POSITION STATEMENT

Responsible Data Center Development

The Greater Scranton Chamber of Commerce

Our Commitment

The Greater Scranton Chamber of Commerce (The Chamber) and its business and workforce development divisions, the Scranton Lackawanna Industrial Building Company (SLIBCO) and Skills in Scranton (Skills), share a common mission: to attract, sustain and grow businesses and jobs in northeastern Pennsylvania.

Responsible development is central to that mission. The Chamber, SLIBCO and Skills support development when projects are appropriately sited within established business and industrial zones, demonstrate meaningful and measurable community benefits and responsibly address infrastructure, environmental workforce, and quality-of-life considerations.

With respect to data center development, The Chamber's position is to keep data centers within areas appropriately planned and zoned for industrial use. Established industrial parks, which are fundamentally different from sites located within the community at large, are intentionally developed and supported by infrastructure to accommodate significant industrial activity.

Responsible Data Center Development Requires Safeguards

It is recognized that data center development can raise legitimate questions involving electricity generation and transmission capacity, utility rates, water use, stormwater management, noise, land use, traffic, emergency services, and long-term community impacts. These considerations must be evaluated using project-specific facts, not assumptions and through transparent public-review processes conducted by the appropriate municipal, county, state, utility, and regulatory entities.

Our position is that responsible projects should:

- Be located within established areas zoned and planned for industrial development;
- Reflect the existing industrial character, infrastructure, and intended use of the property;
- Protect residents and existing businesses from unreasonable energy-cost and infrastructure burdens;
- Provide clear, accurate and timely information to applicable governmental bodies in connection with project applications, approvals, and regulatory requirements;
- Offer meaningful opportunities for residents and affected stakeholders to ask questions and provide input;

- Meet all applicable zoning, permitting, environmental, safety and utility requirements;
- Demonstrate credible plans addressing energy, water, stormwater, noise, traffic, and emergency-response impacts;
- Prioritize family-sustaining jobs, local workforce participation, and qualified local contractors where feasible; and
- Create enforceable and measurable benefits for host communities and taxing bodies.

The Chamber will continue to gather and share reliable information and evaluate development opportunities carefully. We respect the authority of local governments, utilities, and regulatory bodies to review individual proposals without bias, and we believe residents deserve meaningful opportunities to understand and comment on projects that may affect their communities.

Our Economic Development Role

The Chamber, SLIBCO and Skills work with developers, commercial and industrial real estate professionals, site-selection consultants, utilities, businesses, higher education, and public-sector partners across the country. These relationships help identify emerging opportunities in industries aligned with the region's available industrial properties, infrastructure, workforce, and economic-development priorities.

The business attraction efforts of SLIBCO and Skills target industry sectors that include technology, energy, advanced manufacturing, healthcare, and food and beverage production. These priorities align with the stated goals of the Pennsylvania Department of Community and Economic Development's Ten-Year strategic plan.

Supporting career exploration and strengthening connections between education and industry are critical components of economic development. Through the expansion of Skills, we are creating partnerships among employers, educators, and workforce development organizations to establish clear career pathways that connect students to firsthand learning, industry-recognized credentials, and employment opportunities.

Aligning economic and workforce development with community stewardship enables the region to build new industry clusters, expand and modernize existing clusters, strengthen our talent pipeline, and create meaningful opportunities for individuals and businesses while advancing the region's economic prosperity and quality of life.

Record of Responsible Site Development

For more than 80 years, SLIBCO has played a leading role in the responsible development of industrial and business properties throughout Lackawanna County. Its work has focused on transforming strategically located and often scarred land into productive employment centers supported by appropriate infrastructure, municipal coordination, and long-term planning.

SLIBCO has developed 15 business parks encompassing more than 3,000 acres throughout Lackawanna County. These include Keystone Industrial Park in Dunmore; Stauffer Industrial Park in Scranton and Taylor; Scott Technology Park in Scott Township; W.W. Scranton Office Park at Montage in Moosic; Mount Pleasant Corporate Center in Scranton; Jessup Small Business Center in Jessup; and Valley View Business Park in Jessup and Archbald, among others.

SLIBCO development efforts have supported nearly $2 billion in community investment and helped attract and retain major employers representing a wide range of industries, including technology, manufacturing, logistics, financial services, healthcare, and consumer products, representing tens of thousands of jobs regionally.

Valley View Business Park and the Jessup Small Business Center are part of an approximately 1,300-acre development established specifically to accommodate commercial and industrial activity. Since development began, more than three million square feet of commercial and industrial space has been constructed, in partnership with multiple federal and state governmental agencies, Lackawanna County, Jessup and Archbald Boroughs, supporting the creation of more than 2,500 family-sustaining jobs.

This record demonstrates the value of locating development within areas intended for industrial use. It also reflects the importance of collaboration among businesses, taxing bodies, utilities, and residents. Chamber and SLIBCO leadership is committed to future development that meets those same standards of responsible planning and community stewardship.

Potential Regional Benefits

Data centers can represent substantial private investment and create economic activity during construction and throughout ongoing operations. Potential benefits include:

- Construction and skilled-trade employment, including electrical, plumbing, HVAC, engineering, and site work;
- Full-time, well-compensated positions in technology, facilities management, security, maintenance, and operations;
- Opportunities for local contractors, suppliers, and service providers;
- Increased taxable property values and potential revenue for host municipalities, school districts, and county government;
- Infrastructure improvements and additional economic activity benefiting local retailers, restaurants, housing providers, and other businesses; and
- The potential for negotiated host-community agreements establishing project-specific commitments and benefits.

The impact of this investment can extend beyond the municipality, school district, or county. Construction activity, employment, local purchasing, infrastructure improvements, and increased economic activity can benefit communities and businesses throughout northeastern Pennsylvania.

Conclusion

The leadership of The Chamber and its affiliate divisions believe northeastern Pennsylvania can pursue responsible economic and workforce growth while protecting the character, resources, and quality of life of its communities.

Data centers should be evaluated based on project-specific facts, including the credibility and experience of the prospective developer(s), the suitability of the proposed location, infrastructure capacity, community impacts, and the measurable value created for the region. When properly located, transparently reviewed and responsibly developed, these projects can contribute to a strong and diversified regional economy while supporting broader economic development goals, strengthening demand for a skilled workforce and creating opportunities to build talent pipelines and career pathways connected to technology, infrastructure, and related industries.

The Chamber will continue to advocate for accountability, appropriate safeguards, and clear community benefits throughout that process.

About The Greater Scranton Chamber of Commerce

The Greater Scranton Chamber of Commerce is the largest member-based business association in northeastern Pennsylvania and serves as the leading voice for business, economic development, workforce advancement, and community growth across the region. Through advocacy, strategic partnerships, professional development and innovative programs, The Chamber works to attract, sustain and grow businesses and jobs while enhancing the quality of life throughout northeastern Pennsylvania. For more information, visit www.scrantonchamber.com.

About SLIBCO

The Scranton Lackawanna Industrial Building Company (SLIBCO), a wholly owned nonprofit subsidiary of The Greater Scranton Chamber of Commerce, advances economic development by developing, owning, and managing industrial, office and multi-tenant facilities throughout northeastern Pennsylvania. SLIBCO also operates three technology-focused incubator facilities (in Scranton, Jessup, and Carbondale) that support startups and emerging businesses, helping entrepreneurs transform ideas into sustainable ventures while creating jobs and investment opportunities across the region. For more information, visit www.slibco.com.

About Skills in Scranton

Skills in Scranton is the workforce development division of The Greater Scranton Chamber of Commerce, connecting employers, educators, and community partners to advance career awareness, strengthen career pathways, and build a talent pipeline aligned with regional workforce needs. Working alongside The Scranton Plan, the Chamber's business development marketing division, Skills connects workforce preparation with business growth and investment. Through The Scranton Plan 3.0 Strategy, these collaborative efforts advance workforce, community, and economic development to expand career opportunities, meet employers' evolving needs, and support long-term regional prosperity. For more information, visit skillsinscranton.com.

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