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BEFORE THE PUBLIC SERVICE COMMISSION OF UTAH

In the Matter of the Application of Corix Utah
City Heating and Cooling LLC for a
Certificate of Public Convenience and
Necessity for a Heat Corporation to Provide
Heating and Cooling Services within the State
of Utah

Docket No. 25-2666-01

MOTION TO RECLASSIFY EXHIBIT AS “HIGHLY CONFIDENTIAL”

Corix Utah City Heating and Cooling LLC (“Corix”), by and through counsel, pursuant to Utah Admin. Code R746-1-601(2)(a), hereby respectfully moves the Public Service Commission of Utah (“Commission”) for an Order granting additional protective measures in the above-captioned docket. Each of the Division of Public Utilities (“Division”), the Office of Consumer Services (“Office”), Enbridge Gas Utah (“EGU”), and Rocky Mountain Power (“RMP”) have indicated that they do not oppose the relief sought in this motion.

RELIEF SOUGHT

Pursuant to R746-1-601, Corix filed Exhibit CS.A to the Application in this docket (the “Exhibit”) as Confidential. For the following reasons, Corix requests that the Commission issue an Order permitting Corix to re-classify the Exhibit as Highly Confidential. A true and correct copy of the Exhibit, designated as Highly Confidential, is filed herewith.

In support of its Motion, Corix states as follows:

GROUND FOR RELIEF

1. On August 1, 2025 Corix filed its Application for a certificate of public convenience and necessity (“CPCN”) authorizing Corix to construct, own, and operate a heat corporation as defined by Utah Code Ann. § 54-2-1(16)(a) and to provide heating and cooling services for the Utah City District Energy Utility (“UCDEU”) system in the area of the city of Vineyard, Utah.

2. Corix concurrently filed a Supplement to the Application (the “Supplement”). The Supplement contains information regarding stand-alone financing Corix is exploring to fund the building and operation of UCDEU. The UCDEU will, among other things, consist of energy centers that will provide space heating, cooling, and domestic hot water for approximately 16 million square feet of residential and 1.6 million square feet of new commercial development underway in the area (the “Project”).

3. The Supplement is supported by various exhibits, including Exhibit CS.A. Due to the sensitive nature of information in the Exhibit, Corix designated the Exhibit as “Confidential” under Utah Admin. Code R746-1-601, and subject to protection under Utah Admin. Code R746-1-602 and R746-1-603.

4. Exhibit CS.A contains certain non-public information that is sensitive, proprietary, and confidential. Corix respectfully requests that this sensitive information be re-designated as “Highly Confidential,” and thus not made available for public inspection. Corix is concerned that the disclosure of this information would disclose commercially sensitive information of Corix and its customer and, among other things, jeopardize Corix’s competitive positions.

5. Exhibit CS.A is a signed Infrastructure Agreement executed between Corix and Flagborough L.L.C. (“Developer”), the developer of the Project. Exhibit CS.A contains

information concerning the construction of the Project by Developer, as well as the roles and responsibilities of Corix and Developer for the creation and operation of a district energy utility to serve the Project. Moreover, the Exhibit includes certain commercially sensitive details, including true and correct copies of fully executed lease and service agreements between the Developer and Corix. Among other things, these agreements include commercially-sensitive information about Developer's plans, financing information, insurance requirements, and other contractual details.

6. These exhibits were filed as "Confidential" with the Commission with the understanding and acceptance that they would be available in full to the Commission, the Division, and the Office, all of which have a need to review the documents to perform their state-appointed functions in this docket. Corix has no concerns with the contents of these documents remaining available to the Commission, the Division, and the Office, subject to limitations on disclosure to others.

7. After the Application was filed, EGU and RMP filed petitions to intervene in this docket. EGU and RMP each subsequently filed data requests seeking to obtain the Confidential versions of exhibits filed with the Application. Corix indicated to both EGU and RMP that Exhibit CS.A contained highly sensitive and highly confidential commercial information and the parties worked together on a solution to enable the disclosure of certain information that also shielded the commercially sensitive portions of the documents. Pursuant to this arrangement, Corix provided a redacted version of each exhibit to the parties.

8. Corix now wishes to reclassify the Exhibit as Highly Confidential in the event that it is the subject of a data request in any future docket. In the event that the document is requested in a future data request in another docket, the current designation as "Confidential" would subject it to review by intervening parties that have submitted non-disclosure agreements pursuant to

R746-1-602. Thus, the commercially sensitive information disclosed by Exhibit CS.A remains at jeopardy of exposure to parties who may be in a position to use that information to the commercial disadvantage of Corix and/or the Developer. This information must be subject to heightened protection via reclassification as “Highly Confidential.”

9. The request is narrowly tailored to address Corix’s concerns. Designation of Exhibit CS.A as Highly Confidential will position Corix to seek additional protective measures if the document is sought in a future data request while continuing to provide the Division, the Office, and the Commission access to the full text of the document. Reclassifying Exhibit CS.A would not prejudice the parties to this Docket or impede their ability to meaningfully participate.

CONCLUSION

For the above reasons, and pursuant to Utah Admin. Code R746-1-601 through -603, Corix respectfully requests that the Commission issue an Order permitting Corix to re-classify Exhibit CS.A as Highly Confidential.

Dated this 21st day of November, 2025.

Corix Utah City Heating and Cooling LLC



/s/

Phillip J. Russell

James Dodge Russell & Stephens, P.C.

Allan McGavin

Corix District Energy Holdings LP

*Attorneys for Corix Utah City Heating and
Cooling LLC*

CERTIFICATE OF SERVICE

Docket No. 25-2666-01

I hereby certify that a true and correct copy of the foregoing was served by email on
November 21, 2025 on the following:

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