Q&A For Proposed Data Center Construction Project: Former Appvion Mill Site

Q - Cooling: Is the facility using evaporative or closed-loop cooling? What is the projected WUE? Will supplemental evaporative cooling be used during summer peaks, and at what volume?

A. This facility will utilize a closed-loop water cooling system. Typically, these systems use 10-15k gallons per day (GDP). Final volume will be determined through the formal design process. Under any final design scenario, this operation will draw a small fraction of water as compared to the former paper mill operations.

Q - Water source: Will the facility use municipal water, groundwater, or recycled water? Is there a binding consumption cap written into the agreement?

A. The project intends to purchase water through the Roaring Spring Municipal Water Authority for potable and operational cooling of the Data Center and/or spring source dependent upon supply pressures and availability.

Q - Noise: What is the guaranteed decibel limit at the property line? Is that limit enforceable? Does it address low-frequency noise or only A-weighted decibels?

A. The site and building anticipate a decibel level of 70 dBa/dBc not to exceed 100 dBa/dBc.

Q - Generators: How many backup generators will there be? What emissions-tier are they? What noise enclosure is required?

A. For phase 1, we anticipate using 80 generators w/ scrubbers and sound attenuation. They classify as "Tier IV" compliance.

Q - On-site generation: Is any primary electricity generation proposed on the site? Could it be added later without another permitting process?

A. No, phase 1 to be served w/ VREC as primary; considering behind the meter power generation potential if insufficient potential exists in public utility grid system. No, it would need to move through the standard permitting process.

Q - Taxes: What percentage of taxes is being abated if any?

A. There will be no tax abatement.

Q - Jobs: How many permanent jobs are guaranteed in writing? Is there a claw back if the developer fails to create them?

A. 40-50 per building. Claw back provisions may be discussed during the Community Benefit Agreement development.

Q - Grid costs: Does the state have a large-load tariff? Who pays for the substation, transmission lines, and generation capacity?

A. Yes, PA established a large load tariff in 2026. Terrawatt will pay for all extension related with transmission upgrades and on-site substation construction.

Q - Contract term: What is the customer's minimum commitment? What early-exit penalty applies if the customer leaves?

A. The final minimum agreement is expected to be 10 or 15 years. Early exit or other site closure provisions may be discussed during the Community Benefit Agreement development.

Q - Transmission: What new transmission infrastructure is required? Whose land will it cross? Has eminent domain been discussed?

A. This is dependent upon VREC requirements and mapping. Terrawatt as a private business does not have eminent domain authority.

Q - Setbacks: How far is the facility from the nearest existing home? What berms, fencing, and landscaping are guaranteed?

A. There is one house near the southwest corner of the site (approximately 325' horizontally and 90ft above) Terrawatt is willing to make accommodations to neighboring residential property. The site and parcels will be properly fenced and landscaped to ensure visual appeal and safety/access.

Q - Baseline testing: Will the developer pay for pre-construction well testing and baseline noise monitoring on surrounding properties?

A. Yes

Q - Disclosure: Who is the ultimate owner or operator? Has any public official signed a nondisclosure agreement concerning the project?

A. Terrawatt is the owner operator and is subject to an executed NDA. No public officials are currently subject to or will be asked to sign an NDA

Q - Expansion: Is the proposal only Phase One? What is the full anticipated buildout? Will later phases require another public hearing?

A. Yes, this proposal is considered a phase one proposal. There is potential for a Phase two which would follow the same municipal approval procedures. There are no plans or contracts currently in place for phase 2 or any future phases.

Q – What is the projected project cost/investment?

A. Total project cost is expected to be a minimum of $1.5 billion, which includes the land purchase and final site design, stabilization, development of a public park, road access, utility extensions and improvements, environmental mitigation, and construction of the data center facility and equipment purchase and installation.