

Community Benefits Agreement Suggestions from the committee members

Suggestion	Community Investment Funds	Infrastructure Investment	Labor Frameworks	Transparency Measures	Comment
Developer to pay for all infrastructure upgrades (electricity, water, sewage, roadways, drainage, irrigation, etc)		1			
Data center pays for increased energy/water procurement costs due to their high demand		1			1
Size the required water/sewer/broadband infrastructure improvements to support unserved/underserved residents in close proximity to the upgrade path		1			
Electricity Offsets – require they add more electricity to the system than they take (green only, no diesel generators)		1			
Water Offsets – require they offset water usage (gallon for gallon) with water conservation projects (water system leaks, agricultural conservation, etc)		1			
Sewer Offsets – require they offset sewage (gallon for gallon) with waste water prevention or reclamation projects		1			
Ask for integration of renewable energy sources and impose strict efficiency standards on data centers, ensuring that their growth does not disproportionately burden the grid or increase reliance on non-renewable energy		1			
Invest in Fire District equipment and training to mitigate risks of a fire at a Data Center		1			1
Provide the funding for additional public safety needs, primarily fire protection, but also police, codes, etc		1			1
Create water/sewer districts at an ad valorem rate to put the majority of costs (in our case) on the project. If people are on wells and septic within so many feet of the parcel, they are in the district		1			1
Develop a system to distribute waste heat for free/low cost local residential, educational, agricultural, or industrial use		1			1
Expand broadband speed, availability, reliability, and affordability within the town		1			
Dedicate some amount of the AI and Cloud storage capacity for municipal projects	1				

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Funding for Library / Senior Center / Parks improvements	1			
Work with the local school district on projects to meet their specific needs	1			
Financial support for county health departments to test for specific health problems linked to DCs and electricity production which could include noise, air pollution, and endangering our ground water	1			1
DC must offer to buyout residential parcels within xxx feet of project - based on fair market appraisal. Residents are not required to accept. This could create the "buffer" zone a project like this should have. (For reference, we have 10 residences within 1000 feet of the project.)	1			1
Develop and fund a real time public facing monitoring system for electricity, water, discharge, noise, pollution, etc			1	
Require Local Labor at prevailing wage during construction		1		
Use local suppliers of data center equipment. We have at least 2 companies who produce items data centers use that I know of		1		
Insist they create permanent, high-quality jobs in engineering, facility management and security, alongside hundreds of temporary construction jobs		1		
Fund local training programs for environmental protection, codes officers, fire protection, etc		1		1
Dedicate some of the AI and Cloud storage capacity for community innovation and startups		1		
Invest in "AI Ready" workforce training		1		

Suggestion	Community Investment Funds	Infrastructure Investment	Labor Frameworks	Transparency Measures	Comments
Individual committee member suggestions for specific local projects					
Data center to fund and staff an information, resource and assistance center. The educational component of which would be similar to the I81 walk-in centers, displays and information about battery centers, chip plants, data centers and all of the infrastructure that support them. Information about potential environmental and health impact coupled with appropriate staffing to address concerns of those who consider their health or their property negatively affected by this industry.	1				
Build an education center and accessible trails at Three Rivers WMU	1				
Data center developer to fund an escrow equal to 20% of the value of the residential properties within X miles of the site to reimburse homeowners for decreases in property value.	1				
Fund an escrow for emergency relief for homes within XXX feet of the project who develop unusable wells impacted by either the development of the site or contamination. Escrow would include an environmental clean up fund.	1				

Jobs	Resource Conservation	Infrastructure	Environment	Schools	Community	Oversight	Risk Mitigation	Health	Affordability
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[illegible]

Community Benefits Agreement Concerns from the committee members

Suggestion

Consider the full value of the building and capital equipment within for local property value assessments
No local property or sales tax breaks for data centers
No local or school tax credits / breaks / PILOTS covering those tax streams
No local tax breaks--Make data centers pay property taxes to fund local projects, schools and to better the town in general
We we need to request assurances that the agreements have teeth and that substantial punitive actions can take place, the locality where the DC is sited should receive part of those damages.
Transparency: Require annual public reporting on jobs, taxes, community investments, energy and water use, and compliance with community benefit agreements.
No NDA's while negotiating CBA's
Local Control: Affirm that community benefit agreements supplement—not replace—local zoning, environmental review, and SEQRA.
Home Rule is still very important in making these agreements
Enforceable Agreements: Ensure community benefits are included in legally binding agreements with clear accountability.
Independent Review: Allow municipalities to hire independent experts, at the developer's expense, to review project impacts.
Community Engagement: Encourage community advisory committees to monitor benefits and address concerns.

Committee Member Suggestions better handled through town code, ordinances, and site plan reviews

Generators for emergency use only, not as a source of less expensive power during peak times
Pre/During/Post and annual noise level monitoring
Closed loop cooling system and not geothermal.
Lifecycle Planning: Require financial assurances for decommissioning, site restoration, and cleanup.
one of the things DC developers should pay for is a decommissioning bond required by the state
Prevention of Air Pollution
Regulations requiring no excessive use of water
Maximum reduction of noise and vibration
Maximum use of renewable energy
Zoning regulations preventing adverse land uses and protecting farmland
Requiring DC's to provide their own electricity and not use sources available to the public
We we need to request assurances that the regulations have teeth and that substantial punitive actions can take place. To have a system that has a very low bar regarding punitive actions just means that the developers will consider ignoring regulations and paying a fine to be just the cost of doing business in NY. Another thought regarding punitive damages is that the locality where the DC is sited should receive part of those damages.
I think we all agree that actions that need to be addressed include sound abatement, control of waste heat, control of EMF emissions, and use and disposal of water. As far as water is concerned, I think a plausible regulation would be that a DC could not use more than a set percentage of the available water

How Does Waste Heat Reuse Work?

One facility's waste heat is another facility's heat supply. Data centers use thousands of processor chips which generate **large amounts of heat**. Heat damages microchips, so data centers use several different **cooling methods**, most of which are energy or water intensive (or both). Heat is usually disposed of, but it could be reused and transferred to buildings and facilities that need heat, either to warm their air in the winter, or to warm their water all year round. Transferring heat can be done efficiently through hot water pipelines as part of a **district heating** system. Newer **district energy** (as opposed to district heating) systems can be used both for heating and cooling. Synthetic refrigerants or water flow through buildings after connecting to heat exchangers that siphon heat away from the pipelined water for heating—or that transfer heat into the pipelined water if the building needs to be cooled.

The **next generation** of community-scale heating and cooling system is called a **thermal energy network**. Thermal energy networks (TENS) are composed of water-filled pipes that **use heat produced naturally** from geothermal sources or as a byproduct of industrial activity (like data center processing), rather than heat produced directly from energy generation as is the case in most district energy systems. Whereas district energy systems generate heat in a centralized location (usually from **fossil fuels**), TENS can harness many different sources of warmth, including natural sources like ground heat and bodies of water. Integrating data centers into TENS would facilitate a more efficient use of the heat generated by the centers.

Heat Sources for Community Energy

