



PROJECT GRANVILLE

LEWISTOWN, PA

About Us

LOCAL DEVELOPERS WITH EXPERIENCE AND A DEMONSTRATED, THOUGHTFUL APPROACH



Thoughtful approach to data center development in the heart of Pennsylvania



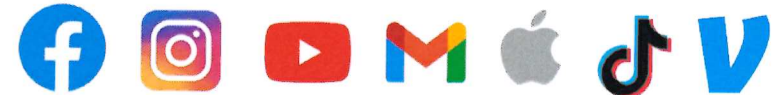
- Pennsylvania Data Center Partners and PowerHouse Data Centers have partnered to deliver next-generation hyperscale data center campuses in the Commonwealth of Pennsylvania, combining world-class data center leadership with deep local expertise and a shared commitment to responsible, community-first development.
- Through a hands-on, collaborative approach, the team invested time in educating local leaders and the community - working shoulder to shoulder with Cumberland County and Middlesex Township officials to craft a Data Center Overlay District and zoning requirements that balance community priorities with project needs for Pennsylvania Digital 1 (PAX-1).
- Leadership averages 30 years experience in real estate, in-house development, construction management and civil engineering with a reputation for on-time, on-budget delivery, coupled with a thoughtful design approach unique to each community.
- Decades-long relationships and proven track record of success working with Pennsylvania's local, regional and statewide legislative authorities and public utility companies.
- Experience securing permits and approvals in coordination with PA DEP, PA Game Commission, Fish & Boat Commission, U.S. Fish & Wildlife Service, and other agencies.

Why Data Centers?

INFRASTRUCTURE FOR THE FUTURE



Current data center demand is primarily cloud-based IT services for everyday business and consumer applications with demand for AI data centers expanding exponentially in the future



The demand for data centers comes from:

INTERNET & MOBILE USE

NAVIGATION & SOCIAL MEDIA APPS

CLOUD SERVICES

FINANCIAL SECTOR

GOVERNMENT & HEALTHCARE

ARTIFICIAL INTELLIGENCE

Why Granville Township and Mifflin County?



The unique attributes of Granville Township & Mifflin County make it a highly attractive environment for data center development

ENERGY AVAILABILITY

- Reliable, large-scale power

INFRASTRUCTURE READY

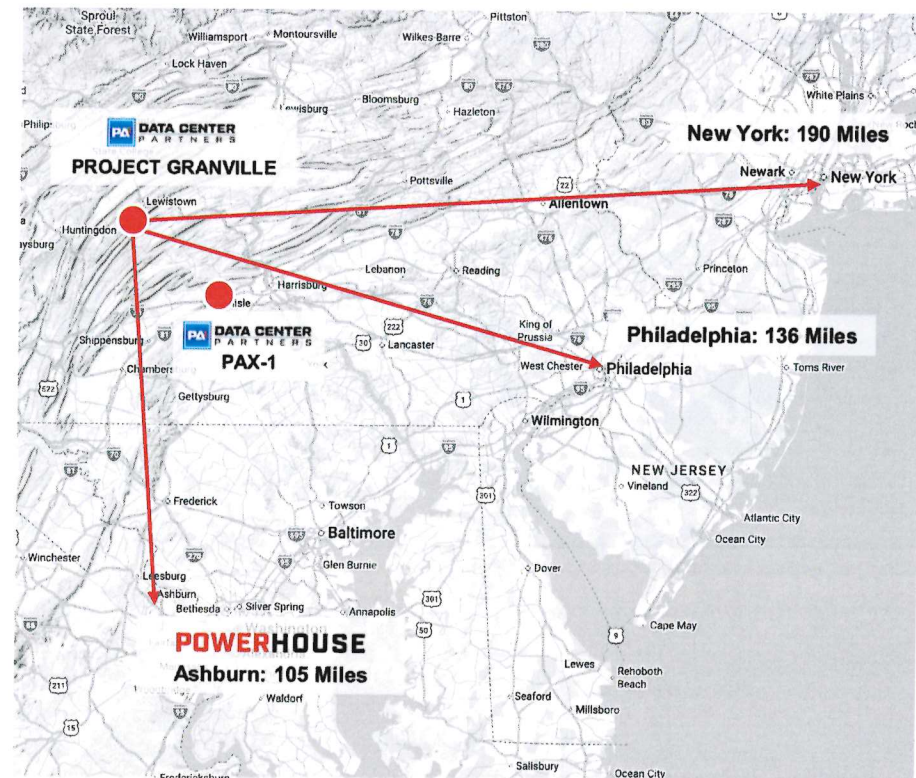
- Strong transmission & fiber
- Access to major markets

LOCATION ADVANTAGE

- Strong regional connectivity
- Near major population centers

SHARED PURPOSE

- Pennsylvania Data Center Partners is based in Mechanicsburg
- Commitment to invest in Pennsylvania's communities



Tax Benefits: Projected Tax Revenue



Projected Annual Tax Revenue Project Granville Data Center

\$4.7M

GRANVILLE TOWNSHIP

\$12.2M

MIFFLIN COUNTY
SCHOOL DISTRICT

\$5.6M

MIFFLIN COUNTY

\$22.5M

TOTAL DIRECT TAX REVENUE

Potential Data Center Tax Revenue Impact

Granville Township:

2026 Total Real Estate Tax Revenue: \$1,080,000

Potential Additional Data Center Tax Revenue: \$4,681,539

Impact: 433.5% increase

Mifflin County:

2026 Total Real Estate Tax Revenue: \$13,778,992

Potential Additional Data Center Tax Revenue: \$5,605,762

Impact: 40.7% increase

School District:

Total Real Estate Tax Revenue: \$25,052,663

Potential Additional Data Center Tax Revenue: \$12,271,358

Impact: 49.0% increase

Indirect Economic Impact

Indirect and induced economic activity impact can be **2-3x** the direct impact which would deliver over **\$45M+** in stat and local tax revenue.

Data Center Use Comparisons



We bring high-value technology infrastructure, create sustainable jobs, upgrade power and road infrastructure, and secure tax revenue that will greatly benefit the school district and community for decades to come.

Development Type	Daily Traffic	Public Service Demand	Tax Revenue per Acre	Fiscal Balance
Data Centers	Very Low	Very Low	Very High	Strongly Positive
Warehouse / Distribution	Very High	Moderate	Moderate	Often Neutral
Manufacturing	Moderate	High	High	Neutral–Positive
Office Park	High	Moderate	Moderate	Neutral
Residential	High	Very High	Low	Negative

Data Center Job Creation



Entry level jobs starting at:

\$25-\$27 PER HOUR

Experienced, professional positions ranging from:

\$70K-\$125K ANNUALLY



DATA CENTER ENGINEERS



OPERATIONS MANAGERS



CONTROL TECHNICIANS



IT & NETWORK SECURITY



130-230

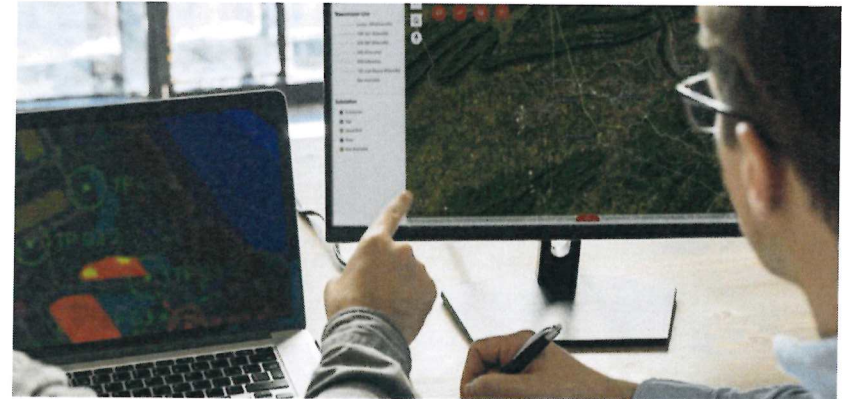
CONSTRUCTION JOBS

150

DIRECT PERMANENT JOBS

300

ADDITIONAL INDIRECT JOBS



Infrastructure & Community Solutions



PUBLIC/PRIVATE PARTNERSHIP

Committed to Bringing Private Resources to Invest in Granville Township and Mifflin County Infrastructure

PUBLIC SEWER & WATER SYSTEM INVESTMENT

- Sewer capacity expansion
- Sewer treatment upgrades
- Water supply improvements

LOCAL ROAD IMPROVEMENTS

COMMUNITY FACILITIES AND SERVICES

WATERSHED / STREAM / PUBLIC ACCESS PROJECTS

ENHANCED AND REINFORCED FIBER NETWORKS

LOCAL ELECTRIC UTILITY UPGRADES

STREAM & WETLAND ENHANCEMENTS



Environment & Water Usage



OUR COMMITMENT

We are committed to being good neighbors and responsible stewards, balancing the development of critical digital infrastructure with environmental protection and community trust.

Protect Natural Resources: Identify, avoid, or minimize impacts to water bodies, wetlands, groundwater, wildlife habitats, and sensitive species.

Use Water Responsibly: Operate within community-allocated parameters and implement efficiency measures to reduce demand and avoid impacts on existing customers while exploring opportunities to replenish the aquifer and improve natural resources.

Ensure Regulatory Compliance: Meet or exceed all applicable local, state, and federal environmental permitting and regulatory requirements.

Inform Responsible Site Design: Guide decisions related to site layout, stormwater management, cooling systems, and supporting infrastructure to reduce environmental impacts – aligning with local needs and community input.

Safeguard Water Quality: Evaluate potential effects on surface water and groundwater and ensure that construction and operations do not degrade water resources.

Preserve Wildlife and Ecosystems: Assess impacts on fish, aquatic life, migratory birds, and terrestrial species, and implement mitigation measures where appropriate.

Reduce Risk: Identify environmental constraints early to help prevent unforeseen issues during construction and operations.

Partner with Communities: Invest in and upgrade local infrastructure while engaging with communities to understand their unique attributes and needs.

Demonstrate Good Stewardship: Show our long-term commitment to responsible development through our actions.

Project Granville:

AN IDEAL SITE FOR A DATA CENTER

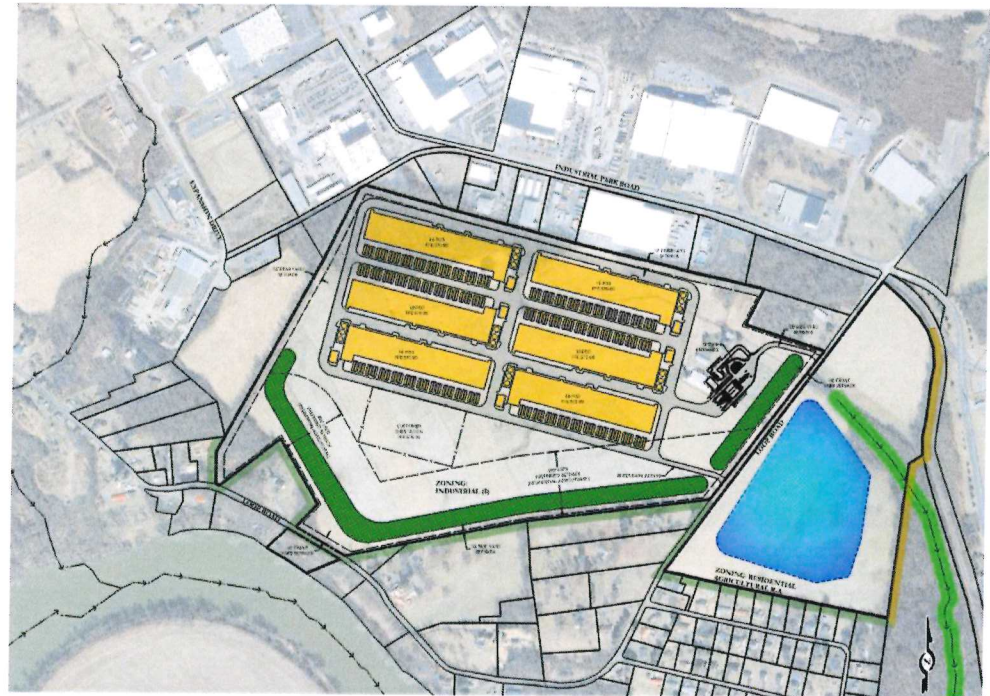


SITE FEATURES

Community-First Planning: Concentrated in the center of the Township outside of prime preserved agricultural areas, this contiguous land tract is large enough to ensure sufficient setbacks, buffering and infrastructure upgrades.

Enhanced Setbacks & Neighbor Protection: Our Internal design standards exceed minimum zoning requirements by providing greater setbacks, earthen screening berms and wider vegetated buffers. Clustering and inward facing equipment yards ensure development impacts are avoided.

Power & Fiber Access: Nearby access to transmission lines and existing fiber infrastructure minimizes the need for new off-site construction, reducing disruption to surrounding communities and limiting impacts to public rights-of-way.



Thoughtful Design



Architecture and Scale: Carefully scaled to blend into the surrounding landscape and avoid visual dominance from nearby roads and neighborhoods. Our building approach prioritizes neutral aesthetics, earthtones and local sourced stone to blend into the region.

Noise Standards Well Below Ordinance

Requirements: Internal standards and advanced noise-attenuation technologies ensure operational noise remains well below ordinance limits at all property lines.

Responsible Water Usage: Through best-practice cooling technologies, on-site water storage, and engineered controls, water usage can be comparable to residential development of similar size. The project is designed to avoid placing additional burden on local water systems.



Conceptual Rendering

Viewsheds

Preserving Views and Visual Character:

Building placement, grading, and orientation are intentionally designed to consider public views from roadways and surrounding neighborhoods, reducing visual impacts and maintaining the rural character of the area.

Campus-Style Landscaping & Buffers: A park-like campus will utilize native trees, berms, gardens, and meadow plantings to create natural buffers that screen buildings, soften views, and provide an attractive site appearance year-round. Existing natural buffering along adjoining roadways (approx. half of project perimeter) to be preserved and enhanced.

Environmental Preservation: The site consists of cultivated farmland with limited wetlands or streams, reducing environmental disturbance. Native meadow grasses and habitat enhancements will support grassland birds and wildlife while improving ecological value over existing conditions.



Conceptual view of landscaping and buffering - creating a park-like campus with native vegetation to screen buildings, soften views and provide an attractive year-round appearance.

Viewsheds



Conceptual view of data center campus entrance.



Conceptual view looking out from data center campus.

Stream, Wetland & Ecosystem

RESTORING MORE THAN WE IMPACT



Community Partnership:

- Partner with the community to identify and collaborate regional resources
- Offsite mitigation areas evaluated for alignment with existing and planned trails, parks, and open space networks

Stream Restoration & Enhancement:

- Regional watershed improvements that create a higher-functioning aquatic system
- Offsite stream restoration exceeding the length of impacted channel

Wetland Replacement:

- Creation and enhancement of wetlands exceeding impacted acreage
- Consolidated mitigation area designed for long-term ecological success

Ecology & Habitat Enhancement:

- Native habitat establishment to support pollinators and wildlife
- Strengthened habitat networks that support a more resilient local watershed ecosystem



Working Together

ONGOING COLLABORATION WITH GRANVILLE TOWNSHIP AND MIFFLIN COUNTY



OUR PLEDGE

A clear, disciplined zoning path that supports economic growth while respecting community character, planning priorities and quality of life standards.

ZONING

- Increased setbacks and buffering
- Noise well below ordinance standards, with proper controls in place
- Extensive native landscaping and berming
- Highest quality building design & materials

COORDINATION & PROCESS

- Ongoing coordination with Township and County officials throughout zoning and land use review
- Transparent, responsive engagement as plans are refined

COMMUNITY ENGAGEMENT

Town Hall Meetings & Information Sessions: Public education on data centers, environmental stewardship, land use planning process, utilities, and other community questions.

COMMUNITY PLANNING

Planning guidance on how data center tax revenue can support resident-focused projects and Public-Private infrastructure upgrades.





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**Please contact us with
any questions.**

