



Filing Receipt

Received - 2022-06-21 02:23:25 PM

Control Number - 52797

ItemNumber - 70

PUC DOCKET NO. 52797

APPLICATION OF CONROE RESORT UTILITIES, LLC AND UNDINE DEVELOPMENT LLC FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN MONTGOMERY COUNTY	§ § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
---	----------------------------------	--

**OFFICE OF PUBLIC UTILITY COUNSEL'S
FIRST REQUEST FOR INFORMATION TO
UNDINE DEVELOPMENT, LLC**

Pursuant to 16 Texas Administrative Code (“TAC”) § 22.144, the Office of Public Utility Counsel (“OPUC”) submits this First Request for Information to Undine Development, LLC (“Undine”). OPUC requests that Undine provide answers to the request for information under oath as required by 16 TAC § 22.144(c)(1) within 20 days after receipt of this request or by 16 TAC § 22.144(c)(2)(F) within the timeframe specified in the procedural schedule in this proceeding. OPUC further requests that Undine provide an answer to the questions and sub-questions in the order listed below with sufficient detailed information to provide a complete and accurate answer to each question and sub-question.

Definitions

1. “Undine,” the “Company,” “Applicant,” “You,” and “Your” refer to Undine Development, LLC and its affiliates, subsidiaries, and any person acting or purporting to act on their behalf, including without limitation, attorneys, agents, advisors, investigators, representatives, employees, or other persons.
2. “Document” and “documents” include any written, recorded, filmed, or graphic matter, whether produced, reproduced, or on paper, cards, tape, film, electronic facsimile, computer storage device, or any other media, including, but not limited to, electronic mail (e-mail), memoranda, notes, analyses, minutes, records, photographs, correspondence, telegrams, diaries, bookkeeping entries, financial statements, tax returns, checks, check stubs, reports, studies, charts, graphs, statements, notebooks, handwritten notes, applications, contracts, agreements, books, pamphlets, periodicals, appointment calendars,

records and recordings of oral conversations, work papers, observations, commercial practice manuals, reports, summaries of interviews, reports of consultants, appraisals, forecasts, tape recordings, or any form of recording that is capable of being transcribed into written form.

Instructions

1. The Definitions, Instructions, and Claim of Privilege sections set forth in this request for information apply to these questions.
2. In providing an answer to each question, please furnish all of the information that is in your possession, custody, or control, as defined by Texas Rules of Civil Procedure (Tex. R. Civ. Proc.) 192.7(b), including information in the possession, custody, or control of your affiliates, subsidiaries, and any person acting or purporting to act on their behalf, including without limitation, attorneys, agents, advisors, investigators, representatives, employees, or other persons.
3. Please answer each question based upon your knowledge, information, or belief, and state whether each answer is based upon your knowledge, information, or belief.
4. If you have possession, custody, or control, as defined by Tex. R. Civ. Proc. 192.7(b), of an original requested document, please produce the original requested document or a complete copy of the original requested document and all copies that are different in any way from the original requested document, whether by interlineation, receipt stamp, or notation.
5. If you do not have possession, custody, or control of an original requested document, please produce copies of the document, however made, in your possession, custody, or control. If any requested document is not in your possession, custody, or control, please explain why the document is not in your possession, custody, or control and provide the current location and custodian of the requested document or any copy, summary, or other form of the requested document thereof.
6. If there is any confusion about a question, please contact the undersigned counsel for clarification.
7. In providing your response to a question, please start each response on a separate page and type, at the top of the page, the question that is being answered by the response.

8. As part of the response to each question, please state, at the bottom of the answer to the question, the name and job position of each person(s) who participated in any way, other than by providing clerical assistance, in the preparation of the answer to the question. If the question has sub-parts, please identify each person(s) by name and job position that participated in any way, other than by providing clerical assistance, in the preparation of the answer for each sub-part of the question.
9. Please state the name of the witness in this docket who will sponsor the answer to the question and/or sub-part of the question and who will swear to the truthfulness of the answer to the question and/or sub-part of the question.
10. Please provide individual responses to questions as each response becomes available, rather than waiting to provide all of the responses to the questions at the same time.
11. These questions are continuing in nature. If there is a change in circumstances or facts or if you receive or generate additional information that changes your answer to a question between the time of your original response and the time of the hearing, then you should submit, under oath, a supplemental response to your earlier answer to the question.
12. If you consider any question to be unduly burdensome, or if the response would require the production of a voluminous amount of material, please contact the undersigned counsel, as soon as possible, to discuss the situation and try to resolve the issue. Furthermore, if you object to any question on the grounds that the question seeks confidential information, or on any other grounds, please contact the undersigned counsel, as soon as possible, to discuss the situation and try to resolve the issue.
13. If the response to any question is voluminous, please make available all of the voluminous material at a designated location in Austin. Please provide a detailed index for the voluminous material with your response to the question to enable efficient review of the material. The index should include information sufficient to locate each individual document by page, file, and box number, date of each document, title of each document, description of each document if no document title exists, name of the preparer of each document, and length of each document.
14. If the requested information is included in previously furnished exhibits, workpapers, or responses to other discovery inquiries or otherwise, in hard copy or electronic format,

please furnish specific references thereto, including Bates Stamp page citations and detailed cross-references to the previously furnished information.

15. If a question requests the production of copyrighted material, you may provide a list of such material, including the title, publisher, author, edition, and page references relied on or otherwise relevant to the question.

Claim of Privilege

If any document is withheld under any claim of privilege, please provide a list that identifies each document for which a privilege is being claimed, including the date, sender, recipient(s) of the privileged document, recipient(s) of copies of the privileged document, subject matter of the privileged document, and the basis upon which a privilege is being claimed by the Company.

PUC Docket No. 52797
OPUC's First Request For Information To
Undine Development, LLC

- 1-1. Please provide supporting documentation, including utility asset valuation or other valuation/appraisal documentation supporting the reasonableness of the proposed purchase price to be paid by Undine for the Conroe Resort Utilities systems.
- 1-2. Please indicate the capital improvements to be made by the seller which are considered a condition of closing and provide an engineer's estimate of probable cost of said improvements.
- 1-3. Specific to the items identified in question number 2 above, please indicate if these investments are needed to bring the utility being acquired into compliance with applicable rules and regulations. Please provide all supporting documentation relative to this response, including inspection reports or notice of violations received.
- 1-4. Please provide copy of the Conroe Resort Utilities Annual Report for Calendar Year 2021.
- 1-5. Does Undine contend that this transaction will result in the customers on the systems being acquired receiving a higher quality or more reliable water or sewer service? If yes, please provide documentation and information supporting your answer.
- 1-6. Does Undine contend that this transaction will result in the pooling of financial, managerial, or technical resources that achieve economy of scale or efficiencies of service? If yes, please provide documentation and information supporting your answer.
- 1-7. Does Undine contend that the utility being acquired is not currently financially stable or technically sound? If yes, please provide documentation and information supporting your answer.
- 1-8. Please confirm or deny that Undine intends to seek approval of the proposed acquisition adjustment from this transaction as part of its next full base rate case application.

Date: June 21, 2022

Respectfully submitted,

Chris Ekoh
Interim Chief Executive & Public Counsel
State Bar No. 06507015



Renee Wiersema
Assistant Public Counsel
State Bar No. 24094361
Zachary Stephenson
Senior Assistant Public Counsel
State Bar No. 24073402
1701 N. Congress Avenue, Suite 9-180
P.O. Box 12397
Austin, Texas 78711-2397
512-936-7500 (Telephone)
512-936-7525 (Facsimile)
renee.wiersema@opuc.texas.gov (Service)
zachary.stephenson@opuc.texas.gov (Service)
opuc_eservice@opuc.texas.gov (Service)

**ATTORNEYS FOR THE
OFFICE OF PUBLIC UTILITY COUNSEL**

CERTIFICATE OF SERVICE
PUC DOCKET NO. 52797

I hereby certify that a copy of the foregoing document was served on all parties of record in this proceeding on this 21st day of June 2022, by facsimile, electronic mail, and/or first class, U.S. Mail.



Renee Wiersema