

MEMORANDUM

To: A. Shonta Dunston, Chief Clerk

From: Gina Y. Casselberry
Public Staff Water, Sewer and Telephone Division

Date: August 16, 2021

Re: **LVA5 Raleigh Vine, L.P.**
Docket No. WR-3476, Sub 0, Filed on June 14, 2021
Docket No. WR-3105, Sub 1, Big Branch Residential, LLC
Application for Transfer of Authority to Charge for Water and/or Sewer
Service and for Approval of Rates for Apartment Complexes and
Manufactured Home Parks

Service Area: Vine North Hills Apartments (formerly Vine Raleigh Apartments)
County: Wake
Supplier: City of Raleigh
No. of Customers: 326
Billing Method: Full Capture

On August 10, 2021, the Applicant filed the Limited Partnership Agreement, completing the application. The subject property is owned by St. Albans, LLC and is leased by LVA5 Raleigh Vine, LP, which is the surviving entity by reason of merge and leases the property through an Assignment of Leasehold Interest Underground Lease and Amendment to Memorandum of Lease and Option to Purchase that is filed with the Wake County Register of Deeds.

The Public Staff has reviewed the subject filing and recommends approval of the Certificate of Authority transfer and the City of Raleigh's current rates, effected July 1, 2021, as follows:

Water usage charge:	\$3.51 per ccf	or	\$4.69 per 1,000 gallons
Sewer usage charge:	\$4.60 per ccf	or	\$6.15 per 1,000 gallons
Monthly administrative fee:	\$6.24 per unit		

(\$3.75 billing fee + \$0.93 water base charges + \$1.56 sewer base charges)

Based on 4,000 gallons average monthly usage, the monthly water/sewer utility bill is \$49.60, an increase of \$3.09 from the currently approved rates.

An order needs to be issued by September 9, 2021.

cc: Fenge Zhang
Janice Fulmore
Jenny Li
File