



May 9th, 2025

Chairman Holmes, Vice Chair Klopfenstein, Ranking Member Glassburn, and members of the Energy Committee:

I am writing to express my support for House Bill 173. Thrive Companies, a developer and owner of multifamily properties in Ohio, has utilized master metering for over a decade. This practice has enabled shorter construction timeframes, the adoption of advanced energy technologies, the use of carbon-free energy, maintenance support, and lower rents through the total bill cap required under House Bill 173.

Thrive Companies supports House Bill 173 as it is a sound policy that promotes property rights, benefits residents, and supports housing in Ohio.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Wagenbrenner".

Eric Wagenbrenner
Thrive Companies