

# FAYETTE COUNTY PEOPLE'S TOWN HALL

*Welcome! Thank you  
for coming out!*

*Please grab some  
snacks and a drink!*

*We will begin our  
meeting promptly  
at 6:30.*



PennFuture



# Meeting Norms

- **If you represent a media outlet or industry, we ask that you identify yourself.**
- **Be present and respectful with the people you are meeting with - we may not all agree on everything!**
- Only one conversation at a time.
- Wait until the end to ask questions.
- Please stay on topic - feel free to address them at a more appropriate time or after the meeting
- Take breaks as needed.
- Information is shared for educational purposes only.
- We may not lobby or provide legal advice.



# Meeting Goals



- ☒ Welcome and Introductions
- ☒ Data Centers Overview
- ☒ Economics of Hyperscale Data Centers
- ☒ Policy and Ordinances
- ☒ Environmental Concerns
- ☒ Legal and Site Fights
- ☒ Community Benefits Agreements
- ☒ Question and Answer



# Meet Our Panelists



**Sean O'Leary**

Co-Founder and Senior  
Researcher

**Ohio River Valley  
Institute**



**Kat Marquez**

Allegheny County  
Civic Engagement  
Mobilizer

**PennFuture**



**Eric Harder**

Youghiogheny  
Riverkeeper

**Mountain Watershed  
Association**



**Nina Victoria**

Community  
Advocate

**Center for Coalfield  
Justice**





**M O U N T A I N  
W A T E R S H E D  
A S S O C I A T I O N**  
*Protecting, preserving, and restoring*

is a non-profit, 501(c)(3) organization with the mission to protect, preserve and restore the Youghiogheny River watershed and its broader communities through conservation, recreation, education, and advocacy.





To improve policy and regulations for the oversight of fossil fuel extraction and use; to educate, empower and organize coalfield residents; and to protect public and environmental health. We blend organizing, communications, legal, and policy strategies to build power with and for residents across Washington and Greene Counties, and to create an expanded set of options for achieving justice. Through this approach, and by investing in people's skills and leadership, our communities will be able to advocate effectively for a healthy environment and thriving economy.



# Fayette County, we need to talk!

Data Center development is a rapidly developing issue. Nationally, folks are trying to understand the fundamental need for these centers, the burdens, the benefits, and if the good will outweigh the bad.

**We have been here before.**

Our county has been on the industrial rollercoaster for centuries. Boom and bust cycles have rolled us over many times and we have yet to see major, lasting benefits. In many instances, the impacts outweigh the improvements.



# A night to hear about business and jobs.



**Fayette County  
Economic Development**

## Town Hall Meeting

### Built for the Future: Data Centers & Economic Opportunity

**Understanding Data Centers: What They Are & Why They Matter**  
Join us for an informative community conversation designed to break down the basics of data centers, what they are, how they work, and the role they play in our everyday lives and the modern economy. From streaming and cloud storage to business operations and infrastructure, data centers power more than you might think. The evening will feature a keynote presentation and moderated panel discussion with industry leaders offering perspectives on technology, real estate, workforce, and real-world community experience.

Presenters confirmed (to date) include:

- Rich Fitzgerald** - Executive Director Southwestern Pennsylvania Commission
- Brian Kennedy** - Senior Vice President of Operations and Government Affairs - Pgh Technology Council
- Shawn Steffee** - Business Agent - Boilermakers Local 154
- Dan Adamski** - Executive Managing Director, Brokerage - JLL Pittsburgh
- Mike Turner** - Vice Chair and Ashburn District Supervisor - Louden County, VA.

**Wednesday, June 3, 2026**  
**Magerko Auditorium - Penn State Fayette**  
**This event is free to attend, but registration is required. Register here:** 



## Data center town hall draws large crowd in Fayette

JUN 5, 2026 BY GARRETT NEESE 6 MIN READ



Panelists Dan Adamski, Corey Young and Sean Steffee talk during a town hall on data centers at Penn State Fayette Wednesday night in front of a crowd of around 250 people. [Garrett Neese]

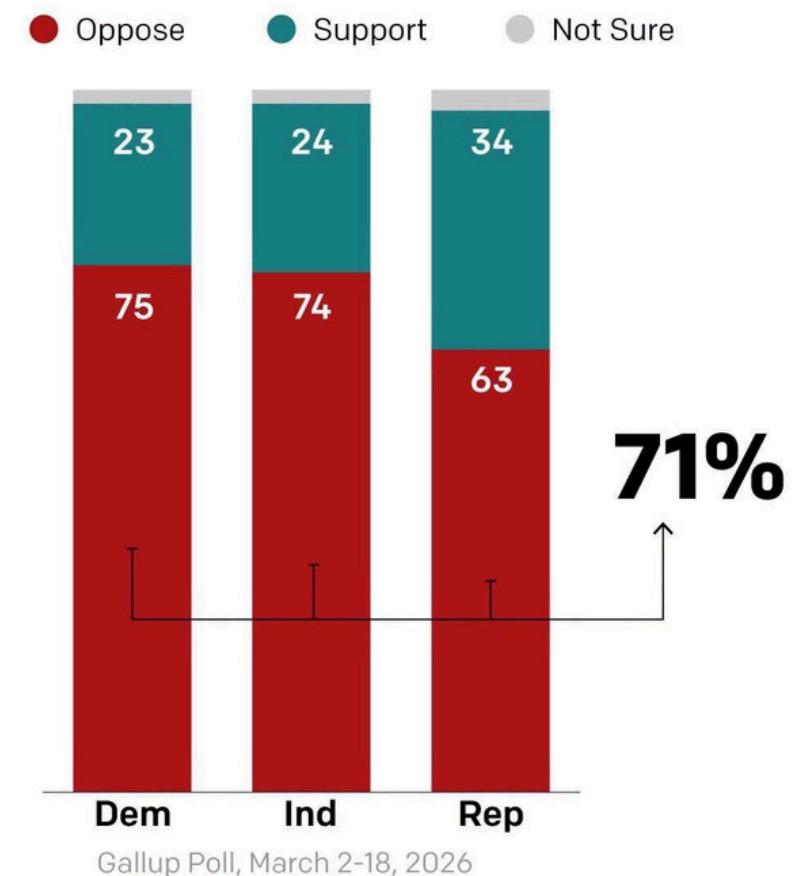
A town hall called to discuss the pros and cons of data centers coming to the region attracted a crowd of about 250 people Wednesday night at Penn State Fayette.

The session included panelists who had researched, marketed or provided labor for data centers. A presentation by Brian Kennedy, senior vice president of the Pittsburgh Technology Council was followed by a panel discussion with Corey Young, director of Washington & Jefferson College's Center for Energy and the Built Environment; Dan Adamski, executive managing director of JLL; and Sean Steffee, business agent for Boilermakers Local 154.



**Throughout the Nation, Americans are concerned.  
And entire landscapes, communities, and lives are being changed.**

**The majority of Americans  
**oppose** data centers in  
their community**



Endless national, regional, and local polls indicating general concerns among American.

Notable that there is a consensus among voting parties, particularly in this socio political time.

Very worthy to consider the pros and cons but to understand the infrastructure demand from the development, the potential impacts, and that we have strong zoning and legislation to protect our lives and resources.

**We deserve for this to be different. The people of Fayette County deserve to be informed, have a voice, and be involved in the next steps.**

# Current Fayette County/Watershed Area Projects

- Power Plant and Data Center Development
  - South Mon/East Riverside Energy Center (Luzerne Twp, Fayette County)
  - Project Hummingbird (Mon Township, Greene County)
  - Homer City Generation and Amazon Data Center (Indiana County)
- Transmission Lines:
  - Kammer–Juniata
  - Mid Atlantic Resiliency Link
  - Valley Link
- Additional well pad development, even in the mountain area

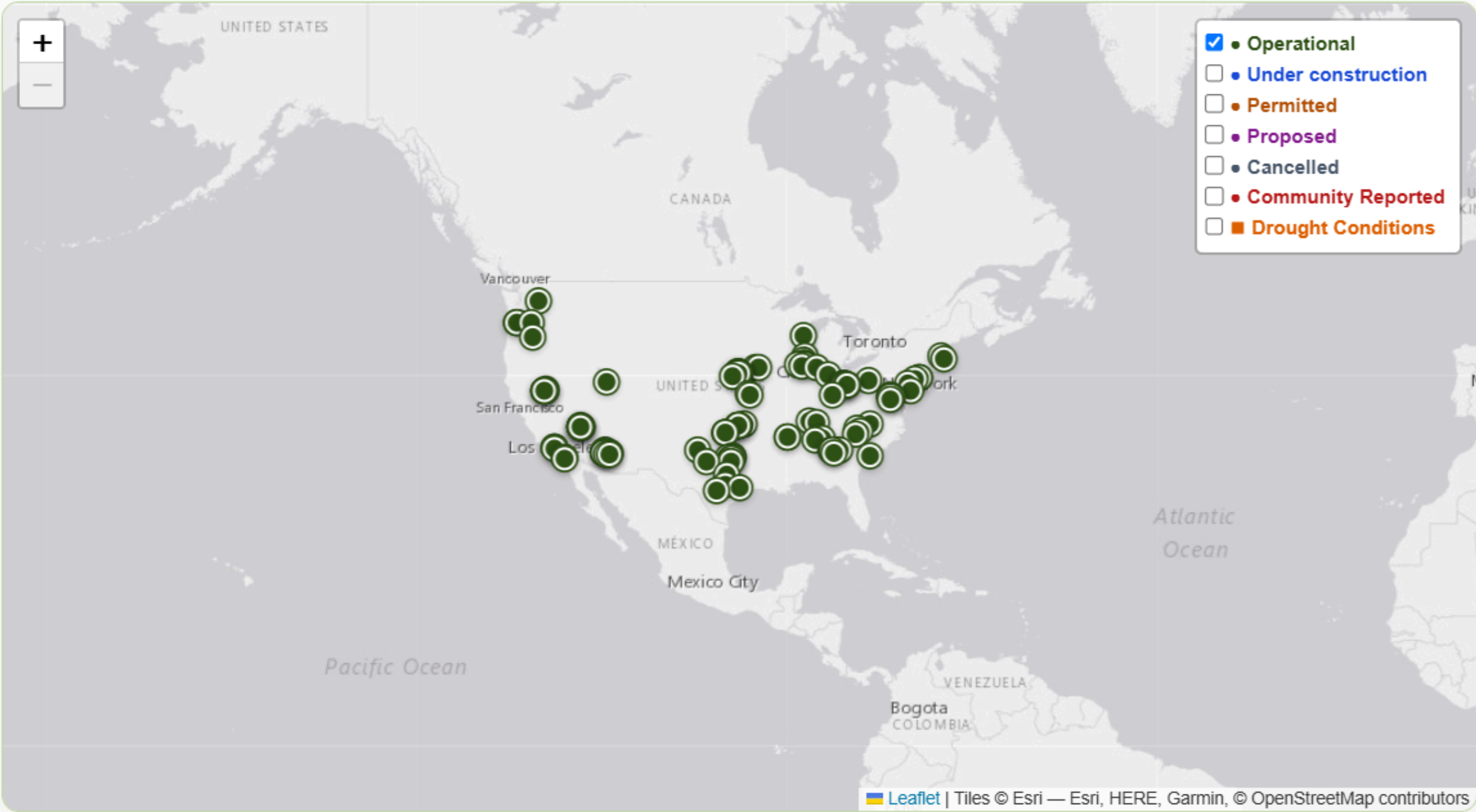


# Opportunities to get involved!

- We see the need for clear standards to be placed on a local and state level through zoning.
  - Fayette County Zoning has been working on a draft ordinance for Data Center Development.
    - Expected to have a public hearing on the draft within the next month and half. A public notice within 30 days of hearing date is required.
    - Stay tuned and prepare comments!
  - Working toward an Oil and Gas zoning amendment to address the inevitable boom of fracking in the area.



Last updated: September 6, 2026



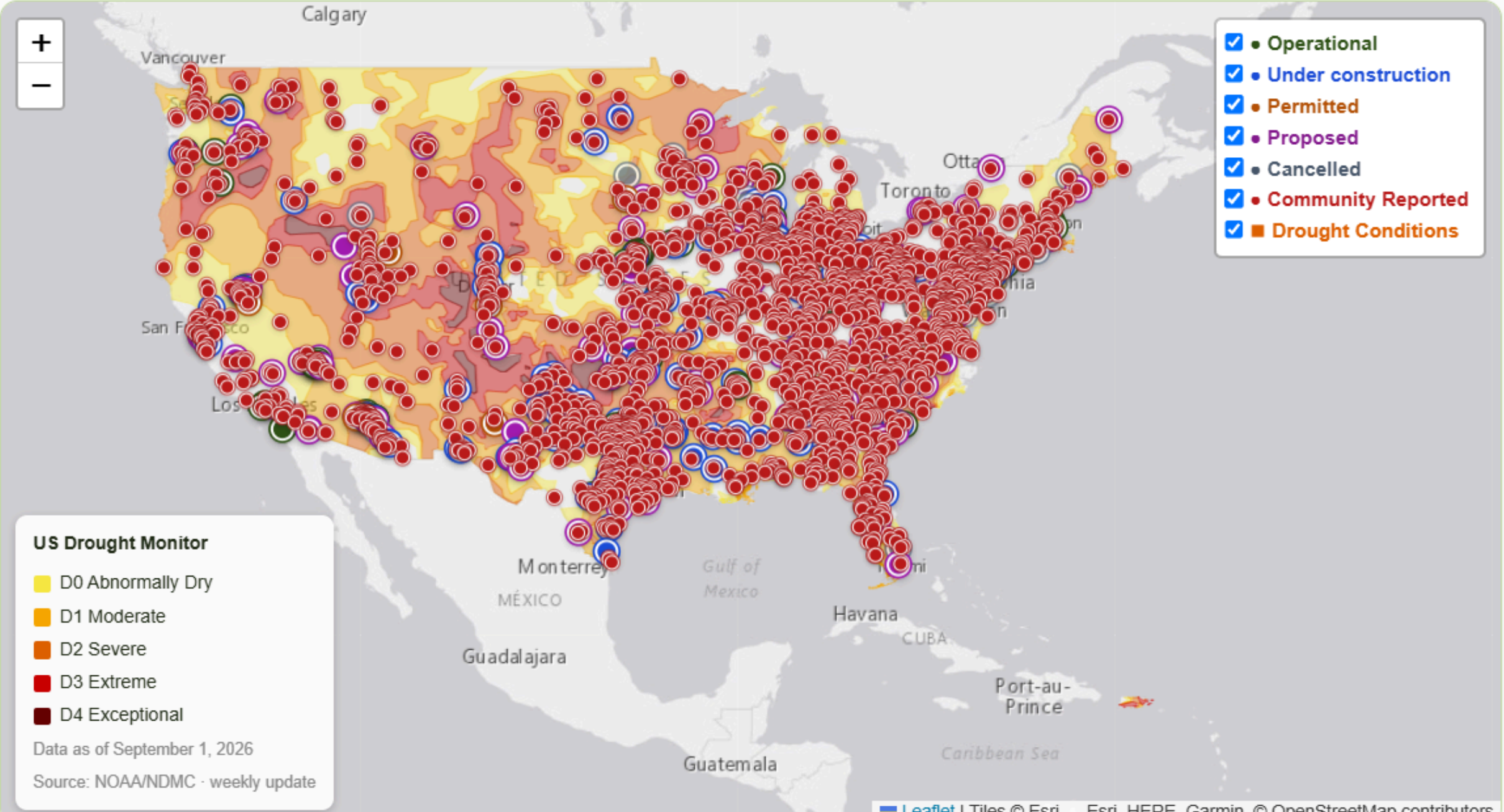
Note: The colored data center pins cover publicly announced, major AI-focused and hyperscale facilities — including projects that were cancelled, blocked or shelved. Each popup lists its source citations. Many smaller or unannounced facilities are not listed, and this is not a registry of every data center in the country. Know of one missing? [Report it here](#).



A map of major AI data centers across the U.S. — **operational**, **under construction**, **permitted**, **proposed** and **cancelled** — overlaid with locations where **community members have emailed in concerns**. Click any marker for details, or use the layer switcher at the top right of the map to show and hide categories.



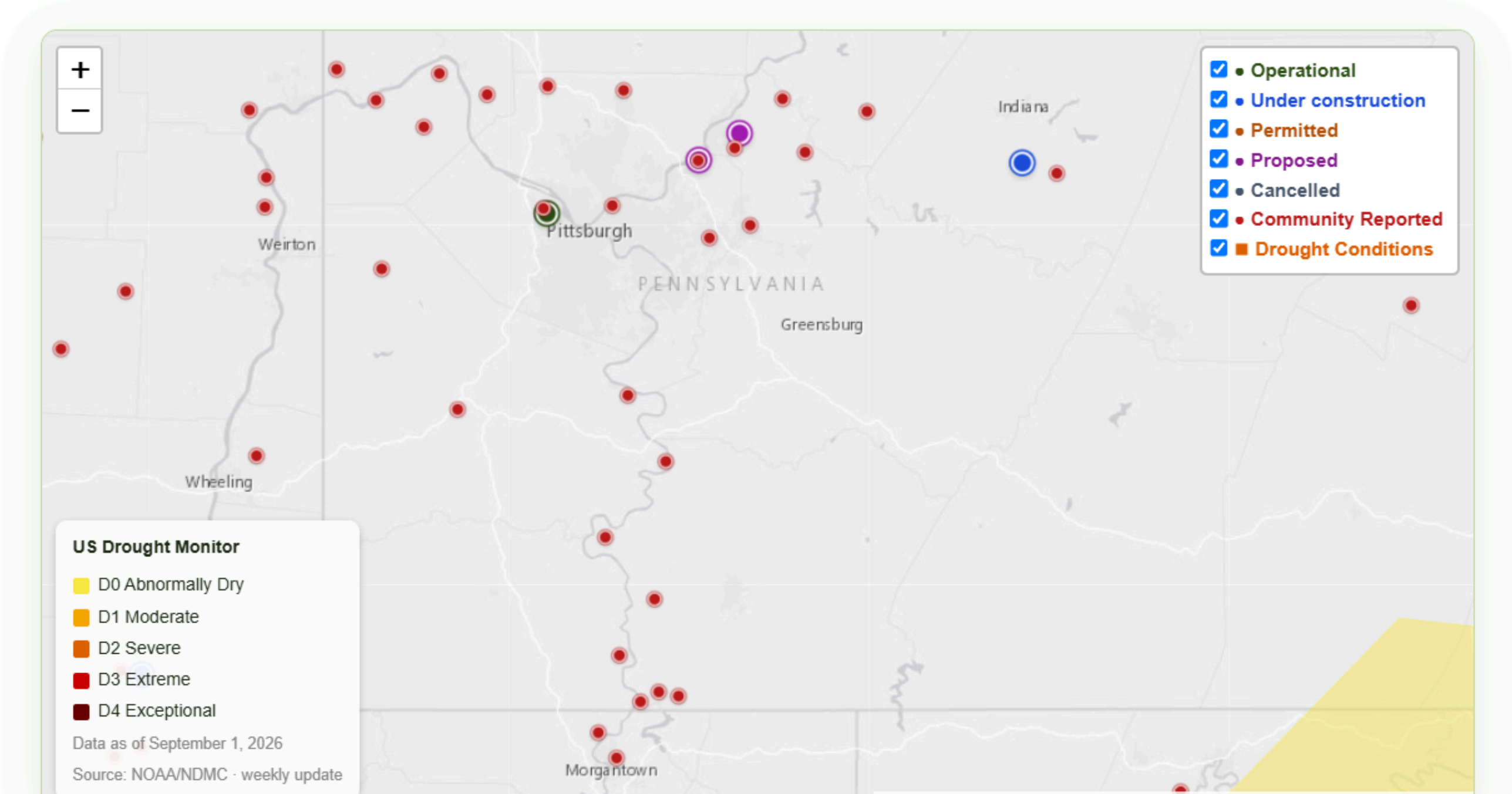
Last updated: September 6, 2026



A map of major AI data centers across the U.S. — **operational, under construction, permitted, proposed and cancelled** — overlaid with locations where **community members have emailed in concerns**. Click any marker for details, or use the layer switcher at the top right of the map to show and hide categories.



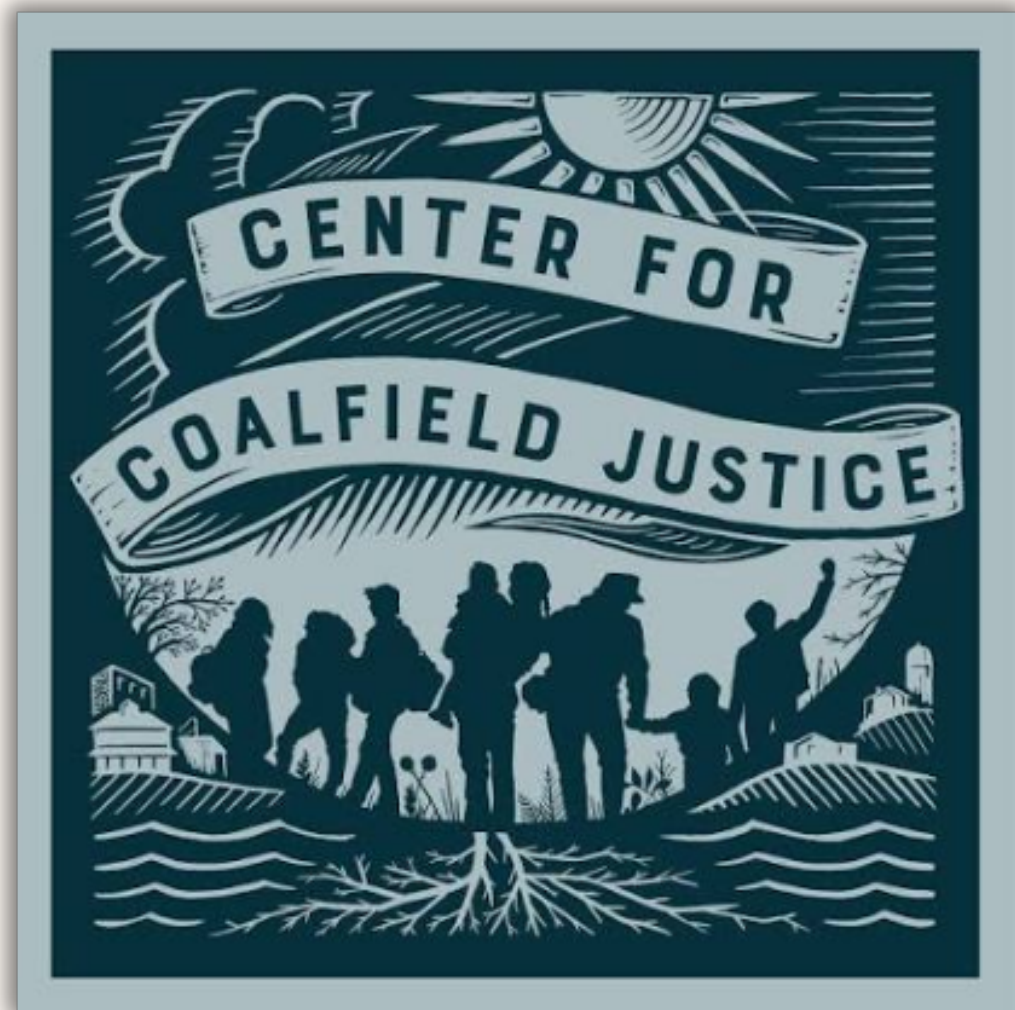
Last updated: September 6, 2026





***Nina Victoria***

Community Advocate  
**Center for Coalfield Justice**





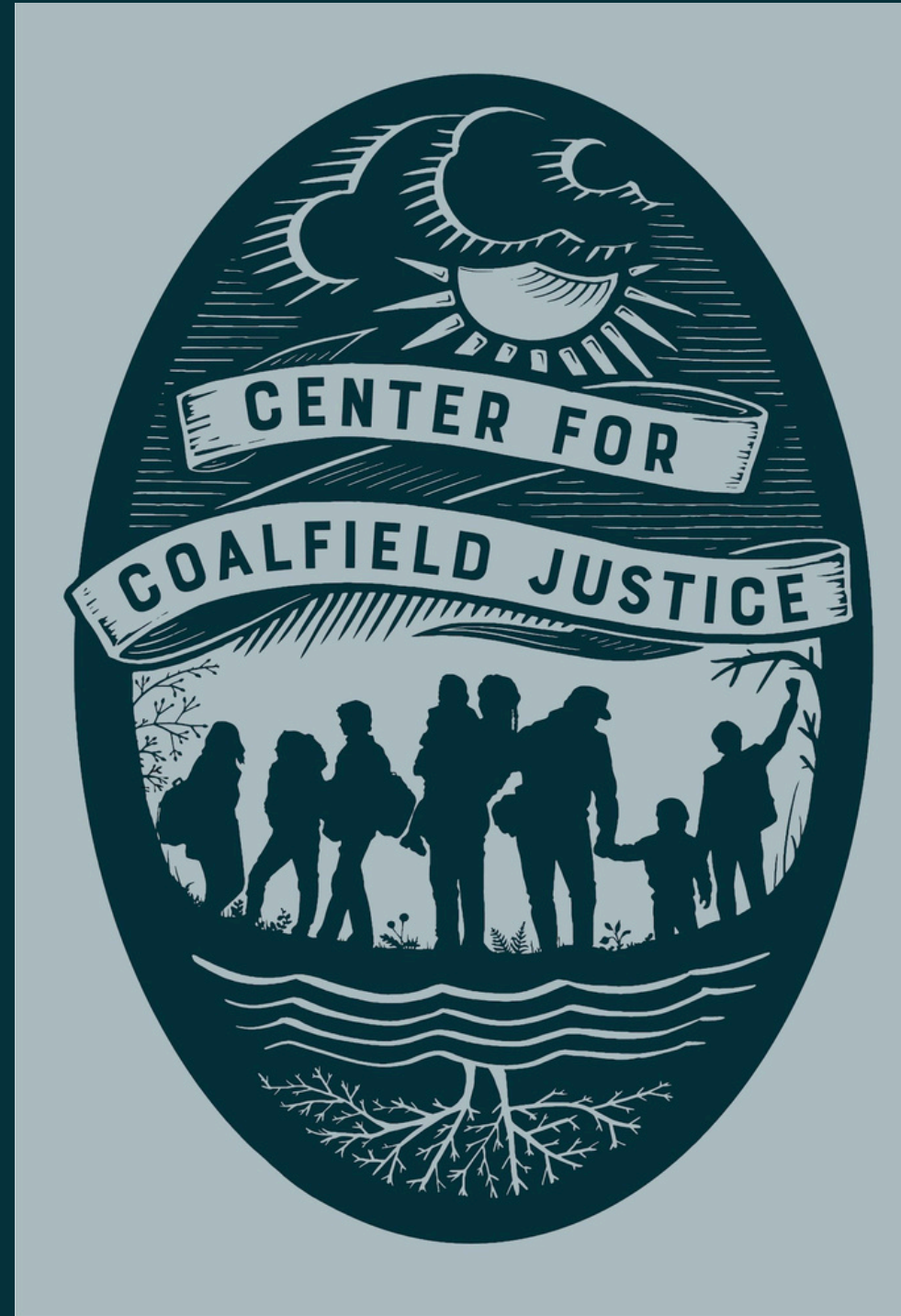


# Data Center Town Hall



# About CCJ

We are a grassroots nonprofit organization providing community members with detailed information about potential impacts of proposed and active projects so they can make informed decisions about individual or collective actions.



We believe the people who live here are experts in their own experiences.

Our approach for working with area residents values their knowledge about the land, waterways, and communities. Our recognition of local expertise is grounded in the belief that people who live with the daily impacts of fossil fuel extraction should be treated with the utmost respect. Our work is informed and directed by how local people think these industries should be held accountable for impacts.

# **Our Mission**

**To improve policy and regulations for the oversight of fossil fuel extraction and use; to educate, empower and organize coalfield residents; and to protect public and environmental health.**



# Robena Site - “Project Hummingbird”



Developer Brochure





# What We Know and What We've Heard

- Data center campus - multiple centers
- Combined-Cycle Gas Plant
  - Non-distributive to the electric grid
  - 994 megawatts of energy generation
  - Two turbines to come online in 2029
- Dedicated Natural Gas Pipeline
- 18 million gallons a day pulled out of Monongahela River
  - 8-9 million gallons for the power plant - rest to cool the data center
  - Will not return to the Mon - evaporative cooling system
  - Water treatment plant on site to treat temperature
- Company claims noise will never get above 55 decibels
- Environmental Justice Area - 90th Percentile
  - Extra notice and public participation requirements



# Players Involved

- International Electric Power - Project Lead
- Essential Utilities/Aqua - Water
  - This company recently bought PA American Water
- EQT - natural gas supplier
- First Energy - Power Supply Backup
- CORE Resources (formerly CONSOL) - land owner
- Trumbull Contracting Company - Construction Company
- Greene County Commissioners

# Related Infrastructure

- More Fracking Wells
- Natural Gas Pipelines + Compressor Stations
- Project South Mon?
- MARL Transmission Line?





# Other Data Center Proposals in Washington and Greene Counties

- Zediker Station - South Strabane
  - Starpointe - Hanover Township
  - Potential EQT Data Center - Allenport
- 
- ★ CCJ has heard of at least 4 additional rumors in our service area



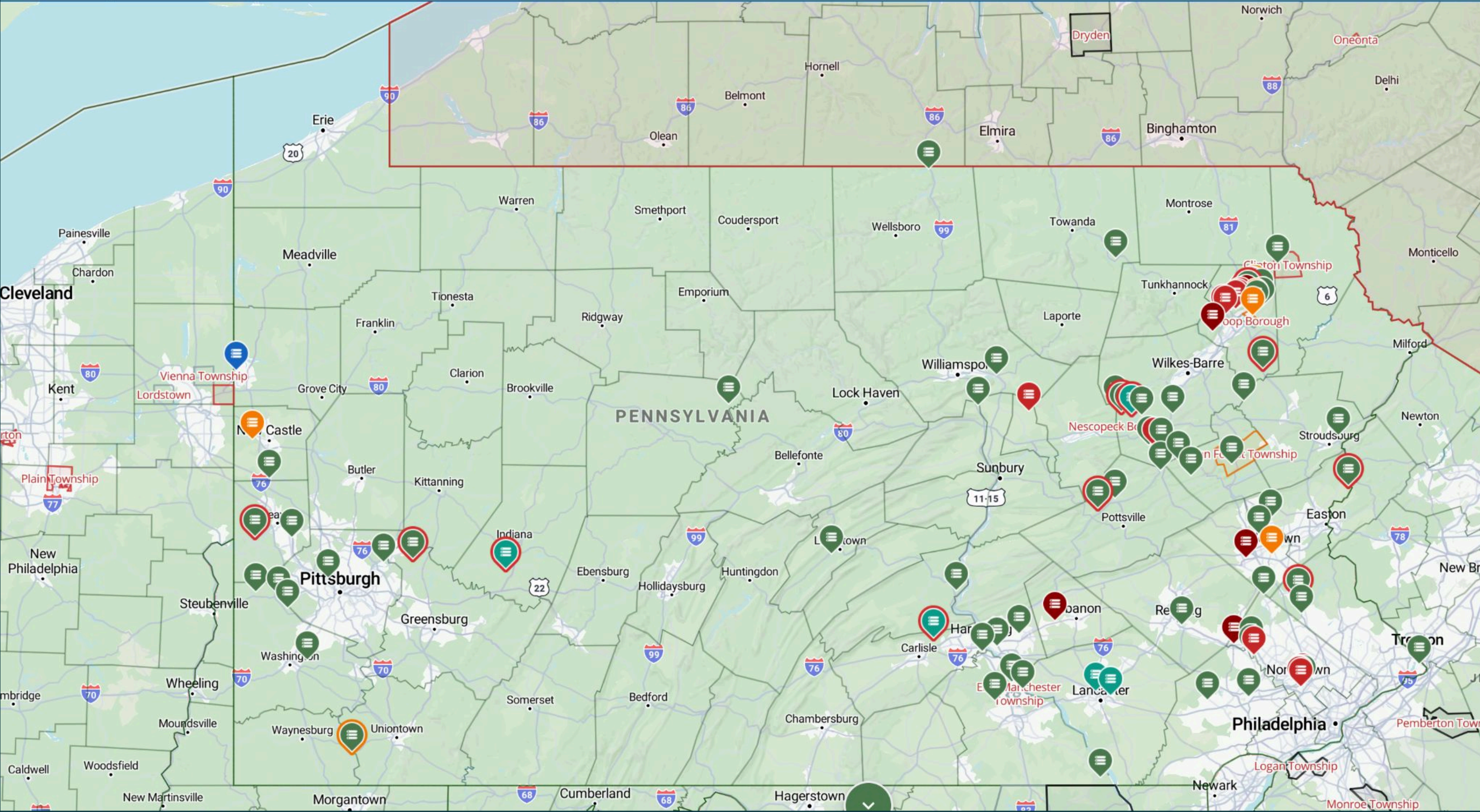


# Data Center Proposal Tracker

Documenting the AI Revolution

[Map](#) [About](#) [Learn](#) [Companies](#)

| AI-ADJACENT INVESTMENTS | Corporation   | Capital Power   | Google (PJM)      | Brookfield + Google | Energy Capital Partners | Constellation Energy | Enbridge        | Blackstone        | Amazon            |
|-------------------------|---------------|-----------------|-------------------|---------------------|-------------------------|----------------------|-----------------|-------------------|-------------------|
|                         | \$800,000,000 | \$3,000,000,000 | \$25,000,000,000+ | \$3,000,000,000     | \$5,000,000,000         | \$3,400,000,000      | \$1,000,000,000 | \$25,000,000,000+ | \$20,000,000,000+ |





# Why Pennsylvania?

- History of extractive industries and high energy production are likely drawing developers to our state
- A lot of water and land in rural areas that can be used for development
- Tax Incentives + Elected Officials' Support have opened the door
- Tech Industry + Prestigious Universities
- Relatively close to several major cities (NYC, Washington D.C., Chicago)



# National Context

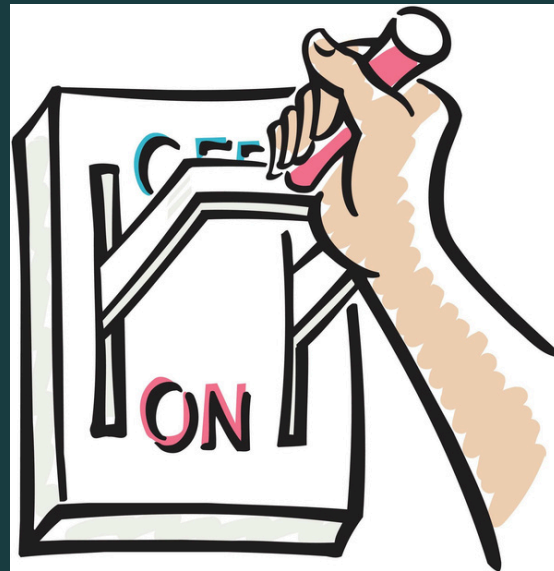
- Big Tech is taking a bet on data centers
  - They would rather spend billions to build data center infrastructure than lose out the potential profits that AI could give the corporation (often at the expense of workers)
  - Disregarding that technology is likely to advance rapidly in the next decade, making many of these data centers obsolete
- What else is driving the data center boom?
  - The widespread adoption of AI in corporations, universities, and government
    - Productivity, research, and surveillance
  - Roughly 22 states have introduced tax incentives for data centers
  - Support at the federal level “to win the AI race against China” has encouraged the rapid production
    - China: 369; United States: 4,423 (3,868 more than the next closest)
    - Virginia’s Data Center Alley



# Impacts from Data Centers on Pennsylvanians



Utility Rate  
Increases



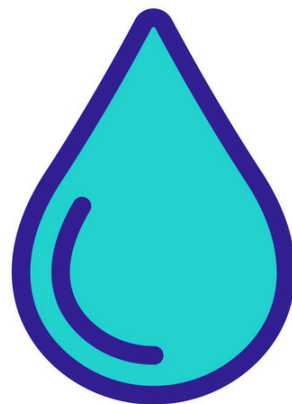
Risk of  
Blackouts



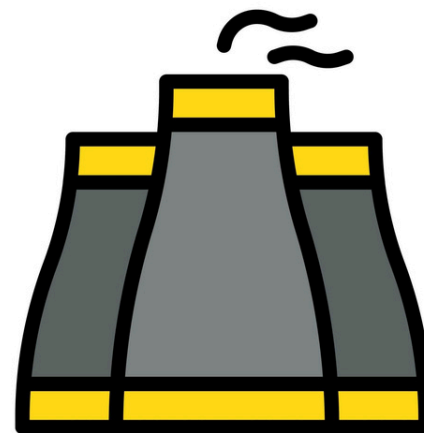
Loss of Tax  
Revenue



Temporary  
Jobs



Water Use  
and Pollution



Air Pollution



Noise  
Pollution

# Thank you!





***Kat Marquez***

Allegheny County Civic  
Engagement Mobilizer  
**PennFuture**

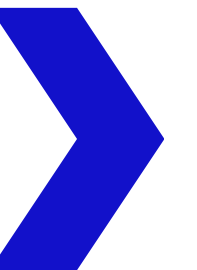
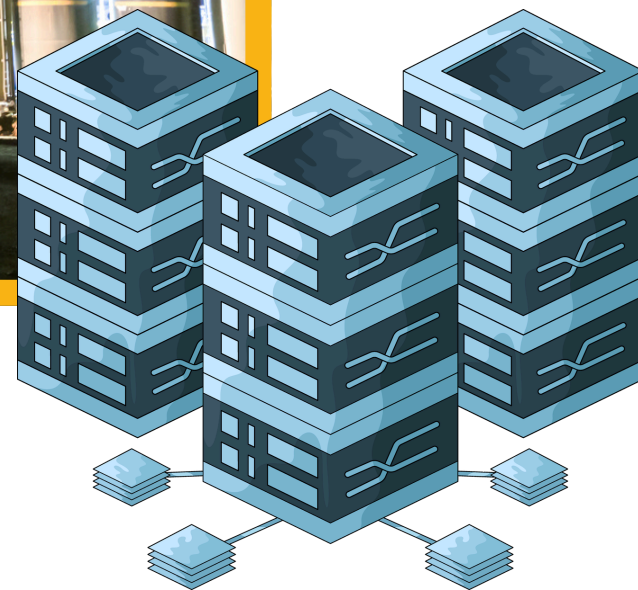


**PennFuture**





# FRACKING & DATA CENTERS IN HOMER CITY, PA





# PennFuture

## Our Mission

PennFuture is a non-partisan non-profit leading the fight for an equitable, job-creating state economy by advancing clean air, pure water, and climate change solutions through legal advocacy, policy engagement, and empowering all Pennsylvanians.

## Our Vision

We vision a Pennsylvania in which all people enjoy a stable climate, clean air, and pure water; engaged and responsive communities participating in a just democracy and fighting for a more sustainable future; and a sustainable and thriving clean energy economy.



# PennFuture's Work in Indiana, PA



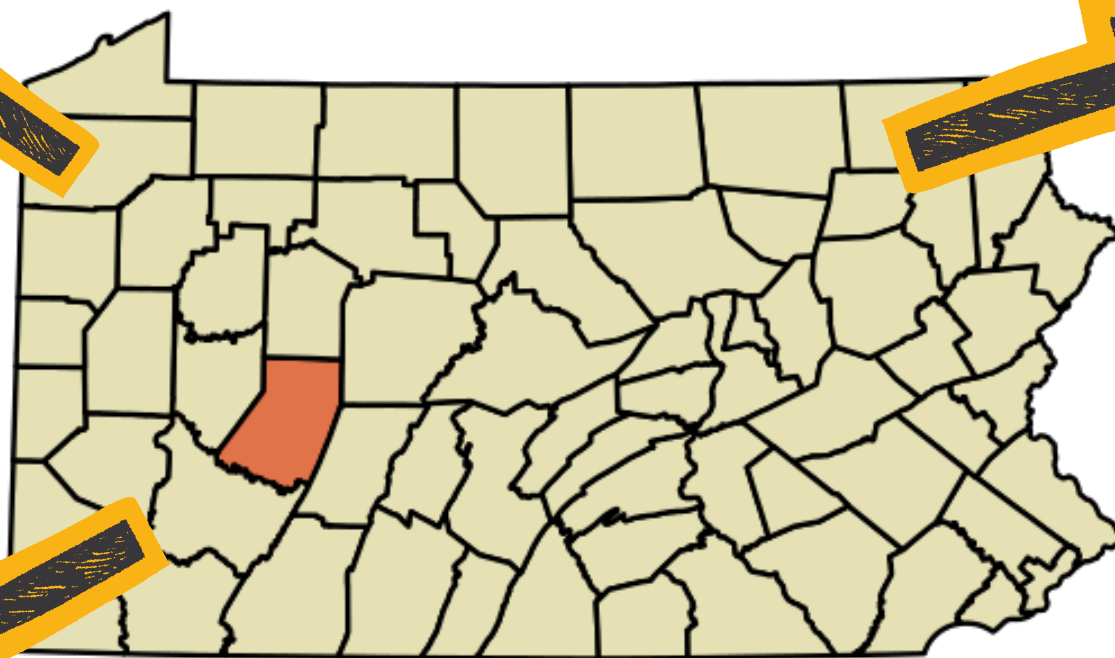
## Appalachian Folk Fest

Tabled here & did a presentation about the Civilian Conservation Corps for the Film Festival panel—since 2021.



## DEP Air Permit Hearing

We helped train residents on how to sign up and speak to the Department of Environmental Protection in regard to the Homer City Energy Campus Air Permit. Read more [here](#).



Amanda Poole

As a parent raising kids here, it's

Parent & Resident of Indiana, PA

## Relmagine Appalachia

Engaged with local leaders in webinars for Energy Communities on how to secure federal funding for a clean energy transition. We also did videos with elected officials like County Commissioner Sherene Hess. [Watch here](#).

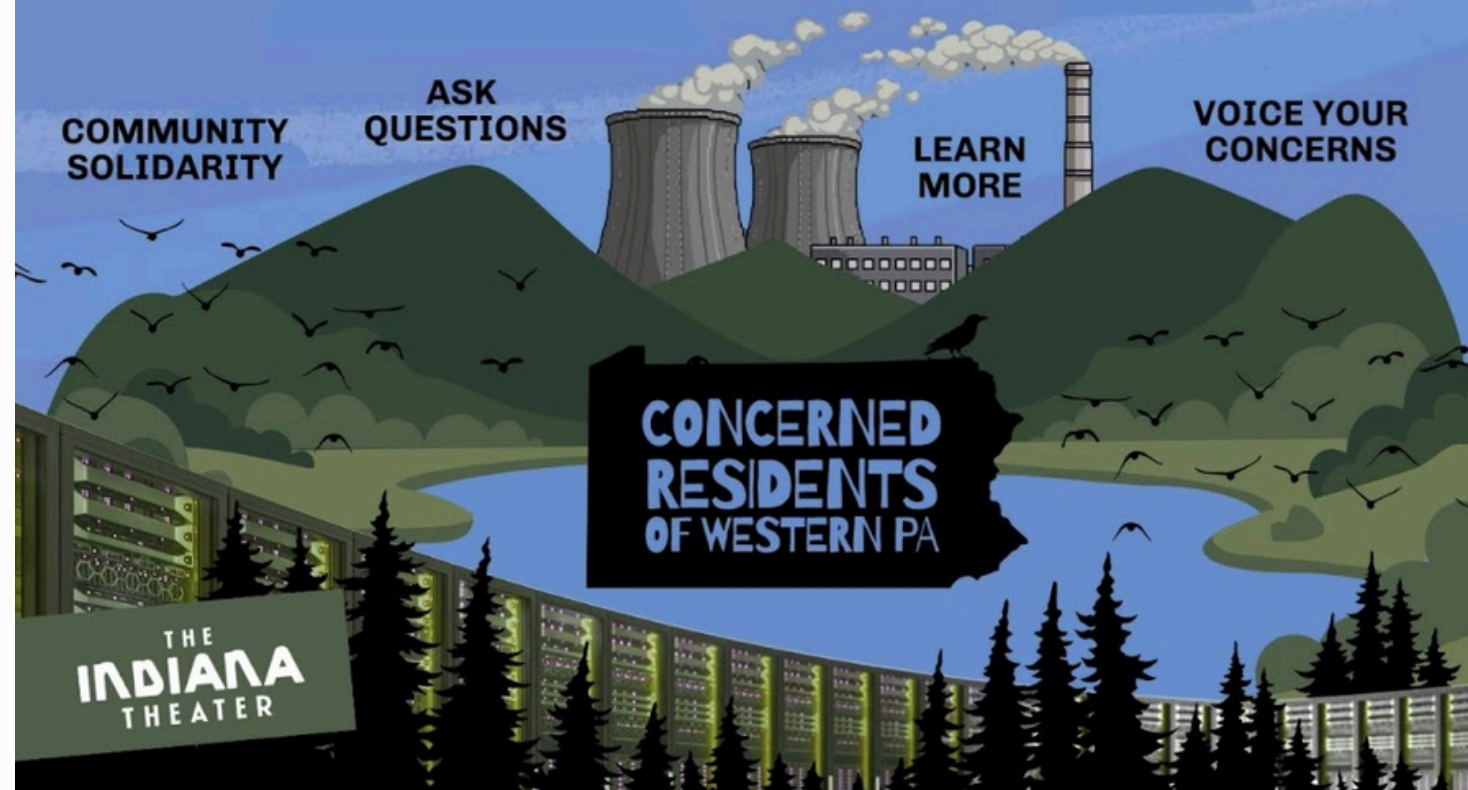


**YOUR RIGHT TO KNOW**

# **HOMER CITY PLANT & AI DATA CENTER COMMUNITY GATHERING**

**SUNDAY  
FEBRUARY 1  
1PM - 3PM**

**THE INDIANA THEATER  
637 PHILADELPHIA ST  
INDIANA, PA**



## **Concerned Residents of Western PA (CROW)**

[www.concernedresidentsofwesternpa.com](http://www.concernedresidentsofwesternpa.com)

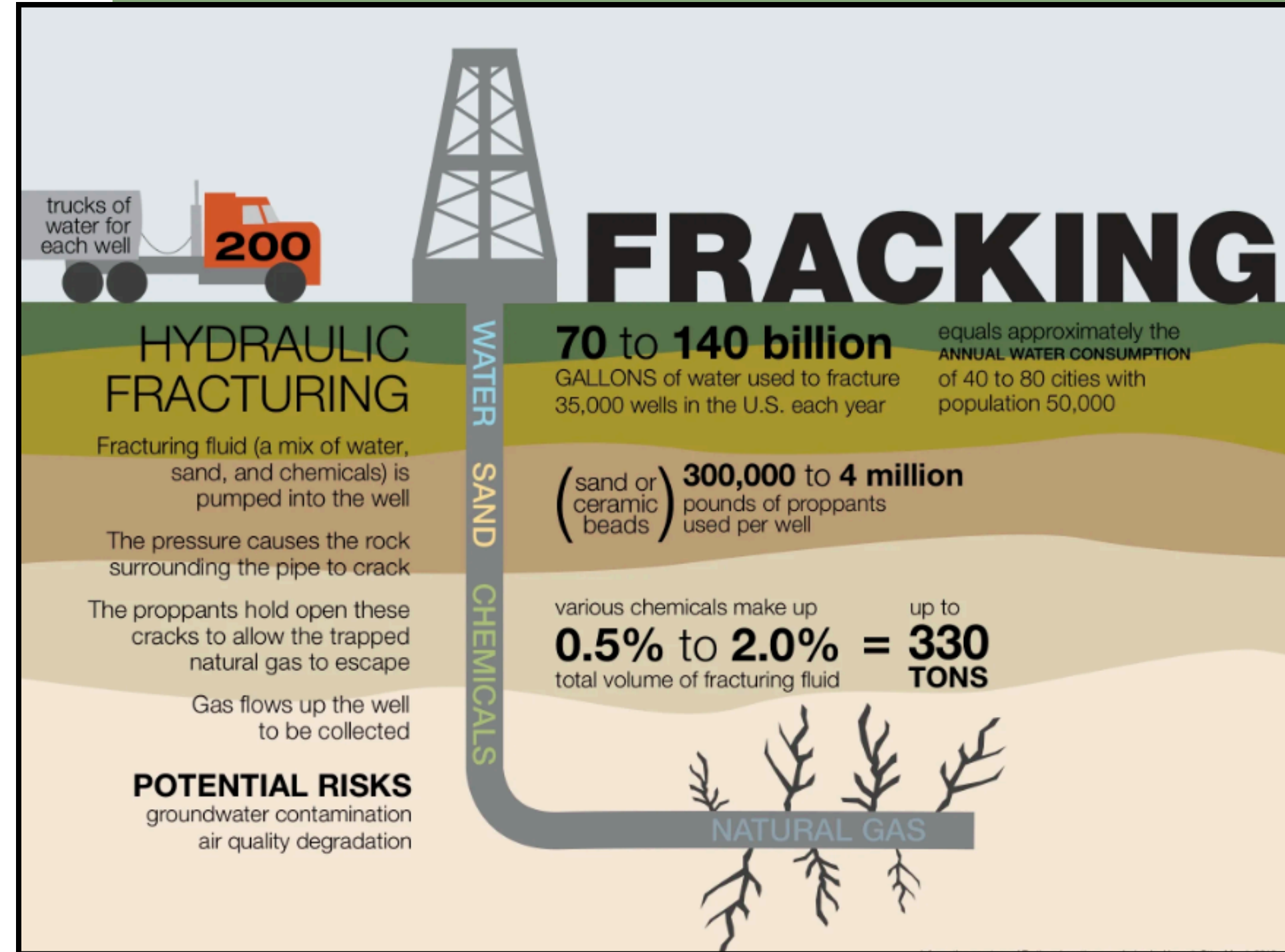


# Why is fracking in rural areas?

- More available land
- Less population density
- Often possess the specific geological shale formations rich in gas, attracting companies to areas where extraction is more feasible

-----

**These communities frequently experience disproportionate environmental & social noise, traffic, & potential water contamination, often with fewer local resources to fight back.**





# Data Centers

**Data centers are buildings that house IT equipment like servers, data storage drives, and network equipment that store & process digital data for companies or individuals.**



## How big are they?

They come in all sizes, from shipping container-sized micro data centers to multi-building “hyperscale” facilities that cover hundreds or even thousands of acres.





# What's in a Data Center?

## Server Hall

- Racks of servers – this is the compute power

## Cooling System

- Can be air or water cooled
- Prevents server hall from overheating

## Generators

- Back-up power that can also be located outside
- Typically fueled by diesel or gas

## Meet Me Room (MMR)

- Where data center connects to outside world via internet and phone





# Water Use: An In-Depth Look

## Direct Use – water used on-site

- Primary use of water is for cooling the servers, which create a lot of heat.
- The water used in cooling systems depends upon where the data center is located and its access to various water systems.
- Ultimately, the water source could include the public supply, well water, or reclaimed wastewater (effluent from a wastewater treatment facility).
- A Virginia study found that water usage can range from several hundred gallons per year to more than 243 million gallons per year (663,000 gallons per day). For reference, an Olympic sized swimming pool holds roughly 660,000 gallons of water, and the average American household uses 300 gallons per day or 109,500 gallons per year.





# Water Use: An In-Depth Look

- **Indirect Use – It's important to remember that water is used in the process of generating electricity to power data centers**
- Thermo-electric generation—including coal, nuclear, and gas plants—boil water to create steam, which then spins a turbine to generate electricity.
- In the US, thermoelectric power plants are the largest source of water withdrawals, accounting for more than 41% of total withdrawals in the nation.





# How Much Electricity do Data Centers Consume?

## Energy Consumption: They Use A LOT

- Individual data center use varies, and exact numbers are unavailable.
- Often protected as business information
- Each machine runs a huge number of calculations for each part of its function.
- Generative AI has to run a tremendous number of calculations each and every time it is asked to generate something, and every time it does, it takes a LOT of energy to do it.
- A single ChatGPT conversation uses as much electricity as charging your phone, and generating an image consumes about a bottle of water for cooling.





# Impacts to the Grid

## Nationally

- In 2023 data centers consumed about 4.4% of total U.S. electricity.
  - All residential use consumed about 15% of total U.S. electricity.
- Data Centers expected to consume approximately 6.7 to 12% of total U.S. electricity by 2028.

## Regionally

- PJM = regional transmission organization
  - Utilities are raising rates due to new infrastructure needs caused by data center energy demands





# What are the Economic Impacts?

## Tax Revenue, Tax Credits, and Jobs

- **Property Taxes**

- While some communities may benefit from the tax revenue generated by data center development, it may not outweigh rising energy costs caused by this development or may be offset by tax incentives.

- **PA's Computer Data Center Equipment tax incentive**

- Much of the equipment needed to make a data center run is not subject to sales tax under this program. Some items that are included are cooling systems, servers, generators, fans, ducts, software, and security systems.

- **Avg. of 20-70 full-time jobs per data center (after development)**

- Potentially hundreds to 1,000 temporary construction jobs during development



# Barriers to expanding clean energy:



## Oil & Gas Influence

At least **\$1.8 million** was spent lobbying in 2022 and the American Petroleum Institute reports spending more money on lobbying in Pennsylvania than in any other state



## Lack of Vision from Leaders

Our leaders seem conditioned to the same boom-and-bust economic strategies that call for fossil fuels as the only economic solution



## Data Center Resources- what you can do!

**Municipalities** are responsible for controlling where and how land is used in Pennsylvania and are the first line of defense when it comes to ensuring that data center development happens responsibly.

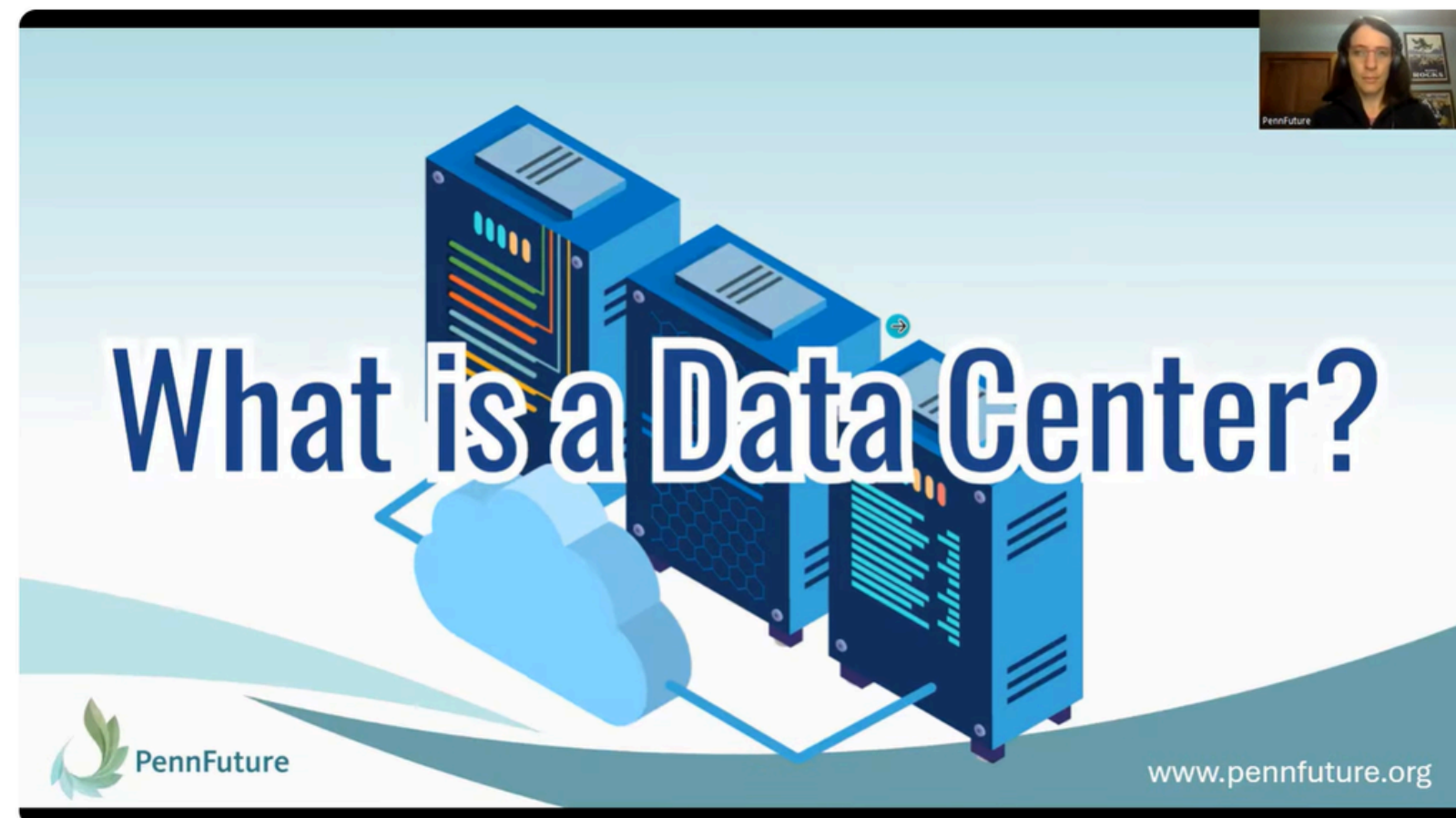




[pennfuture.org/datacenters](https://pennfuture.org/datacenters)

## Data Center Resources- what you can do!

### YouTube Video Series



What is a Data Center?

### Model Ordinance

[https://youtu.be/-xUIDOx0RIk?  
si=upvjDBC-3swwLq0](https://youtu.be/-xUIDOx0RIk?si=upvjDBC-3swwLq0)





# WEBINAR

## UNCOVERING PA'S AI + ENERGY STRATEGY: THE GOOD, THE BAD, & THE UGLY



Thursday,  
December 4th



6:00 PM ET



Speaker:  
**PAT MCDONNELL**  
*PennFuture President & CEO*



Speaker:  
**DONNA KOHUT**  
*PennFuture Policy Manager for Sustainable Economics*

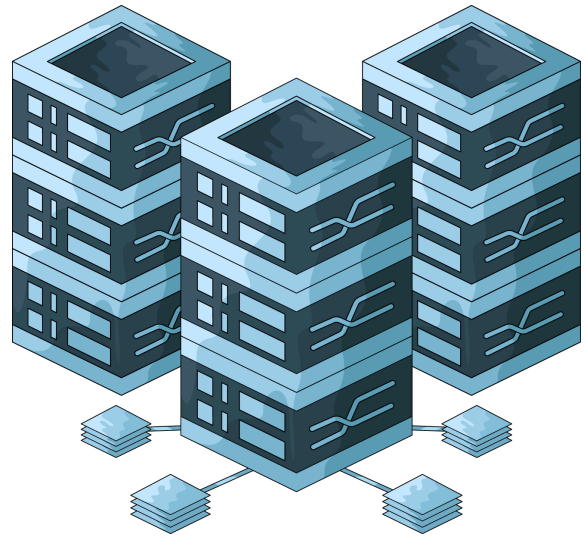


Speaker:  
**SEAN O'LEARY**  
*Senior Researcher at the Ohio River Valley Institute*



Recording here:  
<https://bit.ly/PAEnergyStrategyWebinar>

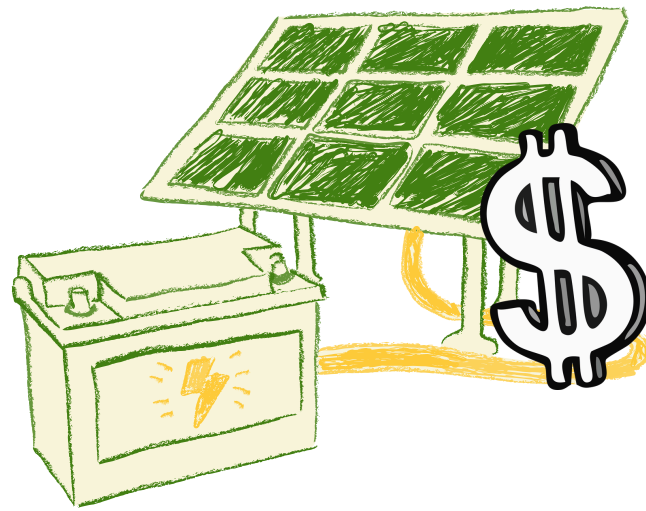
# WHAT CAN YOU DO?- TAKE ACTION



Sign Up For the Recording:  
Building Our Energy Future:  
PennFuture's Energy Playbook



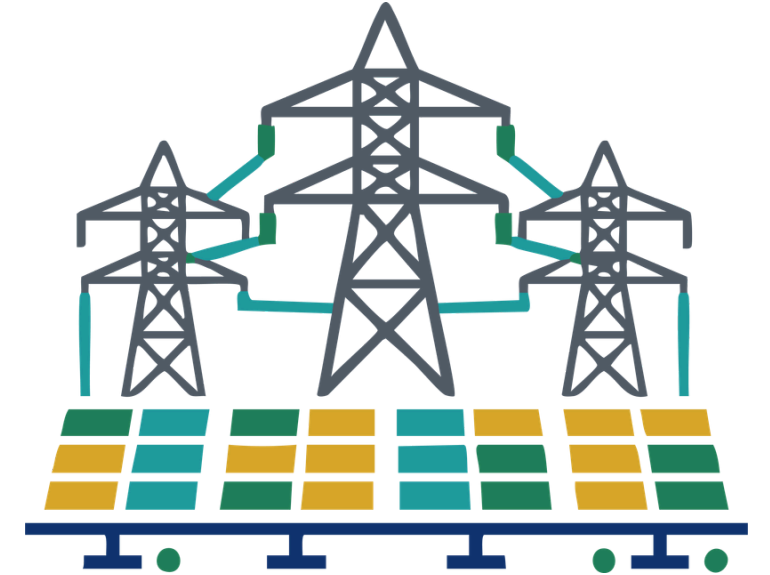
<https://bit.ly/PFEnergyPlaybook>



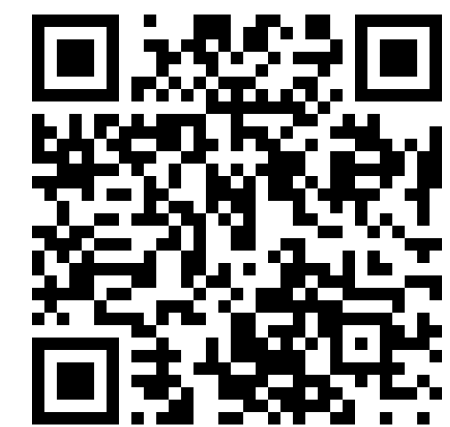
Endorse our Energy  
Affordability Agenda-  
Sign the Petition



[bit.ly/CVPAEnergyAffordability](https://bit.ly/CVPAEnergyAffordability)



Tell your legislators: We  
need more renewable  
energy in our grid to lower  
our electric bills!



[bit.ly/LowerPAEnergyBills](https://bit.ly/LowerPAEnergyBills)



# WHAT CAN YOU DO?– REACH OUT!



## **More specific questions?**

Contact PennFuture's Campaigns Senior Director:  
Annie Regan (she/her) [regan@pennfuture.org](mailto:regan@pennfuture.org)

## **Volunteer opportunities found at [pennfuture.org/volunteer](https://pennfuture.org/volunteer)**

- ACE Program (learn how to lobby with your state rep!)
- Write letters to the editor in your local newspaper
- Share our action alerts on social media
- & more!

*Eric Harder*

Youghiogheny Riverkeeper  
**Mountain Watershed  
Association**





# Environmental Concerns - Water Consumption

- Increasing pressure on regional, national, global water resources
- working to understand the types of “dc” developments (AI, hyperscale)
  - closed loop vs. open loop (evaporative)
- The combined direct and Indirect water consumption effects are often not taken into consideration when looking at entire project impact

**The Financial Times reports that Virginia's data centers consumed at least 1.85 billion gallons of water in 2023, compared to 1.13 billion gallons in 2019.**



# Environmental Concerns - Water Consumption





# Environmental Concerns – Air Pollution



Loudon Climate Project

- Air pollution can be caused by direct & indirect operations.
- Depends of presence / use of onsite primary or backup generators.
- “Heat islands” have been documented around large clusters of data centers due to cooling operations needed for operation.

# Environmental Concerns – Land Consumption

- Impacts to available agriculture land, forested spaces, rural setting
  - threatens farming, food security, green spaces
  - erosion and sediment issues
  - changing the face of our communities
- Changing land values
  - major land sales happening which may increase tax revenues
  - may also challenge land values and individual owner sales
    - May turn into develops vs. the people



# Environmental Concerns – Land Consumption





# Environmental Concerns - Noise Pollution

## Noise Pollution at Data Centers

- Sources include diesel generators, heating ventilation, and cooling systems
- These sources create a hum that often 90 decibels – above 85 decibels is harmful to hearing!
- Because data centers operate 24/7, nearby residents and wildlife are constantly subjected to harmful levels of noise

## Why is noise pollution harmful?

- chronic exposure to environmental noise has been associated with sleep disturbance, hypertension, cardiovascular diseases, and stress-related outcomes
- noise pollution can be especially harmful to children, linked to poor cognition, decreased learning, and lower reading comprehension





# This is what it sounds like to live near a data center

NBC News



## Environmental Concerns – Increased Resource Demand

**Homer City has a 4.4GW capacity. Let's assume it operates at 50% capacity factor, or 2.2GW.**

Using current estimates for water consumption per MWH in a gas plant with a closed loop system, that translates to 52 billion gallons of water per year.

**August 2025 analysis from Goldman Sachs Research forecasts that about 60% of increasing electricity demands from data centers will be met by fossil fuels**



# Environmental Concerns - Increased Resource Demand



Based on predicted requirements, the Homer City DC campus will need 300 wells every 5 years to keep it running at full strength.



# Environmental Concerns - Electronic Waste

- In 2022, an estimated 62 million tonnes of e-waste were produced globally.
- Only 22.3% was documented as formally collected and recycled
  - Up to 1000 different chemical substances into the environment, including known neurotoxins such as lead
- AWS says it has extended expected server life from five to six years through maintenance



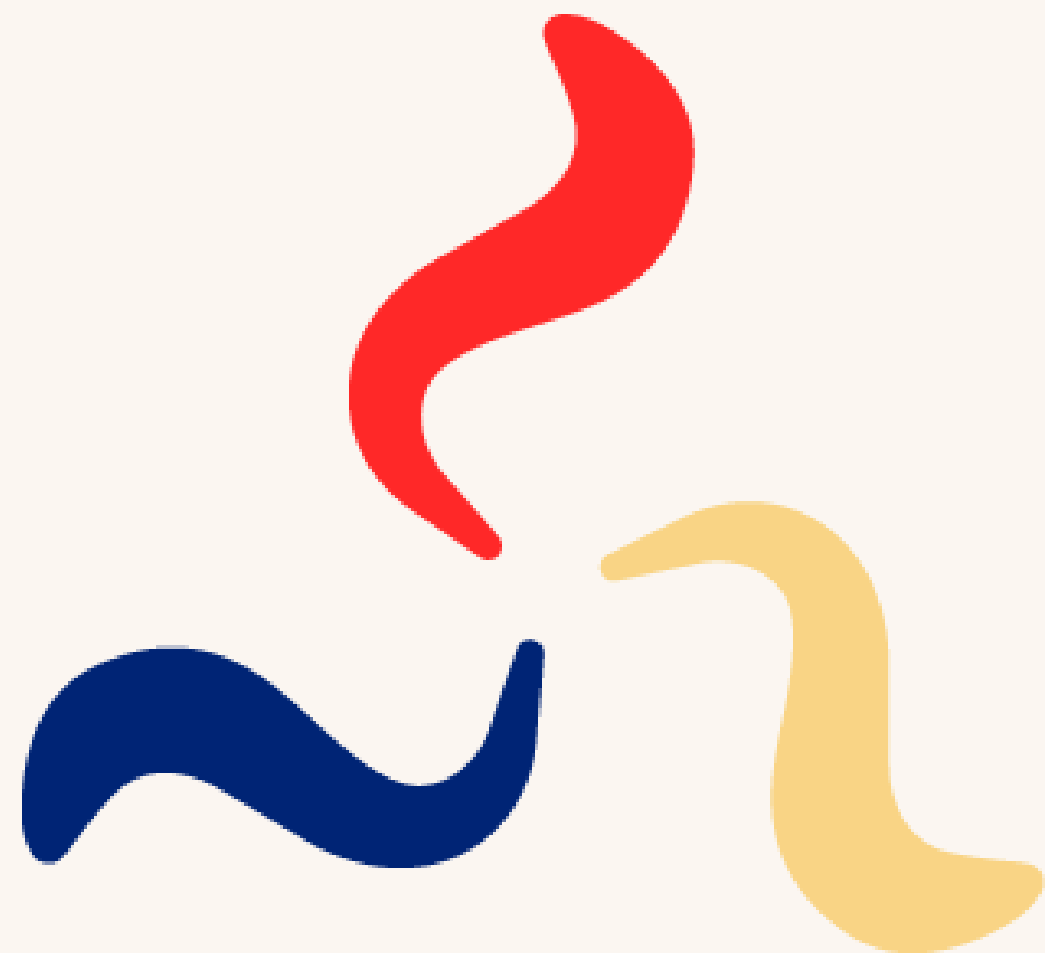
# Environmental Concerns - Electronic Waste





*Sean O'Leary*

Senior Researcher  
**Ohio River Valley Institute**







September, 2026



# DATA CENTERS

What's in it for them?

What's in it for you?





# A sense of scale and proportion

The following estimates of data center costs, sales, and tax revenues are just that:

**ESTIMATES . . . BALLPARKS . . . SWAGS!**

Based on industry-standard pricing and average tax rates for a hypothetical 1GW data center and companion BTM gas-fired power plant.

The goal is to provide a sense of the financial - not health, not environmental, not quality of life - costs and benefits of newly built data centers and power plants.



# Economics of a 1 GW data center

(In billions of dollars)

## COST TO BUILD

|                          |                  |
|--------------------------|------------------|
| IT Hardware              | \$20 -41.0       |
| Building/Infra-structure | \$11.5           |
| Labor                    | \$4.7            |
| Power Plant              | \$3.0            |
| <b>TOTAL CAPEX</b>       | <b>\$40-60.2</b> |

## COST TO OPERATE

|                  |                  |
|------------------|------------------|
| CAPEX            | \$5.7-7.8        |
| O&M              | \$0.4            |
| Power            | \$0.6            |
| <b>TOTAL OPS</b> | <b>\$6.7-8.8</b> |

## ANNUAL SALES

\$15.0 - \$25.0

Note: These figures do not include developmental costs for LLMs.



# How do host communities and states benefit?

## DIRECT JOBS

|                             |               |
|-----------------------------|---------------|
| Construction*               | 1-3,000       |
| Data Center                 | 40-90         |
| Power Plant                 | 20-30         |
| <b>TOTAL PERMANENT JOBS</b> | <b>60-120</b> |

## INDIRECT/INDUCED JOBS

|                             |                |
|-----------------------------|----------------|
| Construction*               | 2-6,000        |
| Data Center                 | 80-270         |
| Power Plant                 | 40-90          |
| <b>TOTAL PERMANENT JOBS</b> | <b>120-360</b> |

(In Billions of dollars)

## TAX REVENUES

|                                |                   |
|--------------------------------|-------------------|
| State S&U Tax                  | \$0               |
| State CNIT*                    | \$0               |
| Local Property Tax             | \$0-0.14          |
| Other                          | \$0.01            |
| <b>TOTAL STATE/LOCAL TAXES</b> | <b>\$.01-0.15</b> |

Note: These figures do not include multiplier effects of job-holders spending their earnings locally.

\* Construction jobs are not included in the permanent jobs total.

\*For a period of roughly 5-7 years as assets are depreciated.

# What do data centers cost host communities?

(In billions of dollars)

## DIRECT COST

|                               |               |
|-------------------------------|---------------|
| S&U Tax Expenditures          | \$1.6         |
| Property Tax Expenditures     | \$0-0.14      |
| <b>TOTAL TAX EXPENDITURES</b> | <b>\$1.61</b> |

## UTILITY INFLATION

|                     |              |
|---------------------|--------------|
| <b>Electric/Gas</b> | <b>\$.04</b> |
|---------------------|--------------|

## OTHER INDUCED INFLATION

|                     |               |
|---------------------|---------------|
| <b>Construction</b> | <b>\$.025</b> |
|---------------------|---------------|

|                          |                          |
|--------------------------|--------------------------|
| <b>TOTAL NET BENEFIT</b> | <b>-\$0.065 - \$0.15</b> |
|--------------------------|--------------------------|

Note: Inflationary effects may be partially shouldered by residents from outside of Fayette and Westmoreland counties.



# Governor Shapiro's executive order

- Discourages the most ridiculously speculative data center projects.
- Only partially mitigates inflationary effects on utility bills.
- Does not mitigate non-utility bill inflationary effects.
- Sets more rigorous conditions for data centers to qualify for state permits and tax incentives, but does not reduce the value of the incentives.
- Does not impose any additional requirements on local governments or grant them greater powers.

# The Mon South project: 3.75 MW gas-fired power plant

Will not be able to affordably serve any customers other than those willing and able to pay a premium price that is much higher than current rates.

28 million MWh of electricity resulting in 12.3 MMTCO2

|                          | Mon South         |
|--------------------------|-------------------|
| Discount Rate            | 8%                |
| Project Life (years)     | 25                |
| Capacity (MW)            | 3750              |
| Capital Recovery Factor  | 0.093678779       |
| CAPEX (\$/kw)            | \$ 3,953          |
| Base                     | \$ 3,953          |
| Storage                  | \$ -              |
| Energy Management System | \$ -              |
| Battery                  | \$ -              |
| Grid Connection          | \$ -              |
| ITC                      | \$ -              |
| TOTAL CAPEX              | \$ 14,823,750,000 |

About \$15 billion to build

|                                       |                  |
|---------------------------------------|------------------|
| Annualized Energy Production (MWh/yr) | 27,922,500       |
| Ann'l Fuel Consumption (mmbtu)        | 179,059,426      |
| Ann'l Fuel Cost                       | \$ 716,237,705   |
| Annualized Capital Cost               | \$ 1,388,670,801 |
| Annualized Fixed O&M                  | \$ 58,637,250    |
| Annualized Variable O&M               | \$ 51,487,500    |
| TOTAL ANNUAL COST                     | \$ 2,215,033,256 |
| Levelized Capital Cost (\$/MWh)       | \$ 49.73         |
| Levelized Fixed O&M (\$/MWh)          | \$ 1.84          |
| Levelized Fuel Cost                   | \$ 25.65         |
| Variable O&M                          | \$ 2.10          |
| TOTAL LCOE                            | \$ 79.33         |

About \$2.2 billion a

Cost of electricity 60-100% greater than that of existing



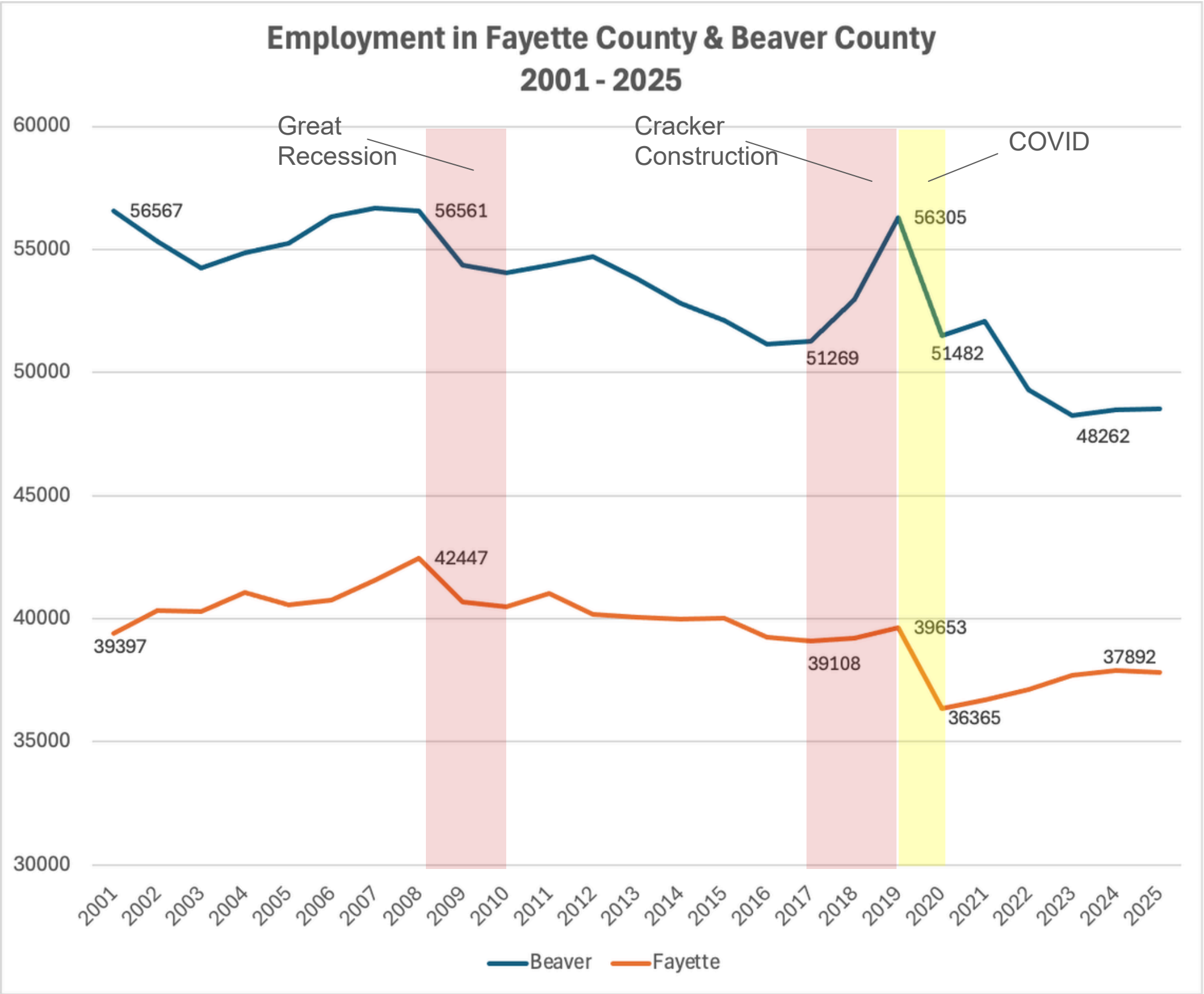
# When mammoth projects are highly capital intensive and non-labor-intensive

Between 2017 and 2019, the Shell ethane cracker was constructed in Beaver County at a CAPEX of \$14 billion.

The facility is said to employ between 400 and 600 workers.

Economic impact reports by Robert Morris University predicted that, once construction was complete, the Shell cracker would lead to the creation of more than 10,000 jobs in SWPA.

If it did, they didn't arise in Beaver County.



# Thanks!

Thank you for inviting me.

Sean O'Leary

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603-661-3586



# Question and Answer

**There are no wrong questions!**

**If you represent a media outlet or industry, we ask that you identify yourself.**

**Be present and respectful with the people you are meeting with - we may not all agree on everything!**

Only one conversation at a time. Please stay on topic - feel free to address other concerns after the meeting.

**Tell County Officials What You  
Think!**



Fayette County Data Center  
Concern Survey



# !Take Action!

- **NextEra Open House:**

Tuesday, September 15, 5pm - 8pm  
1 Falcon Drive, Brownsville, PA 15417

- **Fayette County Commissioners Meeting:**

Thursday, September 17, 10am, Uniontown, PA

- Can join online/online comments are limited!
- Get on the record and get involved to ensure protections are in place and community voices are heard!

- **Stay tuned...**

- County Zoning Public Hearing: Data Center Zoning Amendment

# **NO** DATA CENTERS

**Protect Our Future  
Protect Our Community**

