



**BEFORE THE HOUSE ENERGY COMMITTEE
PROPONENT TESTIMONY ON HOUSE BILL 173
WRITTEN TESTIMONY
October 8, 2025**

Chairman Adam Holmes, Vice Chair Adam Mathews, Ranking Member Tristan Rader and members of the House Energy Committee, thank you for this opportunity to present written testimony regarding House Bill 173 sponsored by Representative David Thomas. My name is Rowland S. Giller, III, and I am the Chief Executive Officer of American Power & Light (AP&L) and Columbus & Central Ohio Systems, Inc. (CCOS), Metro Development and Triangle Development. These companies founded locally are long-time, established Central Ohio companies employing well over 800 Ohioans. Additionally, our combined organizations have constructed over 60,000 multifamily units in central Ohio over the past 58 years.

Brief Corporate History

American Power & Light (AP&L) was formed in 2003 to meet the ever-changing market conditions within the real estate development community. As we all will recall, this was the beginning of the residential real estate boom. At that time, the default utility determined that multifamily and commercial developments were not as important to their business model as a single-family development. Therefore, they began to impose greater delays on the installation at these particular types of developments as well as, enacted a per door aid to construction fees, which would ultimately increase the cost of the developments which would ultimately all be passed on to the individual customers. As developers, we were forced to search out a market-competitive way to install and manage the on-property electrical infrastructure at all of our multifamily/commercial developments. Currently, AP&L services over 131 master-meter apartment and commercial developments throughout Central Ohio. We have over 21,000 individual customers that we work with on a daily/monthly basis. Our in-house customer service team on behalf of the property owner deals with each and every customer inquiry with the utmost professionalism and respect for the customer.

I think it is important for me to give you a little more context on exactly what we provide to the owners and development partners as well as their individual tenants. Not only do we manage the monthly meter reading and customer billing process, but we also design, install, and pay for primary distribution systems for our developers/owners. Our responsibility does not stop with the upfront infrastructure installation, but it also extends to any and all normal or catastrophic maintenance of the infrastructure including the individual unit meters, transformers, streetlights, and any of the corresponding in-ground wiring. We also monitor the energy markets and purchase large blocks of energy, which

includes traditional generation such as coal and natural gas, but we also purchase renewable energy for our owner/developer clients.

As your committee is heavily involved in the utility industry, you obviously have a far greater understanding of the complexity that goes into setting a utility rate and I think the general public just does not have the time to dig deep into the details to understand what makes up a single utility rate. I believe that a greater level of disclosure when they execute the lease document would help customers further understand what really matters to them, which is how much they should expect to pay if they use an average amount of electricity for any given month and what they can save if they conserve.

Legislation

I would first like to commit to you that we are in full support of common-sense legislation and have worked with the legislature previously and currently to try to add some insight and perspective of the actual business model and the facts in the field. With that said, we support of House Bill 173 and believe that this type of common-sense legislation allows for a more transparent relationship between the owners and their tenants.

House Bill 173 presents a clear definition of a public utility while respecting and recognizing the PUCO's authority thus protecting property owners' rights in Ohio. Further the legislation respects consumer protections and provides the direct right to the PUCO to establish rules, regulations and direct penalties onto the industry. HB 173 ensures regulatory oversight, strong consumer protections and fosters an environment for competition via energy in Ohio.

HB 173 crystalizes within the Revised Code that landlords or their agents is not a public utility by simply reselling electricity. Landlords or their agents would be required under HB 173 to separately meter the units to ensure that every unit pays for utility services that it specifically uses.

House Bill 173 provides strong consumer protections and offers clarity in the marketplace for Ohio businesses and Ohioans who use these services.
