

**From:** Stephanie Bell <[sbell@ellingerlaw.com](mailto:sbell@ellingerlaw.com)>  
**Sent:** Tuesday, February 15, 2022 12:57 PM  
**To:** Bretz, Karen <[Karen.Bretz@psc.mo.gov](mailto:Karen.Bretz@psc.mo.gov)>  
**Subject:** RE: I-70 Mobile City

Karen:

Thanks for reaching out. How about Wednesday between noon and 3?

Stephanie



**Stephanie Bell**  
Partner, Ellinger and Associates, LLC  
573-750-4100 | [sbell@ellingerlaw.com](mailto:sbell@ellingerlaw.com)  
308 East High St., Ste. 300, Jefferson City, MO 65101  
[www.ellingerlaw.com](http://www.ellingerlaw.com)



CONFIDENTIALITY NOTE: This message and any attachments are from a law firm. They are solely for the use of the intended recipient and may contain privileged, confidential or other legally protected information. If you are not the intended recipient, please destroy all copies without reading or disclosing their contents and notify the sender of the error by reply e-mail.

**From:** Bretz, Karen <[Karen.Bretz@psc.mo.gov](mailto:Karen.Bretz@psc.mo.gov)>  
**Sent:** Tuesday, February 15, 2022 12:24 PM  
**To:** Stephanie Bell <[sbell@ellingerlaw.com](mailto:sbell@ellingerlaw.com)>  
**Subject:** I-70 Mobile City

Hello Stephanie,

**I would like to get this back on track.** Are you and representatives of I-70 Mobile City available next week to meet with Staff and me? Monday is a holiday, so that day won't work. Please send me a few dates and times.

We can set up a WebEx call.

Thanks,  
Karen

Karen Bretz  
Senior Counsel  
Missouri Public Service Commission  
573.751.5472

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately.

LEGAL NOTICE: The Missouri Bar Chief Disciplinary Counsel requires all Missouri lawyers to notify all recipients of e-mail that (1) e-mail communication is not a secure method of communication; (2) any e-mail that is sent to you or by you may be copied and held by various computers it passes through as it goes from me to you or vice versa; and (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or even some computer unconnected to either of us which the e-mail passed through. If you wish to change how future communications are sent, please let me know AT ONCE.

## Kerr, Carolyn

---

**From:** Bretz, Karen  
**Sent:** Tuesday, February 15, 2022 4:11 PM  
**To:** Stephanie Bell  
**Subject:** RE: I-70 Mobile City

You should soon receive a WebEx invite for next week.

**There is no report or recommendation at this time.** I inherited this from Mark Johnson, and we are tracking documents down. I'm not sure that the questionnaire was completely filled out.

Andy Harris from PSC Staff told me that there was discussion for I-70 to include tenants' water and sewer bills in pad rent. Is that still a possibility? The alternative to that is to become regulated. The meeting is generally to get caught up and see which direction I-70 wants to go.

**From:** Stephanie Bell <[sbell@ellingerlaw.com](mailto:sbell@ellingerlaw.com)>  
**Sent:** Tuesday, February 15, 2022 2:39 PM  
**To:** Bretz, Karen <[Karen.Bretz@psc.mo.gov](mailto:Karen.Bretz@psc.mo.gov)>  
**Subject:** RE: I-70 Mobile City

1:00 would be great. Can you give me an idea of the agenda for the meeting? My understanding is that we were sent a questionnaire which we responded to. Are we going over that or has Staff completed some type of report or recommendation?

Thanks!

Stephanie



**Stephanie Bell**  
Partner, Ellinger and Associates, LLC  
573-750-4100 | [sbell@ellingerlaw.com](mailto:sbell@ellingerlaw.com)  
308 East High St., Ste. 300, Jefferson City, MO 65101  
[www.ellingerlaw.com](http://www.ellingerlaw.com)



CONFIDENTIALITY NOTE: This message and any attachments are from a law firm. They are solely for the use of the intended recipient and may contain privileged, confidential or other legally protected information. If you are not the intended recipient, please destroy all copies without reading or disclosing their contents and notify the sender of the error by reply e-mail.

**From:** Bretz, Karen <[Karen.Bretz@psc.mo.gov](mailto:Karen.Bretz@psc.mo.gov)>  
**Sent:** Tuesday, February 15, 2022 2:14 PM  
**To:** Stephanie Bell <[sbell@ellingerlaw.com](mailto:sbell@ellingerlaw.com)>  
**Subject:** RE: I-70 Mobile City

Between noon and 3:00 Wednesday, February 23 is good here. Please name a time. We'll send you WebEx info that you can forward.

Karen