Regional Chamber of Commerce  
330.456.7253 | [dennys@cantonchamber.org](mailto:dennys@cantonchamber.org)

ROBERT L. BENSON  
Mayor  
(330) 879-5421



27 CANAL STREET WEST  
NAVARRE, OHIO 44662

ANNE L. JOHNSON  
Clerk-Treasurer  
(330) 879-5508

October 29, 2020

Public Utilities Commission of Ohio  
180 East Broad Street  
Columbus, Ohio 43215

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Lawrence K. Friedeman  
Commissioner Dennis P. Deters  
Commissioner Daniel R. Conway

Re: Dominion Energy Ohio funding request for utility line extension at  
Prospect Park industrial park in Navarre, Ohio, as part of Redbone project

Dear Commissioners

This letter is to express the support of the Village of Navarre, Ohio for funding to construct a new mainline extension and relocate a Dominion Energy natural gas gathering line as part of what is known as the Redbone project, which is a very large distribution center to be constructed within Navarre, Ohio.

This project would include a 895,000 SF structure with associated roadways and parking areas, and is projected to bring approximately 375 jobs to the Village of Navarre. The project would include roadway development that would give Prospect Park direct access to Interstate 77. Prospect Park is an industrial park that, after the Redbone project, would still have over two hundred acres prime for development and new jobs for Ohio.

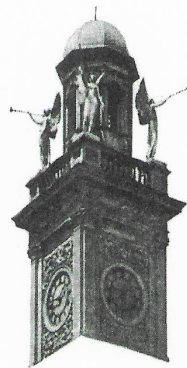
Obviously, 375 jobs is very beneficial for the Village of Navarre, a community of about two-thousand residents; it would likewise provide job opportunities to the entire Stark County and northern Tuscarawas County region. The Redbone project and the associated roadway development could serve as a catalyst for further economic development in the industrial park, which would benefit the entire region.

This project has the strong support of the Village of Navarre Council and the entire community. We hope that the Dominion Energy application under HB26 will be approved, so that this project can move forward here in Ohio.

Very truly yours,

Robert L. Benson  
Mayor of Navarre, Ohio

# **Stark County Commissioners**



## **County Office Building**

110 Central Plaza South, Suite 240

Canton, Ohio 44702

Phone (330) 451-7371

Fax (330) 451-7906

## **BOARD OF COMMISSIONERS**

Richard Regula, President

Bill Smith

Janet Weir Creighton

## **COUNTY ADMINISTRATOR**

Brant A. Luther, Esq.

October 20, 2020

Public Utilities Commission of Ohio  
180 East Broad Street  
Columbus, Ohio 43215

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Lawrence K. Friedman  
Commissioner Dennis P. Deters  
Commissioner Daniel R. Conway

Dear Commissioners,

Please accept this letter as an endorsement of Dominion Energy Ohio's request to the Public Utilities Commission of Ohio for reimbursement under HB26 of their cost to build a mainline extension and relocate a natural gas gathering line at the Stark County Farm that currently bisects a 117-acre site under development for "Project Redbone." The farm, located in Navarre, Ohio, is a \$2.25 million investment in economic development in Stark County by six community-based foundations. Their investment in the purchase of the Stark County Farm is at the heart of their strategy to create well-paying jobs in Stark County that will spur the growth of our local economy.

The mainline extensions and relocation of the gathering line for "Project Redbone" are an important next step in the development of the Industrial Park. The Redbone facility will consist of a new 895,000 square foot distribution center that will create approximately 375 new jobs in our community.

We respectfully request your approval of Dominion Energy's request.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "R. Regula". The signature is fluid and cursive, written over a light blue horizontal line.

Richard Regula  
President, Board of County Commissioners



October 16, 2020

Public Utilities Commission of Ohio  
180 East Broad Street  
Columbus, OH 43215

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Lawrence K. Friedeman  
Commissioner Dennis P. Deters  
Commissioner Daniel R. Conway

Dear Commissioners:

Please accept this letter as an endorsement of Dominion Energy Ohio's request to the Public Utilities Commission of Ohio for reimbursement under HB26 of their cost to build a mainline extension and relocate a natural gas gathering line at the Stark County Farm that currently bisects a 117-acre site under development for "Project Redbone." The farm, located in Navarre, Ohio, is a \$2.25 million investment in economic development in Stark County by six community-based foundations. As President and CEO of Stark Community Foundation (SCF), I represent one of the largest investors in the property, all of which are nonprofit entities. Our investment in the purchase of the Stark County Farm is at the heart of our strategy to create well-paying jobs in Stark County that will spur the growth of our local economy.

The new mainline extension and relocation of gas lines for "Project Redbone" are an important next step in the development of the Industrial Park. The Redbone facility will consist of a new 895,000 square foot distribution center that will create approximately 375 new jobs in our community. And, it is important to note that as community-based foundations all of the future profits from this development project will be reinvested in economic development projects to further strengthen our local Stark County economy and that of Northeast Ohio.

Thank you for your consideration.

Sincerely,

Mark J. Samolczyk  
President

*Stark Community Foundation is the community's trusted partner in giving for over 800 individuals, families, businesses and organizations that have created charitable funds to impact the lives of others through the most effective philanthropy possible. Ranked in the top 10 percent of community foundations in the United States today, Stark Community Foundation is committed to serving donor needs and strategically addressing local issues. The Foundation and its family of donors have granted more than \$185 million to nonprofits since 1963. Learn how you can simplify your giving and amplify your impact through our Center for Partners in Philanthropy at [www.starkcf.org](http://www.starkcf.org).*

VILLAGE OF NAVARRE/ PERRY TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT



Charles Snyder Chairman

(330) 879-5508



October 20, 2020

Public Utilities Commission of Ohio  
180 East Broad street Columbus, OH 43215  
Columbus, OH 43215

Chairman Sam Randazzo  
Commissioner M. Beth Trombold  
Commissioner Lawrence K. Friedeman  
Commissioner Dennis P. Deters  
Commissioner Daniel R. Conway

Dear Commissioners:

I write you to endorse Dominion Energy Ohio's request to the Public Utilities Commission of Ohio for reimbursement under HB26 of their cost to build a mainline extension and relocate a natural gas gathering line at the Stark County Farm. The gas gathering line currently bisects a 117-acre site under development for "Project Redbone". The former Stark County Farm, located in Navarre, Ohio, is a \$2.25 million investment in economic development in Stark County by six community-based foundations. As Chairman of the Village of Navarre/Perry Township Joint Economic Development District, I represent the collaboration of both the Village of Navarre and Perry Township in the support of the continued development of the Stark County Farm. The expansion of the site is critical to the economic growth of our community.

An important next step in the development of the Industrial Park is the new mainline extension and relocation of the gathering line for "Project Redbone." The new facility will consist of a 895,000 sq/ft distribution center that will create approximately 375 new jobs and provide economic sustainability for our community.

This type of economic development, in a community the size of ours, is not only positive for those employed at the new facility, but also drives additional economic impact for stakeholders supporting both the construction and ongoing operations.

Thank you for your consideration.

Sincerely,

Charles Snyder  
Chairman

**This foregoing document was electronically filed with the Public Utilities**

**Commission of Ohio Docketing Information System on**

**11/12/2020 10:50:02 AM**

**in**

**Case No(s). 20-1703-GA-EDP**

Summary: Application In the Matter of the Application for Approval of an Economic Development Project: Tractor Supply Company electronically filed by Christopher T Kennedy on behalf of The East Ohio Gas Company d/b/a Dominion Energy Ohio