

October 13, 2026

Upper Mount Bethel Township Board of Supervisors
387 Ye Olde Highway
Mount Bethel, PA 18343

Dear Members of the Board of Supervisors:

We are writing to inform you that land development plans have been submitted for the proposed data center campus on the industrial property near the site of the former Portland coal plant. This submission represents the next step in the process for the proposed campus, and it provides township officials and residents with clearer information about how the site could be developed.

The performance standards included in the land development plans conform to the enhanced standards we previously committed to you that we would meet in an effort to preserve natural resources and ensure significant protections for the surrounding community.

The submission presents two alternative campus layouts. Detailed design would be refined through engineering, customer coordination, and Township review, with development subject to required approvals.

Our goal remains to work collaboratively with township leaders and community members to address questions, concerns, and local priorities while advancing a responsible development plan for the site. We continue to believe this project will generate significant long-term benefits for Upper Mount Bethel Township and the broader region.

To that end, we have attached to this letter a proposed term sheet for a \$50 million Community Benefits Agreement (CBA) with the Township that would provide substantial investments in local services, infrastructure, and other community-defined priorities. We invite discussion of the proposed terms and the Upper Mount Bethel Township community's priorities so that we can collectively reach an agreement that works for the Township and its residents.

With the new information provided via both our land development plans and CBA term sheet, we are hopeful that the Board will re-engage with our team to learn more about the latest details and the benefits the project can bring to the community and provide your feedback. Similarly, we encourage the Board to identify appropriate representatives with whom we can work out a final CBA.

We look forward to working together in good faith as the review process moves forward and hope to hear from you soon.

Sincerely,

Slate Belt Holdings