

## Corix Exhibit 6.1

April 30, 2026

Attn: Derek Nelson  
Director of Utility Operations, US West  
1250 E. 200 S. Suite 2E, Lehi, UT 84043

Dear Mr. Derek Nelson,

Re: Customer Letter of Support for the General Rate Case Application of Corix Utah City Heating and Cooling, LLC

It is my pleasure to write a letter in support of Corix Utah City Heating and Cooling, LLC (“Corix”) for its Application to Establish a Thermal Tariff with Rates and Terms of Service in a General Rate Case (“GRC”) Application with the Public Service Commission (“PSC”). I understand that my letter will be included in Corix’s application.

Flagborough L.L.C (“Flagborough”) is the developer of the Utah City development project in Vineyard, Utah - a high-density, mixed-use development. Flagborough notes that on February 2, 2025, the PSC granted Corix a Certificate of Public Convenience and Necessity (“CPCN”) with conditions for the construction and operation of the Utah City District Energy Utility (“UCDEU”), through PSC Docket No. 25-2666-01.

When considered as a group Flagborough and its affiliates represent all the customers at UCDEU. We will soon be taking thermal service from UCDEU as the Utah City development project is nearing completion of the first building that will be connecting to the thermal energy system.

By way of background, Flagborough and Corix negotiated a Cost of Service Fee Framework (Fee Framework) in the Infrastructure Agreement to address a scenario where thermal service was not regulated. The Infrastructure Agreement anticipated that if the thermal service were regulated by the PSC, the negotiated Fee Framework would be converted to a regulated Thermal Tariff approved by the PSC. Flagborough has reviewed the proposed UCDEU Thermal Tariff that contains the rates and terms of service to be filed in the GRC. Flagborough notes that the proposed Thermal Tariff include the key terms and approach contemplated in the Fee Framework.

Additionally, Flagborough specifically wishes to address key matters that it supports as the sole customer of UCDEU.

### **1. Proposed Thermal Rates in the Thermal Tariff for the Test Period**

- a. Effective August 1, 2026: Capacity Charge of \$15.85 per kW per month, which will determine the fixed portion of the bill based on building capacity.
- b. Effective August 1, 2026: Energy Charge of \$0.0417 per kWh, which will determine the variable portion of the bill based on consumption volume.

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### 2. Terms and Conditions in the Thermal Tariff

- a. Flagborough agrees to the proposed Capacity Charge Deferred Payment Plan that is consistent with the negotiated Fee Framework.
- b. Flagborough agrees with the proposed Deferred Payment Agreement that is in accordance with PSC Rules.

### 3. Thermal Rate Design

- a. Flagborough agrees to the design of the rates, where the (i) Capacity Charge recovers the Delivery Revenue Requirement; and (ii) Energy Charge recovers the Energy Supply Revenue Requirement. Flagborough also agrees to the use of the Energy Cost Reconciliation Account to pass through actual energy supply costs to customers.

### 4. Cost based rates with rate stabilization that take a long-term view of the actual cost of service

- a. Flagborough, as the customer of the public utility, highly prefers a stable approach to rate setting that takes a long-term view since the thermal utility will be serving its customers for decades.
- b. Corix in its GRC filing has included indicative rates beyond the test period that increases at a stable levelized rate. These indicative rates provide a stable rate approach over the continuous buildout of Utah City as new buildings are connected.

### 5. Rate Stabilization with Deferral Account (RDDA)

- a. Corix's rate levelization proposal with a RDDA is a very important and integral part of the regulated rate making process that will allow this greenfield utility to offer acceptable and affordable thermal rates as new buildings are connected to the district energy system.
- b. Flagborough, as the customer of utility, prefers a long-term stabilized rate since it provides bill stability and better matches the cumulative long-term actual cost of service. Flagborough acknowledges that the actual buildout schedule can materially differ from any prior forecast due to construction timing and market development which can materially impact the actual annual cost of service.
- c. The RDDA includes RDDA Balance Mitigation Measures where if the RDDA balance exceeds 20% of the forecast plant net book value of the Utility or the forecast RDDA balance is not expected to be fully recovered by the RDDA full repayment date of December 31, 2041, the Utility is permitted to (1) increase the Monthly Capacity Rates, (2) require a customer revenue contribution (e.g. rate rider recovery or lump sum payment), (3) require an asset contribution in aid of construction, or (4) a combination of the foregoing, all subject to Commission approval.
- d. Flagborough believes that Corix's rate stabilization through a levelized rates approach combined with a RDDA provides the most appropriate regulated rate making methodology that leads to stable rates while the actual cost of service is recovered from customers as the development buildout progresses.

### 6. Cost of capital

- a. Flagborough notes that the rates for the test period from July 1, 2026 to June 30, 2027 are based on a:
  - i. Capital structure of 50.0% debt and 50.0% equity;
  - ii. Return on equity (ROE) at 10.5%; and
  - iii. Cost of debt at 7.49%.

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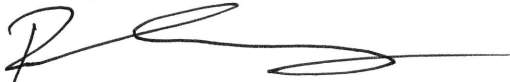
- b. Flagborough notes that these figures above are the same as what was negotiated in the Fee Framework under the assumption if the thermal service was not regulated. The Infrastructure Agreement anticipated that if the thermal service was regulated by the PSC, these negotiated cost of capital inputs would be included in the GRC revenue requirements. Flagborough, as the customer of the utility, is fully supportive of the cost of capital inputs in this GRC filing and believes they are fair and reasonable.
- c. Flagborough specifically acknowledges that the cost of debt in the GRC filing is fair and reasonable since third party lenders were not willing to offer acceptable rates and terms for a start-up greenfield utility. Flagborough instead negotiated an acceptable cost of debt sourced from Corix's parent that is based on an agreed confidential formula. The actual interest rate based on the agreed formula will be used to calculate the actual debt cost each year that will be reflected in the RDDA. It is anticipated once UCDEU is established with an operating history that the utility would in the future be able to obtain third party debt financing at reasonable commercial terms.

### 7. Request for Interim Rates

- a. Corix plans to file concurrently with the GRC Application a Request for Interim Rates. Flagborough is in full support of this interim rate request so that when the first building connects to the UCDEU system, that first building can be billed effective on the date of the connection.

Flagborough looks forward to connecting its first building and other subsequent buildings during the buildout of the Utah City development. Flagborough fully supports this GRC Application and also fully supports the Request for Interim Rates .

Thank you,



Pete Evans

Manager

Flagborough LLC