
Letter of Notification of|
PPL Electric Utilities | Docket No.:
Corporation for Approval | A-2025-3059443
to Construct the |
Susquehanna - Harwood 230|
kV Transmission Line Taps|
Located in Luzerne |
County, Pennsylvania |
|
Telephonic Prehearing |
Conference

Pages 65 - 229

Penn State University -
Hazelton Campus
Frank Kostos Building
Room 601
76 University Drive
Hazleton, PA

INDEX TO EXHIBITS

Docket No. A-2025-3059443

Hearing Date: June 30, 2026

<u>NUMBER</u>	<u>FOR IDENTIFICATION</u>	<u>IN EVIDENCE</u>
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<u>Zola Exhibit 1:</u>	86	215
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Zola-Testimony

<u>Hearing Exhibit 1:</u>		
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Markle-Drawing	121	124
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HAZELNUT / NORTH POINT

ProjectHazelnut.com

 PROJECT
HAZELNUT

Dear Hazle Township Resident,

As the real estate development team behind the proposed Project Hazelnut, which is a planned multi-building data center development proposed in Hazle Township, we are reaching out to share more information about the project and our commitment to being a good neighbor for the community. We founded NorthPoint Development in 2012 and we have been guided by a simple philosophy: put people first and do the right thing, every time. For over a decade, we have been dedicated partners investing in Northeastern Pennsylvania. Many of our own team members live right here in the neighboring communities, and together, we've invested over a billion dollars and helped create thousands of jobs across the region. We believe in Northeastern Pennsylvania and we are here for the long term.

There is a lot of misinformation and fear that has circulated about data centers and our project. We are confident we have a very thoughtful plan to be good neighbors in your community and we believe that our Project Hazelnut data center campus offers a transformational opportunity for the residents of Hazle Township. We have recently announced an unprecedented \$165 million community benefit initiative that is associated with our investment in Hazle Township. What does this mean for you? This means that if our project is approved, we are committed to the following financial benefits to the residents of Hazle Township:

- **\$45 million Direct Resident Grant Fund:** \$10,000 in direct financial support for eligible households. This grant fund will be available to each household living in Hazle Township and this \$10,000 grant fund can be used at the resident's discretion, but is intended to help support housing improvements such as solar, home maintenance / improvements, landscaping, etc. Really whatever you want. This \$10,000 will be paid to each household on the issuance of the certificate of occupancy of our first data center building, likely in late 2027.
- **\$15 million Community Support Fund:** Support for community-directed initiatives like workforce development, educational training, arts, recreation, and youth programs. These are grants that our company will make to support your local community college, the YMCA, and other important community institutions that serve the residents and youth programs.
- **\$105 million Long-Term Commitment:** A 15-year investment providing the Township with a discretionary \$7 million a year to support the Township's growth and services, these funds would be available to allow for the establishment of a local police department for Hazle Township and for the reduction of trash fees that Hazle Township residents currently pay.

These are truly transformational levels of investment that will help improve Hazle Township and the quality of life for the residents.

We also want to transparently address some concerns and misstatements circulating about the project.

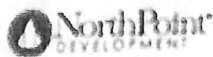
- **Water:** We will use zero local drinking water for our cooling systems. By relying exclusively on reclaimed wastewater, your residential water supply and local wells are not being impacted. We are not drawing any water from or putting any water back in the aquifer.
- **Environment & Land:** For every acre cleared, we are conserving two. This permanently protects over 1,100 acres of local forest and open space.
- **Setbacks:** Our site is located on over 1,000 acres just west of I-81 and our nearest building is over 750' from any residential parcel and over 1500' from the closest home. That is more than two and a half football fields away from any future neighbor.
- **Sound & Lighting:** We are dedicated to being a quiet neighbor. Sound at the property line will be equivalent to a household dishwasher in the next room, and all lighting will be "dark-sky compliant" and shielded downward.
- **Power:** We have secured the necessary power and are funding all required grid upgrades for the project. The facility's needs will be met without placing any burden on existing ratepayers.
- **Jobs:** Over 1,300 construction jobs over the 6-year development period, and more than 500 operational jobs will be created.

We are proud of the positive impact this project will have and would invite you to learn more and follow the project at www.ProjectHazelnut.com. More importantly, we want to hear from you. To answer your questions and share our plans directly, we will be hosting a Hazle Township resident open house, with the official date, time, and location to be announced in the coming weeks. Please don't hesitate to reach out to our team with any questions or concerns. We are here to listen and to build a future of which we can all be proud.

Sincerely,

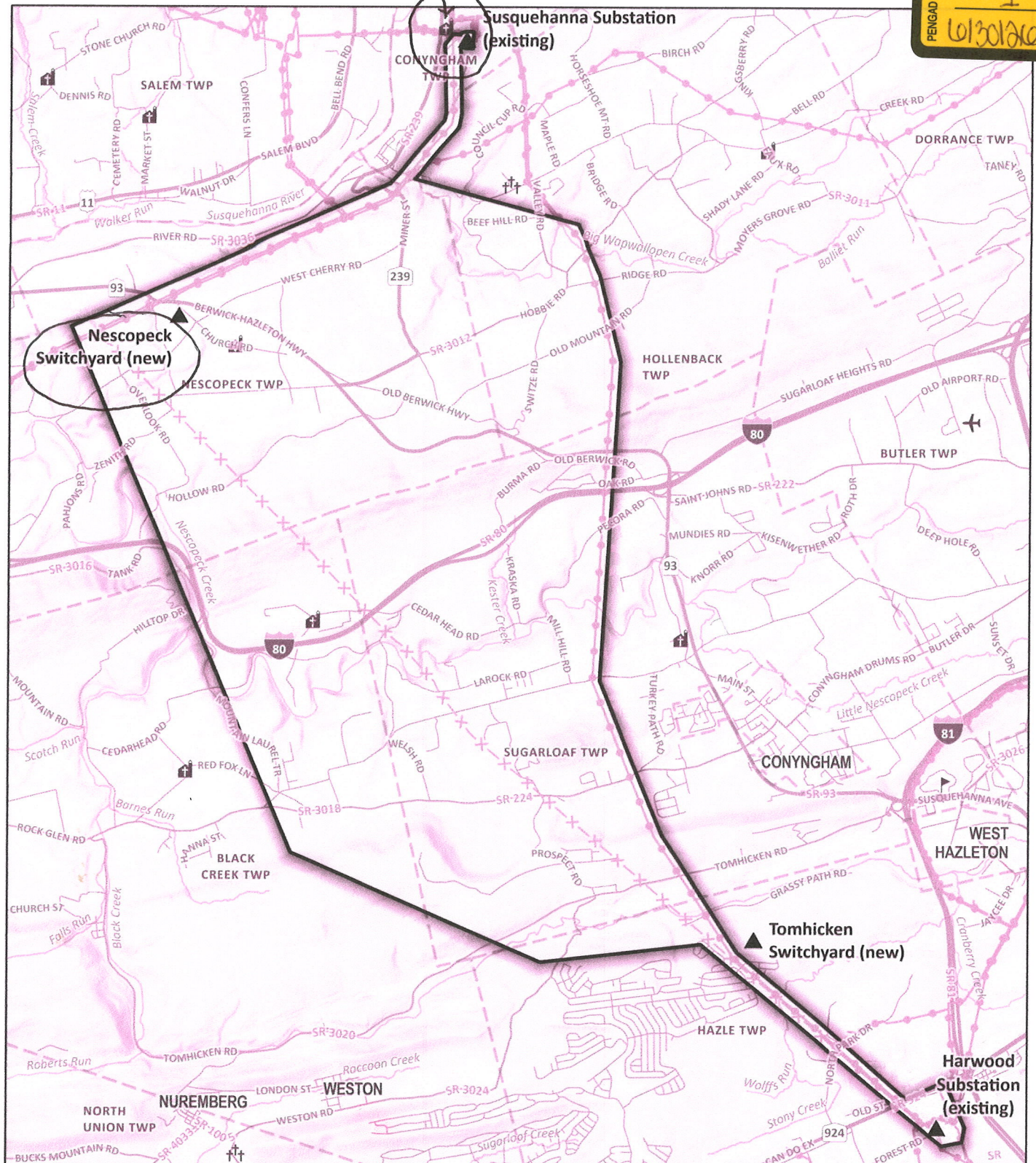
Nathaniel Hagedorn

Nathaniel Hagedorn
Chief Executive Officer, Founder



Connect with our team directly at info@projecthazelnut.com | ProjectHazelnut.com

New 230 Tap To a new 230 Bay.



Sugarloaf 500/230 kV
Transmission Line Project
Figure 3-1. Study Area



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Miles

