

Project Narrative: Homer City Energy Campus

The Homer City Energy Campus represents a once-in-a-generation opportunity to transform former coal-fired power generation land in Indiana County, Pennsylvania into one of the nation's premier digital infrastructure and energy hubs. Amazon Data Services, Inc. ("AWS") proposes to acquire approximately 2,200 acres situated in Center and Blacklick Townships (collectively, the "Townships"), Indiana County (the "County"), and to develop an integrated data center campus across six sites: Bruner, Helen, Green, West, Harvey/Gaston, and Rura (the "Project"). When fully constructed, the Project will include 39 data centers together with ancillary office and storage space, electrical substation infrastructure, occupied and unoccupied security features, and redundant electrical generation.

The Project will be a significant economic engine for Indiana County and the surrounding region. At full build-out, AWS anticipates employing 1,500 to 2,000 permanent operations staff, with average salaries ranging from \$80,000 to \$100,000. The majority of these positions require up to an associate's degree. AWS is committed to investing in local talent and anticipates partnering with Indiana County's colleges, career and technical education programs, and high schools to develop workforce pipelines, mirroring successful programs AWS has launched in other Pennsylvania communities.

The AWS data center campus is a key component of a broader Energy Campus vision being advanced in partnership with Homer City Redevelopment ("HCR"). HCR is actively redeveloping the former Homer City Generating Station, once one of the largest coal-fired power plants in the eastern United States, into a modern energy and technology campus. The Project and HCR's broader redevelopment efforts are mutually reinforcing, creating a campus ecosystem that will attract sustained private investment and employment to Indiana County for decades to come.

AWS is committed to being a responsible neighbor and long-term community partner. The Project will generate impacts during both construction and operations, and AWS will work proactively to address them. Consistent with Governor Shapiro's GRID standards, AWS will collaborate with HCR and relevant stakeholders to develop an appropriate Community Benefits Agreement ("CBA") to mitigate community impacts and ensure the Project delivers tangible local benefits. Additionally, AWS does not anticipate seeking any economic incentives that would reduce real property tax assessments for local and County stakeholders, meaning the full assessed value of the Project will contribute to the local tax base at buildout.

AWS intends to construct the Project in phases over an approximately ten-year period. Construction activities are anticipated to commence in December 2026, subject to receipt of appropriate third-party permit approvals. Full build-out is projected to be completed in the second or third quarter of 2036, with the Helen Site anticipated to be the final phase. This phased approach ensures sustained construction employment and economic activity in the region throughout the development period.

The data centers will be two stories in height (approximately 70 feet), with a building footprint of approximately 112,500 square feet per structure (225,000 square feet total per building). The two-story configuration is an intentional design choice that reduces the Project's overall land disturbance: a smaller building footprint means less impervious surface, reduced stormwater impacts, and greater preservation of the surrounding landscape.

Electrical power for the campus will be acquired from FirstEnergy, supported by the 4.5-gigawatt natural gas power generation facility being constructed by HCR as part of the broader Energy Campus. This new generation capacity, sited on former coal plant land, represents a significant transition toward cleaner, more efficient power production while maintaining Indiana County's role as a major contributor to the regional energy grid. AWS will pay all costs associated with any new electrical infrastructure required to serve the data center campus.

Non-contact cooling water will be supplied through existing water-withdrawal rights as well as planned water treatment facilities being constructed by HCR. The non-contact cooling water will be returned to the Homer City Station for reuse. With this modernized infrastructure in place, the combined campus operations are projected to maintain the historic water withdrawal rate.

The AWS data center campus will support cloud computing services, and AWS has existing client demand supporting construction of the full campus. As secure facilities, public access to the data center sites will be restricted. AWS anticipates paying a fee in lieu of the open space requirement under Sections 511.12-13 of the Indiana County Subdivision and Land Development Ordinance ("SALDO"). The payment in lieu shall be calculated as the fair market value of 34 acres. AWS will waive the right to reimbursement of that payment if the County is unable to utilize the funds for alternative open space within three years.

Section 301.3: Request

Given the transformative scale of this Project, AWS requests that development proceed through a Preliminary Master Land Development Plan covering the full campus site. AWS intends to construct the campus in phases, as permitted under the SALDO. Phased development is projected to occur as follows:

	<u>Permitting</u>	<u>Construction Start</u>	<u>Construction Completion</u>
<i>Rura</i>	Aug 2026 - Sep 2027	December 2026	November 2030
<i>West</i>	Aug 2026 - Sep 2027	December 2026	January 2032
<i>Harvey Gaston</i>	Dec 2026 - Apr 2027	December 2027	April 2030
<i>Bruner</i>	Jan 2027 - Jan 2028	February 2028	June 2032
<i>Green</i>	Jan 2027 - Jan 2028	February 2028	September 2030
<i>Helen</i>	Jan 2031 - Dec 2031	January 2032	June 2036

AWS will submit Final Land Development Plan applications encompassing a minimum of one phase each. When approved, each Final Land Development Plan will be recorded as a phased development. Major modifications will be defined as any increase in stormwater discharge rate from the approved Preliminary Master Land Development Plan for the overall campus.

AWS will execute a Master Development Agreement upon approval of the first-phase Final Land Development Plan. The Planning Commission will approve as to form that Master Development Agreement as part of the Preliminary Master Land Development Plan approval. Cost estimates will be incorporated at each subsequent Final Land Development Plan approval, and financial security will be adjusted in accordance with the Pennsylvania Municipalities Planning Code as phases are added or permits are closed out.

Modifications/Waivers/Recommendations

Section 509.5.A: Lots

The boundary line between Center and Black Lick Township bisects the Bruner, Helen, Green and Rura sites. Development of those sites require lots and buildings to be in both jurisdictions. AWS is seeking a recommendation from Planning Commission that Section 509.5.A be waived as is permitted under the SALDO.

Section 510.5.C: Minimum Parking Spaces

Data center is not a defined use under Section 510.5.C. AWS anticipates that each building will need one parking space per employee, with 50 employees per building during a peak shift. The one space per employee during the peak work shift was provided for all data center buildings on site.

Section 510.6: Sidewalks

Sidewalks are required unless otherwise recommended by Planning Commission. AWS is requesting a recommendation that sidewalk requirements be waived except to the extent necessary for pedestrian circulation among data centers. The campus is a secure facility and public ingress/egress will be prohibited.

Conditions of Approval

In addition to mutually acceptable conditions that Planning Commission may raise in the public process, Applicant will accept the following conditions:

1. A condition to permit development pursuant to a preliminary master plan land development approval in phased process over a ten-year period. Applicant shall submit final land development plan applications for each of the 6 phases. After approval, each final land development plan shall be recorded. A final land development plan application shall be deemed a major modification if overall storm water discharge increases from the calculations submitted with the approved preliminary master plan land development.
2. As a condition of preliminary master plan land development approval, Planning Commission approves as to form Exhibit A, which is a Master Land Development Agreement for the campus. Applicant shall execute the Master Land Development Agreement prior to the recordation of the first approved phased final land development plan.
3. Applicant shall pay a fee in lieu of the open space calculated as the fair market value of 34 acres at the time of the execution of the Master Land Development Agreement. Applicant waives the right to reimbursement of the fee if the County does not use within 3 years
4. Applicant shall provide all necessary third-party approvals for staged development.