

**From:** Jon F Williams <jfwilliams@aep.com>  
**Sent:** Wednesday, November 10, 2021 4:09 PM EST  
**To:** Angie Rybalt <amrybalt@aep.com>; Angie Engle <aengle@aep.com>; Michael T Lascola <mtlascola@aep.com>; Checobia Crawford <ccrawford@aep.com>; Lisabeth A Herzberg <laherzberg@aep.com>  
**CC:** Anthony J Greve <ajgreve@aep.com>  
**Subject:** RE: Three Metro Place Dublin

Agree with Angie. Don't stir the pot. Ok to inform developers with projects what is going on with our complaint filing as they make their decision. We do not know how the Commission will rule, obviously.



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**From:** Angie Rybalt <amrybalt@aep.com>  
**Sent:** Wednesday, November 10, 2021 2:15 PM  
**To:** Angie Engle <aengle@aep.com>; Michael T Lascola <mtlascola@aep.com>; Checobia Crawford <ccrawford@aep.com>; Lisabeth A Herzberg <laherzberg@aep.com>; Jon F Williams <jfwilliams@aep.com>  
**Cc:** Anthony J Greve <ajgreve@aep.com>  
**Subject:** RE: Three Metro Place Dublin

We'll not really, just if comes up in conversation with someone we're working with. Not sure how much more pot stirring we should do.



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**From:** Angie Engle <aengle@aep.com>  
**Sent:** Wednesday, November 10, 2021 2:14 PM  
**To:** Angie Rybalt <amrybalt@aep.com>; Michael T Lascola <mtlascola@aep.com>; Checobia Crawford <ccrawford@aep.com>; Lisabeth A Herzberg <laherzberg@aep.com>; Jon F Williams <jfwilliams@aep.com>  
**Cc:** Anthony J Greve <ajgreve@aep.com>  
**Subject:** RE: Three Metro Place Dublin

I love what Tony wrote. Are we reaching out to all of the builders that traditionally use submeters like this? Well, I mean those builders who do not happen to have the same owner as one of the submetering companies.



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**From:** Angie Rybalt <amrybalt@aep.com>  
**Sent:** Wednesday, November 10, 2021 2:08 PM  
**To:** Michael T Lascola <mtlascola@aep.com>; Checobia Crawford <ccrawford@aep.com>; Angie Engle <aengle@aep.com>; Lisabeth A Herzberg <laherzberg@aep.com>; Jon F Williams <jfwilliams@aep.com>  
**Cc:** Anthony J Greve <ajgreve@aep.com>  
**Subject:** FW: Three Metro Place Dublin

The one good thing about the NEP case we filed is that it's created questions to those that traditionally used a 3<sup>rd</sup> party. This is the third one I've heard about.



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**From:** McNally, Jamie <jmcnally@pizzuti.com>  
**Sent:** Wednesday, November 10, 2021 1:21 PM  
**To:** Anthony J Greve <ajgreve@aep.com>; Cherri L. Jones <cjones@praterengr.com>  
**Cc:** Free, Brian <bfree@pizzuti.com>; mbennett@elford.com; Angie Rybalt <amrybalt@aep.com>; Mark A Zappe <mazappe@aep.com>  
**Subject:** [EXTERNAL] Re: Three Metro Place Dublin

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NEP Ex 38

Tony,

Thanks for the information. This is interesting. We are certainly open to exploring submetering with AEP.

**Jamie McNally**  
**The Pizzuti Companies**  
The Offices at The Joseph  
629 N High St, Suite 500  
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330.502.5616 (c)  
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**From:** Anthony J Greve <[ajgreve@aep.com](mailto:ajgreve@aep.com)>  
**Sent:** Wednesday, November 10, 2021 9:07 AM  
**To:** McNally, Jamie <[jmcnally@pizzuti.com](mailto:jmcnally@pizzuti.com)>; Cherri L. Jones <[cjones@praterengr.com](mailto:cjones@praterengr.com)>  
**Cc:** Free, Brian <[bfree@pizzuti.com](mailto:bfree@pizzuti.com)>; [mbennett@elford.com](mailto:mbennett@elford.com) <[mbennett@elford.com](mailto:mbennett@elford.com)>; Angie Rybalt <[amrybalt@aep.com](mailto:amrybalt@aep.com)>; Mark A Zappe <[mazappe@aep.com](mailto:mazappe@aep.com)>  
**Subject:** RE: Three Metro Place Dublin

Hi Jamie,

Thanks for reaching out to me. I do understand that Pizzuti (and many others) have used NEP in the past. Earlier this year, AEP Ohio filed a complaint with the PUCO around the business practices of NEP and other sub-metering companies and hold the position that they are acting as a public utility. And as such, they should be treated as a public utility. NEP had filed a motion to have the case dismissed, but the Supreme Court of Ohio recently denied the dismissal and requested the PUCO finish in the investigation to determine if they do in fact have jurisdiction over them.

If the PUCO determines that NEP is acting as a public utility, then they may be decided that it is unlawful for NEP to operate in AEP Ohio's service territory under the Certified Territory Act and numerous other statutes and Commission regulations.

Not sure where this case is going to go, but just wanted to make you aware of it and that it could lead to some changes down the road.

Please note that AEP Ohio would like the opportunity to sub-meter this project, and all future projects. In addition, we would also like to understand the reasons why you've used a 3<sup>rd</sup> party and not have AEP Ohio do the individual metering. Can you give and specifics that might help us going forward? Let me know if you have any questions.

Thanks and take care.



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**From:** McNally, Jamie <[jmcnally@pizzuti.com](mailto:jmcnally@pizzuti.com)>  
**Sent:** Tuesday, November 9, 2021 4:58 PM  
**To:** Cherri L. Jones <[cjones@praterengr.com](mailto:cjones@praterengr.com)>; Anthony J Greve <[ajgreve@aep.com](mailto:ajgreve@aep.com)>  
**Cc:** Free, Brian <[bfree@pizzuti.com](mailto:bfree@pizzuti.com)>; [mbennett@elford.com](mailto:mbennett@elford.com)  
**Subject:** [EXTERNAL] Re: Three Metro Place Dublin

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Tony,

Pizzuti has used Third Party metering in the past, but if new laws, maybe we should set up a call to discuss?

Does anytime Friday work for you after 10:00am?

**Jamie McNally**  
**The Pizzuti Companies**  
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Matt Bennett  
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**From:** Cherri L. Jones <[cjones@praterengr.com](mailto:cjones@praterengr.com)>  
**Sent:** Tuesday, November 9, 2021 4:13 PM  
**To:** Anthony J Greve <[ajgreve@aep.com](mailto:ajgreve@aep.com)>  
**Cc:** McNally, Jamie <[jmcnally@pizzuti.com](mailto:jmcnally@pizzuti.com)>; Free, Brian <[bfree@pizzuti.com](mailto:bfree@pizzuti.com)>; [mbennett@elford.com](mailto:mbennett@elford.com) <[mbennett@elford.com](mailto:mbennett@elford.com)>  
**Subject:** RE: Three Metro Place Dublin

Tony

I've copied Jamie McNally and Brian Free with Pizzuti and Matt Bennett with Elford, one of the should be able to assist you.  
Jamie, Brian and Matt, please see Tony's comment below about the 3<sup>d</sup> party metering.

Cherri Jones

Prater Engineering Associates

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614-766-4896 ex 112

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**From:** Anthony J Greve <[ajgreve@aep.com](mailto:ajgreve@aep.com)>

**Sent:** Tuesday, November 9, 2021 3:59 PM

**To:** Cherri L. Jones <[cjones@praterengr.com](mailto:cjones@praterengr.com)>

**Subject:** RE: Three Metro Place Dublin

Thanks Cherri,

Who is the Developer for this project? I believe AEP Ohio would really like to talk to them about 3<sup>rd</sup> party metering. There are legal challenges going on right now at the PUCO and there may be some changes with 3<sup>rd</sup> party metering as a result.

In regard to the site, below is a snapshot of our distribution in the area. The magenta color is underground, the blue is overhead.



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From: Cherri L. Jones <[cjones@praterengr.com](mailto:cjones@praterengr.com)>

Sent: Tuesday, November 9, 2021 3:39 PM

To: Anthony J Greve <[ajgreve@aep.com](mailto:ajgreve@aep.com)>

Subject: [EXTERNAL] Three Metro Place Dublin

Tony,

Starting a new project in Dublin just inside I270 on Metro Place. See pdf Metro Place Apts Site Plan

Building A: 88 apartments, 12,000 sf amenity space and swimming pool - Service 2500 amps, 208 volt, 3 phase

Building B: 150 apartment and house support space - Service 4000 amps, 208 volt, 3 phase

Each building will have a single service with 3<sup>rd</sup> party metering of apartments.

Question for you, there are transformers at the adjacent building (565 Metro Pl S) can we pull primary from their transformer or will we need to come from the roadway. Take a look at the pdf Metro Place Apts.

And then just a heads up there is a phase 2 sometime down the road that will be off of Blazer Pkwy that backs up to phase 1.

City of Dublin is wanting them to connect Metro Place with Blazer Pkwy with roads through phase 1 and to the east of 565

Metro Pl building, look at pdf Metro Place Apts Phase 2

Please let me know if you have any questions,

Thanks,

Cherri Jones

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**Case No(s). 21-0990-EL-CSS**

Summary: Exhibit NEP Ex. 38, Jon Williams Eml 11-10-21 NEP RPD 01-011 Supp  
Attch 3, P 418-22 electronically filed by Mr. Ken Spencer on behalf of Armstrong &  
Okey, Inc.