

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-4670, SUB 0
DOCKET NO. WR-1851, SUB 8

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Application by GEP XI Matthews, LP,)
521 East Morehead Street, Suite 400,)
Charlotte, North Carolina 28202, for)
Authority to Transfer Certificate of Authority)
to Charge for Water and Sewer Utility)
Service in Avana Matthews Apartments in)
Mecklenburg County, North Carolina)
	ORDER GRANTING TRANSFER OF CERTIFICATE OF AUTHORITY AND APPROVING RATES

BY THE COMMISSION: On June 26, 2024, GEP XI Matthews, LP, (Applicant) filed an application with the Commission seeking authority to transfer the certificate of authority to charge for water and sewer utility service provided in Avana Matthews Apartments (formerly Sardis Place at Matthews Apartments) in Mecklenburg County, North Carolina, from Cross Point NC Partners, LLC. The Applicant purchases water and sewer service from the City of Charlotte (Charlotte).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$6.64 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of Charlotte's \$2.89 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$2.85 per 1,000 gallons for water and \$7.93 per 1,000 gallons for sewer, the total monthly bill will be \$49.76 (\$43.12 usage charge and \$6.64 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service provided in Avana Matthews Apartments in Mecklenburg County, North Carolina and approves the Public Staff's recommendation. Further, the Commission concludes that if Charlotte's base charges or usage rates should be reduced for any reason, the Applicant should be required to notify the Commission immediately for a tariff revision.

Lastly, if the service area is sold or the ownership changes, the Commission concludes that the Applicant and the new owner should be required to promptly file an Application for Transfer of Authority (Form WR-2). The failure to do so may result in revocation of the certificate of authority and suspension of rates.

IT IS, THEREFORE, ORDERED as follows:

1. That GEP XI Matthews, LP, is granted a certificate of authority to charge for water and sewer utility service for Avana Matthews Apartments in Mecklenburg County, North Carolina, pursuant to N.C. Gen. Stat. § 62-110(g) and Commission Rules and Regulations in Chapter 18 Provision of Water and Sewer Service by Lessors. (See <http://www.ncuc.gov/ncrules/Chapter18.pdf>). This Order shall constitute the Certificate of Authority to Charge for Water and Sewer Utility Service;
2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C.G.S. § 62-138. Said Schedule of Rates is authorized to become effective for service rendered on and after the date of this Order;
3. That if Charlotte's base charges or usage rates should be reduced for any reason, the Applicant shall notify the Commission immediately for a tariff revision;
4. That a copy of the Notice to Customers, attached as Appendix B, shall be mailed with sufficient postage or hand delivered by the Applicant to all its customers in Avana Matthews Apartments contemporaneously with the next billing to customers;
5. That the certificate of authority issued to Cross Point NC Partners, LLC, in Docket No. WR-1851, Sub 0, is hereby canceled; and
6. That if the service area is sold or the ownership changes, the Applicant and the new owner shall promptly file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – www.ncuc.gov). Failure to do so may result in revocation of the certificate of authority and suspension of rates.

ISSUED BY ORDER OF THE COMMISSION.

This the 26th day of July, 2024.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in black ink, appearing to read "A. Shonta Dunston". The signature is fluid and cursive, with the first name "A." and last name "Dunston" clearly distinguishable.

A. Shonta Dunston, Chief Clerk

SCHEDULE OF RATES

for

GEP XI MATTHEWS, LP

for water and sewer utility service in

AVANA MATTHEWS APARTMENTS

Mecklenburg County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$2.13
Sewer usage charge, per 100 cubic feet (ccf)	\$5.93

or

Water usage charge, per 1,000 gallons	\$2.85
Sewer usage charge, per 1,000 gallons	\$7.93

Monthly Administrative Fee: \$6.64 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

**NOTICE TO CUSTOMERS
DOCKET NO. WR-4670, SUB 0
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted GEP XI Matthews, LP (521 East Morehead Street, Suite 400, Charlotte, North Carolina 28202), a certificate of authority to charge for water and sewer utility service provided in Avana Matthews Apartments in Mecklenburg County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer service from the City of Charlotte. The rates approved by the Commission are as follows and are effective for service provided on and after the date of this Notice:

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$2.13
Sewer usage charge, per 100 cubic feet (ccf)	\$5.93

or

Water usage charge, per 1,000 gallons	\$2.85
Sewer usage charge, per 1,000 gallons	\$7.93

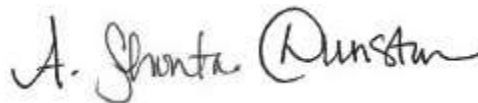
Monthly Administrative Fee: \$6.64 per unit

The average monthly residential water and sewer bill will be \$49.76, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 26th day of July, 2024.

NORTH CAROLINA UTILITIES COMMISSION



A. Shonta Dunston, Chief Clerk