Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, June 3, 2026 | **6:00 PM** | **Council Chambers**

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Allentown City Council will consider for possible adoption an Ordinance Amending Part II General Legislation, Chapter 660 Zoning, Article 5 Uses, Table 660-4 Use Table and Section 660-38 Manufacturing & Industry Group, adding the use category Data Center Use; and Article 14 Measurements & Definitions, Section 660-135 Terms Beginning with "D" and Section 660-149 Terms Beginning with "R", adding the definition of Data Center, Data Center Accessory Use, and Renewable Energy.

City Council will take public testimony and consider the foregoing at a Public Hearing on Wednesday, June 3, 2026 at 6:00 PM in Council Chambers, 435 Hamilton Street, Allentown, PA 18101. Copies of the full text of this Ordinance are available to any interested party for examination and copying at the City Clerk's Office or for inspection during regular business hours at the offices of this newspaper and the Lehigh County Department of Law. All documents can also be found on the City website. City Council may adopt this amendment to the Zoning Ordinance at the regularly scheduled City Council Meeting at 6:30 PM on June 3, 2026 immediately following this Public Hearing.

15-8288 Bill 20
Amending Part II General Legislation, Chapter 660 Zoning, Article 5 Uses, Table 660-4 Use Table and Section 660-38 Manufacturing & Industry Group, adding the use category Data Center Use; and Article 14 Measurements & Definitions, Section 660-135 Terms Beginning with "D" and Section 660-149 Terms Beginning with "R", adding the definition of Data Center, Data Center Accessory Use, and Renewable Energy.

Sponsors: Administration

Attachments: Bill 20 - Zoning Data Center Use

Exhibit A - Zoning Ordinance - Data Center Use

LVPC Report

ACPC Action 4-14-26

Environmental Advisory Council- LOS_DataCenterUse

04_April_Minutes - Excerpt

Ordinance #16223

Mr. Santo Napoli stated welcome everyone and we are going to kick start this Public Hearing. He stated today is Wednesday, June 6, 2026 and stated that we will start with a Roll Call, please. He stated that so Allentown City Council tonight will take testimony and consider for possible adoption an ordinance defining and regulating Data Centers at a Public Hearing right now at 6:00 PM. Copies of the full text of this ordinance and Reports of this legislation are available on the website. Immediately following this Public Hearing, City Council may adopt this amendment to the Zoning Ordinance at the regularly scheduled City Council meeting right at 6:30 PM or whenever they finish with this. To avoid any confusion, he would like to note that testimony tonight will be taken on this Ordinance before Council, Bill 20 and Bill 20 only. The proposed Data Center Project at 2401 Emmaus Avenue is being considered at the Allentown Planning Commission meeting which takes place on Tuesday, June 9th at 12:15 PM right here in Council Chambers. Residents will then be able to provide public comments regarding that particular project at that meeting with the Allentown Planning Commission. The Emmaus Avenue Data Center is not a matter for City Council at this time. Testimony tonight, will be focused on Bill 20. All other comments can be shared at the City Council meeting after this, during Courtesy of the Floor, immediately following a Public Hearing. He asked are we good? He stated that so listen, if you are here to talk about 2401 Emmaus Avenue at this junction they are not taking testimony on that, but after this meeting, that is an opportunity for you to do so. He stated that we are the same and this is a Public Hearing, we are following legal matters here. He stated that all we are talking about is Bill 20, but after this meeting which will be around 6:30 - 6:45, they will have Courtesy of the Floor where any members of the public can discuss their concerns or feedback on 2401 Emmaus Avenue so that will happen immediately after this so that will be after this Public Hearing. He stated that he is going to hand it off to Council's Solicitor, Ms Montero for the legal basis.

Attorney Maria Montero stated that the purpose of this Hearing is for public commentary on Bill 20 as prescribed by the Pennsylvania Municipal Planning Code. She stated to Genesis Ortega, you can read the Bill.

Ms. Genesis Ortega stated Bill 20 -Amends Part II General Legislation, Chapter 660 Zoning, Article 5 Uses, Table 660-4 Use Table and Section

660-38 Manufacturing & Industry Group, adding the use category Data Center Use; and Article 14 Measurements & Definitions, Section 660-135 Terms Beginning with "D" and Section 660-149 Terms Beginning with "R", adding the definition of Data Center, Data Center Accessory Use, and Renewable Energy.

Mr. Santo Napoli stated ok, thank you. He stated that they are going to hand it off to the administration with our Planning Director and Managing Director, you have the floor.

Mr. Frank Kane stated so what is on the table to be discussed this evening at this Hearing is that Bill 20, Bill 20 is an amendment to the city of Allentown's Zoning Code that creates a Data Center right now anyone wants to apply for a Data Center stating we don't have that . That doesn't exist in our Code and did was to consider manufacturing use. He stated so if you were to apply now and people have in the past have applied and it has just been a manufactured use so this creates some checks and balances and some provisions and creates extra oversight on proposed Data Centers. It initiates and have to go through that additional level of Planning through Planning and Zoning and it puts some safeguards in. If you put safeguards in and you vote for this amendment tonight, the next person that tries to undertake a Data Center in the city of Allentown will have to follow these Rules. He stated if you don't vote for this tonight, Data Centers are still permitted, but they are just going to fall under manufacturing, general manufacturing. He stated that is an overview and stated that he is going to turn it over to the city's Planning Director who is going to give a more in-depth explanation.

Ms. Jennifer Gomez stated hey, good afternoon and thank you for the introduction. She stated that her name is Jennifer Gomez and she is the Planning and Zoning Director for the city. She stated that she would say just because she borrowed a slide here and also a Lehigh Valley Planning Commission and took one of the slides talking about Data Centers and it is their slide, not mine. She stated it is their slide, not hers. They said that every time, before any and they review all Data Centers that the Lehigh Valley on all Data Center ordinances and they always show this slide because it demonstrates or at least talks about the laws that work within and why we make the decisions and the regulations that we do. All of the authority to regulate Zoning that has been given to us through the MPC Municipal Planning Code. All of the Land Development Regulations come through the MPC. It gets very specific what the city can and can't regulate down to things like how many number of days they can take to review land development applications and in addition to the MPC, it is rooted in the US Constitution and also in Case Law which gives a lot of precedent, legal precedent in terms of how we handle these matters and what it comes

down to for uses is the city cannot ban uses, we have to allow uses some where, but they also have a lot of control in terms of Planning for those uses and making them the choices that are right for our community. She stated that is what they are trying to do here is to be proactive and with Bill 20 and crate some Data Center regulations and this new use that is emerging and evolving throughout the Lehigh Valley and throughout the country so if you can continue to the next slide, please. She stated that this the Land Development process. She stated that there has been a lot of confusion she thinks in the media and on various websites as to what they are even hearing today. She stated that they actually did get a Data Center proposed will come in at 2401 W Emmaus Avenue. She stated that is being reviewed and it is being reviewed under the existing Zoning Ordinance. She stated that doesn't mean the city doesn't have rules, it just means that they don't have Rules for Data Centers and so we still have all the city Codes. We have the Health Codes. We have the Public Safety Codes. We have the Planning Codes, the Shade Tree Codes, Stormwater, Engineering, and Fire is important to this. All of the Codes that they would review other projects and they have external review that happen on every single land development and that includes the Lehigh Valley Planning Commission. The Allentown Environmental Advisory Council. They send comments to LANTA, to the School Board, Lehigh County Authority. She stated right now, they are going through that process with the one that's in. She doesn't know if they have regulations. She stated it is not that they don't have regulations. They just have to just use the ones that we have in place of development. She stated so there is a Planning Commission scheduled for it, June 9th. She encouraged everyone just to stay on top of the website. She stated that she is not sure and sometimes we might release the Staff Report. They may or may not table based on some results. She stated that is the process that we go through and a lot of people say how can I participate. How do I get my voice heard for that particular meeting. She stated that is the strongest way to have voice your voice heard to attend, but if you can't attend and they have a public comment email. So it is public.comment@allentownpa.gov and please email them. They are collecting all comments they received. There are quite a few comments in the last couple of days, especially. She stated to please keep sending those comments and they will compile everything and will all become part of the record that travels with this Plan. She stated so that putting that aside for a minute and we want to talk about being proactive and how to get the best rules and regulations in place for the city and that is what they are looking at for Bill 20 and stated if she could look at the next slide. She stated Bill 20, Data Center Ordinance. She stated that she thinks again, perhaps maybe there is some perception and the vote here it to be more permissive and allow Data Centers by right. That is absolutely not the case. She stated that they are actually are trying to control this use and set minimum standards and regulations and

additional reviews so we can evaluate to make sure that the infrastructure and all of the external location. This at the first time, it says the Data Center Uses and finds it says what Zoning District it can go in. She stated right now, it is the two most intense Zoning Industrial Zoning Designations. They also have setbacks from property lines. Giving specific separation for residential uses and other sensitive uses like churches and schools and daycares and they also have minimum lot size requirements for larger facilities and this is an important protection in Allentown because it says if you are going to do it, a large one of 50,000 square feet or more. She stated that you really need to be on a really large lot within those industrial areas. She stated that narrows the number of location where they can go substantially within Allentown. Where there is a city largely of smaller lots and filled developments. It really kinds of pushes them towards the Industrial areas and corridors. She stated that there are some areas you need to watch out for. They are adjacencies to residentials, but we will continue to look and mitigate for that. The Ordinance also sets forth landscaping and buffering standards. If a Data Center is proposed, they want to make sure that they have extensive landscaping and screening to control both external appearance and also the impact such as noise. She stated that they are going to require pre and post noise studies and also examining things like vibration and other environmental impacts far beyond whether they are in our Codes today. She stated in addition the Code proposes water and sewage reporting. She stated that they want to make sure that they know how much water and these are using and we have an appropriate amount of infrastructure in place to accommodate that and they are not taking more water than we can plan for energy demands. She stated that we are asking for renewable energy. She stated that they wanted to require renewable energy. She stated that we are told, we can't legally do that based on the roles and limitations, but they will work on it if there are any legal way that they can get in there. They can continue to examine them because it would be ideal if they had some renewable energy production on site with these uses so we can continue to strive for that but we are told right now that is not legal. Emergency response and fire safety planning, they will review and invoke fire lived use. She stated our Fire Department has been very involved in review of the existing Data Center proposal that has come in. They will look at electronic waste management and we also have design standards and aesthetics. Even with all these regulations which is heavily regulated and prescribed through this ordinance. She stated that they realize that not all Data Centers are the same and they will need to do a case by case assessment of these Data Centers. She stated so through that, they are not saying this Data Center is permitted use. She stated if they go to the use table, they are not putting a P in permitted. They are putting a special exception and what that Special Exception means is that there is a long process and thorough assessment that needs to go into that review and so what that looks like is

first coming in and going through our planning office, it will go to the Environmental Advisory Committee which to date has not had a huge role with the use determination and they will evaluate all of the studies and then it will go to our Planning Commission to provide comments on the site before it goes to our Zoning Hearing Board and there will be a Public Hearing at the Zoning Hearing Board if all goes forward with this use. She stated that this is the general package and thinks they received a lot of feedback in terms of areas where additional standards are desired and they are.

Audience members stated that they are getting feedback because they are broadcasting in the hallway so what you are hearing is the feedback. She stated you have to close this door to eliminate the feedback. If it gets warm, you can crack that door for some ventilation.

Mr. Santo Napoli stated ok. He stated go ahead Ms. Gomez. He stated hold on everyone. Ms. Gomez has the floor right now. Thank you.

Ms. Jennifer Gomez stated that this is the starting point. She stated right now, the city doesn't have the standards for Data Centers. She stated that we want to add them and we can do this as a starting point and heard a lot of suggestions in the last couple of days in particular of ways that the ordinance can to be strengthened or proved or add additional standards and for that she will say that we are open to those discussions. She stated that they don't want it to be the end of the discussion. It can be the beginning of the discussion, but we do want to protect the city and they do want to get some rules in place to do that. She just want to make sure that everyone keeps that in mind that they do want to give the city's protections which is why they are here. She stated that if they can go to the next slide. She stated that this has taken them a long time to get to where they are. She stated that she thinks Data Centers are an emerging use. They are changing. They are evolving and they really starting hitting the Lehigh Valley last year. She stated late last year and stated that she thinks it would get more media attention with that so when that started happening they said ok, here is this new use stating we need to regulate this use and we need to look into it. She stated that it is not an easy process to adopt the Zoning Code. It is a long process with a lot of reviews. She stated that they started in winter of this year and they coordinated with the Environmental Advisory Committee and we said we need your help, please help us make this ordinance in a way that it is defensive and protects the environment. She stated that they then took all of that to City Council so that was in January and in March they went to City Council and City Council introduced the ordinance then they went to Lehigh Valley Planning Commission Comprehensive Planning meeting in April and then they went to the Lehigh Valley Planning Commission full commission, also then they

went to the Allentown Planning Commission, also in April and they went to the Allentown Economic Development Committee meeting on May 14 so this was she thinks six public meetings that they attended to discuss this use and all in preparation for this Public Hearing. She stated that it took them all of these meetings to get to where they are today and have something to show you guys and this is a really important date for us because on May 17th, they advertised this Bill and this gave the city the advertising of this Bill and gave the city a lot of legal protections because now we have all of these standards that they can fall back on. She stated that she thinks they will continue to work on it. They will continue to approve it and they are open to feedback and comments. She stated that it concludes her comments.

Mr. Santo Napoli stated alright, welcome everyone and we are going to kick start this Public Hearing. He stated today is Wednesday, June 6th and stated that we will start with a Roll Call.

Mr. Santo Napoli stated ok, thank you Ms Gomez. He stated so this is a Public Hearing so he is going to open it up to the public. He stated a reminder this is testimony on Bill 20. He stated that everything they just saw on Bill 20, you are welcome to comment. He stated that if they are any other comments you have regarding other Data Center issues or locations, save those for our next meetings right after this one. He stated so Courtesy of the Floor, go ahead. He asked the audience member to hold on. He asked if someone can prop open the back door. Just to get some fresh air, please. He stated alright, thank you. He stated go ahead.

Mr. Kyle Ropsky, chair of the Environmental Advisory Council, stating that they are a volunteer board with the purpose to advise with non-binding recommendations on matters related to environmental protections and sustainability here in the city of Allentown. He wanted to begin tonight by thanking everyone in this room. He stated the city staff, elected officials, and most importantly, the Allentown residents and taxpayers that have shown up here tonight. In the street, our city has always brought risk to our natural environment in various forms of pollution. The burdens of this pollution have often been disproportionately distributed onto our most vulnerable populations. He stated that it is not right and it needs to change and we need to move toward a more equitable and healthy Allentown that works for all of us, not just some. The EAP has sent over 40 review letters that included detail recommendations for the Bill and ultimately a letter of support that should be included on the agenda. He stated that you all know this is not his first time at the podium discussing the importance of our environments and our natural resources with the value they bring to our community. He stated that on many occasions, this room is not as populated as it should be, but tonight, it is and that means something. He

stated that he wants to maintain decorum, but can he please have a show of hands from the residents is the room who cares about protecting our environments from Data Centers. He stated please, he would raise his second hand if it wasn't holding the microphone. He stated that the people here care about our city. They care about our air quality and our elders who suffer with respiratory issues. They care about our water quality and our children who cannot safely and too often our water waze on a hot summer day. They care about the future of our city and that is exactly why he is urging their support for the passaging of Bill 20. He stated that this Bill is of discussion were transparent, collaborative and diligent work with the intent to protect our residents and our environment. He stated that they are extremely grateful and blessed here at the city to have such an amazing team in our city staff. they have worked tirelessly over the course of several months to develop a wording in this amendment. He stated that they engaged the EAC early on in the process and ensured the final language includes a review of a proposed Data Center develop by the EAC giving the public critical access to these plans ahead of time. On a Monday night meeting, they saw a record number of attendees and they hope this engagement continues in the future for future proposals could inevitable come up for review. The EAC is encouraged to see strong core requirements for environmental review, infrastructure water capacity analysis, energy planning, noise evaluation and heat mitigation and site buffering. These studies help identify and address potential impacts early, protecting our residents, our environmental resources and our taxpayer dollars. He stated importantly, a specific requirement for any proposal will be determined to be reviewed by the city, the Planning Commission and the AEC allowing standards and mitigation measures to be tailored involving technologies and unique conditions of each site over time. He stated that he cannot stress enough the importance of the passage of this Bill for the sake of our environments or our residents. He thanked them for their time here tonight and strongly urged them to bring this monumental effort to the finish line for the protection of our city and our community. Thank you.

Mr. Santo Napoli stated your name for the record, please.

Ms. Ginny Marcelle Kerslake stated that she is with an organization and asked does she get five minutes. She stated that she does not know if she will use all the five minutes.

Mr. Santo Napoli stated five, yeah.

Ms. Ginny Marcelle Kerslake stated her name is Ginny Marcelle Kerslake and asked does she need to spell that.

Mr. Santo Napoli stated that's ok.

Ms. Ginny Marcelle Kerslake stated that she is a resident of Pennsylvania. She is the Senior Organizer of Food and Water Watch, Pennsylvania. She stated that she will start by saying over the past year, she has been constantly across the state, mostly in Central and Eastern Pennsylvania, helping municipalities pass protective ordinances for this new use. Just like you are aiming to do right now. She stated that she commend them for that. She stated unfortunately she would like to say that this ordinance that you have before you. This Data Center ordinance is unfortunately one of the worse ones she has seen and you just heard the gentleman say that there were a record number of people on the meeting last night with the EAC. She attended part of that meeting and people were in opposition with this and had grave concerns about it. She stated that she is going to raise three key ones for you. First of all, this ordinance allows this high impact industrial use in both the IM and the IG District. She stated that you do not have to do that. You do not have to open up both of those districts for this and again, this is a high impact industrial use. It is not compatible with the description of the industrial general zone. She stated that this should be restricted to the industrial manufacturing zone. She stated secondly, this 200 foot setback from homes and other sensitive receptors is grossly insufficient. She stated that it is well documented that the emissions of the high skilled Data Centers extends even from miles from the source and as a result, setbacks in Pennsylvania that they are seeing now from other municipalities are on the order of thousands of feet from sensitive receptors, like homes. She stated that she can name a bunch of them, but maybe the ones that means the most to you are the most recent guidelines released by Chester County and Montgomery County Planning Commission that advised that Data Centers shall be a minimum of one thousand feet from residential uses, residential districts and/or other sensitive receptors. She read in some minutes that an ordinance from Penn Future had been used to craft this and stated maybe that's where the 200 feet came from. The only place that she has seen that is from industry ordinances that they have presented. She wants them to know that Penn Future has recently had retracted that 200 feet. She stated ok, so that is no longer recommended even by Penn Future. She stated thirdly, there are no decommissioning requirements in this model ordinance and this Data Center ordinance and that would include financial security. There is a very real risk because this technology is advancing that these huge energy and water consuming facilities will no longer be needed and viable and so they will walk away. She stated in five to 10 years this industry is even saying that. You need your community with these stranded assets and also the costs. You either have that blight or you will have the cost of cleaning this site up, if you haven't required that financial security and that will fall on all the taxpayers and it will be a lot of money. She stated she sees she just

have one minute left and want to address one thing that we heard from she thinks the Planning Director. It was stated that if a Data Center ordinance came into them right now, it could go anywhere and would fall under manufacturing uses. She stated that she thoroughly read your Zoning Ordinance. Data Centers are not a specified use under your manufacturing and there was no savings clause for any use that is not specified. She stated so your ordinance truly is substantially invalid for Data Centers and what actually would happen is if somebody wants to build one, they would have to you with a Landowner Curative Amendment and go through that process so that is where you are at. This is not an easy task if you don't vote for this. She stated what she is recommending is you deny this insufficient Data Center Ordinance and instead pass a resolution tonight to enact a municipal Curative Amendment which is actually in accordance with your own Zoning Ordinance when there is an invalidity and give yourselves an 180 day pause on all those Landowner Curative Amendments and applications for a really good ordinance to be passed. This is your chance to do that and stated that she hopes Council takes it.

Mr. Santo Napoli stated pause for one second. he stated everyone, he wants to make clear what the expectations are tonight. Everyone has a right to speak. Everyone has a right to give us our feedback. He stated that he just wants to be respectful to anyone who has the floor. Whether it is one of his colleagues. Whether it is the administration. Whether it is you, members of the public who we all want to hear from. He stated that there should not be interruptions whether you are in favor of what they are saying or whether you are not in favor. He stated that they just need to be respectful. When someone has the floor, let's give them the floor. Everyone will have an opportunity and we will get through this. He stated that they are here for it and they want to hear it, but he just want it to be professional and respectful. He will apply these Rules evenly to everyone in the room so that includes Council. That includes the administration. He stated that they are not going to talk over anyone and they are not going to cheer when they like something or geer when they don't like something. He stated everyone gets a floor so thank you, everyone. He stated go ahead.

Mr. Spencer Snig stated that he is a local businessman and work with AI and technology all the time and know that it is bad for economy and it is bad for the environment. He stated as the previous speaker just said remediation and if they do have to clear out all those servers, there are a lot of heavy metals and toxic stuff so it could not be good. The question is how do you word things in your bills so that it is defensible in court. He stated one of the biggest things and the easiest way to defend it is economic impact studies. If they can prove to have a positive impact on Allentown, that is a thing, but in fact most AI technologies actually have a negative

impact on the environment and also business. He stated that if you look at and stated that another thing he talked about was you got to worry about and stated that it was taking over a storage facility and with a storage facility you have people that are moving boxes and all that and a Data Center you don't. Basically, you have a couple security guards and breaks and changes any data and you also have a technician come in once in a blue moon and asked how many times you have physically taken your computer somewhere to be repaired. It doesn't really happen that often so that means it is not going to be supplying a lot of jobs.

Mr. Santo Napoli stated one moment, please. He stated that this is only for Bill 20 so as long as your comments are towards Bill 20.

Mr. Spencer Snig stated that he is just using it as an example.

Mr. Santo Napoli stated again, if you have more, he would be happy to hear it at the next portion at our next meeting. He stated that this is only for Bill 20.

Mr. Spencer Snig stated and also for Bill 20, economic variety so one of the problems that you are going to have are people are saying I want to build many Data Centers. If they fall below your requirements so if you say we have to have economic variety then you can reject a bid for a smaller server.

Mr. Santo Napoli stated ok. He stated thank you and if you have more, you are welcome to stay for the next portion of courtesy of the floor.

Mr. Spencer Snig stated thank you.

Mr. Lewis Shupe, 11201 Hamilton - Allentown, PA stated hello there. Can you hear? Good you can hear me. He stated his name is Lewis Shupe and stated hello. He stated that he is a Facebook Group Administrator in the Allentown, PA community. The largest group of its kind in Allentown. He stated 35,000 members. Generally vetted and organized for civil discourse. He stated that he is also a retired web master/programmer. He stated that he has been working with AI a lot in the past couple of years and stated that it scares the living she*t out of him, ok and stated that he is serious. He stated as far as Bill 20 goes, forget about Bill 20. Ban it outright at least for 180 days until more information comes in because the chatter he is seeing right now, these Data Centers that are being proposed and include technology which he has been studying for a long time. He stated that they are going to be using these Data Centers for mass surveillance and when that happens, it is going to be a lot harder to take them off. He stated ban them outright. Thank you.

Mr. Nick Nicholoff, stated hello and stated that his name is Nick Nicholoff. He stated that he lives on the southside and a current member of the Allentown School District's board of directors and work professionally in Policy and Organizational Development. He stated that today he is here before Council as an individual to express concerns and a lack of definitions of AI Data Centers and specific. Touch on their impact and briefly comment on your Bill. He stated that he would like to highlight in particular an aspect of AI Data Centers with repercussions that may be more intense for Allentown and the Lehigh Valley which is their contribution to particular matter of air pollution. A study led by Harvard Researcher Dr. Michael Cork reviewed Data Centers and Loudoun County Virginia which is an area similar in size and population to our own, totaling to about 800,000 square feet and found that the PM pollution alone would contribute up to $100 million of additional health damages and 6.5 premature deaths on the region per year. The cost of that is born by the citizens of the area, not the owners of the Centers themselves. If put in use as an AI Data Center, the currently proposed 244,000 square foot facility on Emmaus Avenue would contribute 1.5 tons of PM per year under their optimum operating circumstances, but they will likely see an EPA permit for 70 tons of emissions per year. He stated for context, that is the equivalent 6,300 trucks worth of pollution, operating 100,000 miles each within the area of the Lehigh Valley. The Lehigh Valley is a basin with this historically poor air quality record. It is the 50th most polluted air quality metro area in the country and it is the third highest (inaudible). If we were to face similar air quality impacts in Louden or in our region with its already poor air quality record and threaten to make our situation of residents untenable or displace or possibly contribute to the premature deaths of many residents. With that said he believes their amendment is a necessity, even if it is room for improvement. He encouraged Council to pass it. It is relatively well written and it takes important first steps to address Data Centers. It would be better to pass this now, and make amendments in the future then to let things stand as is and have more Data Centers sneak through on technicalities. He stated though he would encourage them to add language to differentiate between standard commercial Data Centers and AI Data Centers. The later in which he would highly encourage be classified as heavy industrial so that they will have more oversight and it would preclude them from being present in residential and commercial areas such as a nonprofit dedicated to helping children with medical complexities which will certainly be exacerbated by having a mass pollutant right across the street from them. Thank you.

Mr. Ander Nixon (sp), 534 S. 23rd Street, stated hello there. He lives at

534 S. 23rd Street here in Allentown. He stated that he is a veteran of the Afghanistan War and a proud member of the Lehigh Valley DSA. He stated that he is choosing to do his civic duty by speaking here today as a proud member of their community to encourage the City Council to consider rejecting Bill 20 until we can add a Curative Amendment. He stated that first, he would like to bring their attention to Section 2, Part C regarding landscape buffering and Section K regarding heat mitigation. He stated both using words like encourage which is going to leave room for developers to argue that they do not have to adhere strictly to said guidelines. On top of that both times you mentioned the Allentown Shade Tree Commission in its recommendations that you offer and not regulations. This will once again leave you wiggle room for developer to squirm out of their duty of care for our community. Talking about duty of care for our community and stated that he would like to share the story of one man that could talk to Kotoku Wamura was a the mayor of Fudai, Japan from 1945 to 1987. When most towns in Japan simply build a sea wall to protect their town, Mr. Wamura added a floodgate to his city as well. This floodgate was seen as a costly vanity project by one man that was subsequently mocked for decades upon its completion in 1982. He stated that mocking ended in 2011 when Japan was hit by a Tsunami. While many towns suffered thousands of casualties and your total disruption, Mr. Wamura's actions allowed his town to survive relatively unscaved with a single casualty. He stated Mr. Wamura's determination and foresight to protect his city despite the opposition and cost is exactly what allows his hometown to continue to thrive today. He asked the City Council to not just encourage the protections of our eco systems and our homes and asked them to embody Mr. Wamura's spirit and ensure our city can continue to thrive for generations to come. Thank you.

Mr. Santo Napoli stated thank you for your service and asked if there was anyone else.

Audience member stated that he will say something. He stated ladies first.

Mr. Santo Napoli stated that they are taking comments on Bill 20.

Female Audience Member gave her name (inaudible) stating that she lives on Cumberland Street in Allentown, PA. On the southside specifically will this will be impacted. She stated that she doesn't know a bunch of legal jargon. She stated that she doesn't know and she is not and stated that this is her first time ever showing up. She stated that she is concerned about what they said about "protect the city" with encouraging this AI Data Center. She stated we already have water shortages. We already have electrical issues. We already have air quality issues. Not because of anything, just normal environmental issues. This Data Center will not just

exacerbates them, but makes them 10 times worst in a place that already has sensitive citizens like elderly people, children, schools, shopping centers, food shopping centers where they get their substainist. She stated that she doesn't think that is very much protecting the city when we already have these things on advisory every single year. She stated that they get brownouts and have to shut off their electricity at certain points. Certain areas get their electric shut off because it is too hot during the summer and specifically on the southside which is historically neglected and that's not by any reason. It is just a fact. So now you are going to add this AI Data Center which will not only exacerbate everything, but again make the southside the pit of the Lehigh Valley where no one wants to show up anyway. She stated that is not because of us. She stated that we want people to come to the southside stating they love our citizens, but you are adding these things ruining our roads, ruining our air, ruining our water. She stated that you are sentencing us to death for something that is temporary and it's already dying. She stated that is why she doesn't like the fact that in this bill and understand that you guys are not the people behind the Bill, you guys are part of the company, but she thinks we should get a 180 day period to pause and get these amendments and get the verbiage correct because this is happening very quickly and this is quicker than anything ever seen done, why? She stated we need to take our time and look through everything including the health issues because we already have them. She stated that we don't need more.

Mr. Fred Marshall stated that he works with the Pennsylvania Stands Up, but he is speaking for himself today. He stated that he is on the southside as well. He stated that his family has been there since 1968 on Hall Street and will definitely going to impact him, but the reason why he wanted to come up here and did not plan to speak, but he was prompted by that young lady there because she said something because he goes around and talk to neighborhoods right now about this issue. He stated that he is in Upper Macungie. He stated that they know what is going on over there as well. He stated that one thing he doesn't think they realize is if we do a little bit more research and he is down for this 180 day pause because he think they all are getting played. In Upper Macungie, they talked about the idea and this will bring business to us first with these warehouses. These warehouses, guess what, they are sitting empty now. They got played. Now, this guy build one and he can't fill it up. He got played so now here is the next con to come through, Data Centers. He stated and what she spoke about in five years or so or less, Elon Musk is going to be our first trillionaire on record because he is committed to one million Data Centers. He stated that he promise them those robots that are building his data and all his equipment that these guys are using now. It is going to get old. It is going to wear out. They are not going to rebuild. They are not going to update the equipment. What they are going to do is they are going to take

Elon up on his challenge and his offer because he is going to make it 10 times cheaper because he is not using real labor anymore. He is using AI robots and so we are going to be looking back in five years in 2033 or so and now we got to clean this mess up in our neighborhood. We will have to clean it right across the street with Data Center daycares. There is housing there and he didn't know what they are really talking about this and that area. He knows the area and these can be in, not on Emmaus Avenue. He stated that is crazy so he stated that he thinks they need 180 day laws. He stated that he thinks to get the words right. He asked can they comment to 10 years. He stated that he doesn't know all the legal stuff, but what if they commit and maybe they can commit to cleaning up after they leave. He stated ok, you know. He stated maybe we can deal with that. He stated to commit to not raising electricity bills asking why are we subsidizing billionaires. He stated that it is crazy, if you think about it. He stated that June 1st, PPL just raised their prices and asked has anybody look at that (inaudible) and stated that he suggest you go on their exchange and get a better service because, if we got PPL, you are crazy and in December, it is going to go up again. This thing is going to keep on going up stating that we are subsidizing Jeff Bezos and stated that it is a little bit off topic. It just goes to the concept of this whole thing. He stated that Jeff Bezos rocket just blew up. How much did he take from taxpayers. He is worth $338 billion and got a contract from the government for $4 billion. He stated all he is saying is let's not subsidize their pet projects. Thank you.

Ms. Tinku Khanwalkar stated that she lives in the city of Allentown and is co-chair if Environmental Advisory Council. She stated that she just wanted to clarify one thing that seems to be a lot of people seems to be a little bit confused about. She stated that there is a section of a Bill that is called electronic waste and it says an electronic waste plan shall be submitted, outlining procedures for safe renewal and recycling or disposal of server infrastructure, hazardous materials, batteries, electronic waste and related products which will apply in cases when the Data Center is updated or decommissioned. The way in which this would then as her reading of this Bill is that the Allentown Environmental Advisory Council is supposed to look over the Lease Plans and determine whether additional mitigation is needed, etc. and once approved, these plans become part of the permit that is issued and they are required to following the plan and said it has been approved so all the concern around removal she believes a little bit misplaced because it is actually in the ordinance and is required to be part of the plans submitted and approved. Thank you.

Female audience member stated just to be clear, the Deed Commissioning requirement and stated Point of Order, it is for the whole facility and there is a financial history. She stated that she just wanted to correct that, because she needed to be corrected.

Mr. Santo Napoli stated ma'am. Ok. He stated go ahead.

Mr. Adam Bond stated that he lives on 116 S. 17th Street in Allentown. He stated that he is coming here as a concerns citizen and as a member of the West Park Civic Association. He stated that the Lehigh Valley, the birthplace of the American Industrial Revolution, the elbow of the Northeast, exist to the remarkable confluence of the geography, commerce and natural resources. He stated that they sit at the conjunction of many major transportation arteries connecting us to the metropolitan areas for the northeast tranmetronopist, a region containing roughly 15 percent of the nations population and 20 percent of its economic help. It is one of the most economically productive regions on earth. He stated at the same time, the Lehigh Valley Occupies the northwestern edge of one of Pennsylvania's most fertile agricultural regions. Our landscape is threaded with streams and rivers, supplied with the rich (inaudible), alumninal soil and sustained by occufurs that are supported by farmers and communities for generations. Over the last two decades, however, they have steadily converted those resources in development. Suburban sprawl, retail projects and industrial parks and warehouses and have consumed more and more with the land and in case of the warehouses alone and added tens of millions of square feet of industrial space and thousands of acres of imperative surfaces by 2023, many people believe the warehouse boom which finally reached its limits and we saw developments slow. Over the last two decades, however, they have steadily converted those resources in development: suburban sprawl, retail projects and industrial parks and warehouses have consumed more and more with broken land. In the case where warehouses alone, they have added ten of millions of square feet of industrial space and thousands of acres of impermeable surfaces. By 2023, many people believed the warehouse boom and finally reached its limits and they saw developments slow. When the Data Centers Developers arrived, what concerns him is not any single project and it is a cumulative effect of all of them. He stated that for years environmental reviews have examined projects one at a time. It included no individual proposals and it is expected to cause significant harm to groundwater or aqua first. Yet, planning bodies consistently failed to ask a more important question asking what is the combined effect to every warehouse, every parking lot, every distribution center, every retail plaza, every subdivision in every industrial park built across the region for a period that coincides with growing climate instability. Because while those studies were insuring us that each project proposed a little risk. The Lehigh Valley endured a sustained addition of drone vulnerability of rainfall in which almost infiltrated fields and replenish aqua (inaudible) and increasingly runs off pavement and rooftops into sewer pipes from stream into rivers rapidly during storms then forms when unusually low levels during dry periods, streams become

warmer, groundwater recharge and becomes less reliable and (inaudible) remains unreplenished. If a comprehensive regional exists examining the development on our water supplies. He stated that he has not seen it. He stated what he has seen are increasing calls for residents to conserve water. Increasing concerns about drought conditions and steadily rising utility costs. It is difficult to ask ordinary citizens to do more with less while simultaneously proving project after project that produces the landscapes ability to retain and replenish water in the first place and now we are being asked to contemplate an entirely new category of develop and demands even the warehouse boom. Data Centers do not merely occupy land, they consume enormous quantities of electricity in substantial quantities of water. He stated sorry.

Mr. Santo Napoli stated thank you and they will add more courtesy of the floor in a few minutes. He stated that you are welcome to continue.

Ms. Alicia stated hi, I am Alicia and is a resident of Allentown and live over at 9th and Gordon area. She stated that she is here because she is concerned about the way that Bill 20 is currently written. She stated that she thinks everyone in this room would agree that the Zoning Ordinance for Data Centers are so important. They are very critical. She stated that they all want them, but given the amount that Data Centers impact the land, the environment and most importantly the people in the surrounding communities. Our people stating that they need to make sure that this ordinance as written with as many protections, strong protections in place as possible and isn't right now. One of the biggest thing that concerned is while she was reading it is that the setback requirement is 200 feet from residencies, schools and hospitals. She stated that is a really, really small distance. She stated that everyone in this room walked more than 200 feet from the door to get in. Just to get in here. She stated that she doesn't know anyone here has heard what a Data Center sounds like. She stated that she has watched videos of them and they are really loud. She stated that she heard it compared to living next to a highway. The thing about highways, you have rush hour so it it bad during that time so the Data Center stated that a Data Center is 24/7. It is that level of noise all the time. She stated that it never stops. She stated that she is a neuro divergent person and struggle with over stimulation and even getting like panic attacks when noise are like temporary too much so she is honestly thinking about having that much noise 24/7 and that could be as little as 200 feet from where houses are and is her personal nightmare and the nightmare of a lot of people. She stated that they all want an ordinance. She stated that this isn't strong enough as it is. They just need to do better. She stated that she is asking City Council that rather than pass the ordinance in its current language instead enact a 180 day Municipal Curative Amendment to the township Zoning Ordinance. Pursuit to Sections 609.2 of the Pennsylvania

Municipalities Planning Code so we can put in the necessary pause on any new Data Center proposals for six months and give concerned people like herself in the community more time to collaborate with you and other city officials to just make it stronger. She stated that she knows she is not alone in that. She knows 503 people have at least had emailed about this. Thank you very much.

Mr. William Gerecky, 3124 Pearl Avenue, stated good evening members of the Council stating that his name is William Gerecky and is a 21 year old lifelong resident of South Allentown. He stated that he is currently a full-time high school teacher at (inaudible) Academy. He stated that he is speaking on behalf of himself and not on behalf of the school. He stated that the reason that he is here to speak isn't just because the fact that this in general scares him, but because of the fact that it was so fast like many people are saying. He stated that he doesn't know if he lives under a rock, but he found out about this three hours ago from the 69 news article. He stated that he understands that they have been having meetings about this for months, but it becomes an urgent issue when you have the Bill on Wednesday and then you are discussing whether it should be built on Tuesday. He stated not having that delay is not awesome for us. He stated also, he has a question just for everyone on how many people here work during the day. He stated with a show of hands. He stated alright, when you don't give us notice right. He stated that you can't go to your 12:15 on a Tuesday. He stated that's why and apologized for his aggressive tone there, but that's why he feels so many people immediately was like oh shoot. They are talking about Data Centers, we are here. He stated that it kind of feels like the Bills is let's see how we regulate people that want to put a brick on our head and on Tuesday they are talking about if they should put a brick on their head. you know, so that is why it becomes an urgent issue. They are directly related. He stated much like everyone else he thinks to wait 180 days and take some time to think and really discuss, especially so they don't become our neighbors in Macungie. He stated that is all he got. He stated thank you for your time.

Ms. Erin McCarthy state d hello her name is Erin McCarthy and she is here tonight as with the (inaudible) and an advocate for the special needs community. She stated that she want to speak specifically about the impacts of the projects of this scale could have on individuals with disabilities sensories and sensitivities, neurological conditions, chronic illnesses, and medically vulnerable populations who already live in this community. She stated that her daughter attends games a lot for children. She stated many children and adults with the autism spectrum disorders, ADHD, epilepsy, auditory processing disorders, anxiety disorders, PTSD, sensory processing challenges, hearing impairments can be significantly affected by constant industrial noise. Low frequency humming vibration

generator testing right industrial lighting, traffic increases, and environmental stressors for many families. These are not minor inconveniences. They are directly affecting daily functioning. Emotional regulations, sleep, communication, concentration and learning in overall quality of life. Nearby schools, neighborhoods and community spaces could be impacted by ongoing cooling system noise, transformer homes backup generator testing and increased industrial activity. Children with sensory sensitivity is often cannot simply tune out these sounds the way others can. What may seem manageable to some can become overwhelming and debilitating for others. As a mother with a child with disabilities, she know first hand how important stability calm environments, clean air and reduced sensory overload can be for health, learning, and emotional wellbeing. She stated that she is also concerned about long-term air quality impacts, diesel emissions and environmental risks for medically fragile individuals, including those with asthma and seizure disorders, respiratory illness, cardiovascular conditions and compromised immune systems. The special needs community deserves to be considered in these discussions before decisions are finalized. She stated that their children, vulnerable residents, and medically sensitive populations should not become an afterthought in large scale industrial development planning. She stated that she respectfully ask them to require independent studies specifically evaluating noise impacts, sensory impacts, air quality concerns and public health risks for children schools, senior citizens and disabled residents before moving this project going forward. Progress should never come at the expense of the most vulnerable members of our community. Thank you for your time.

Mr. Santo Napoli stated that he just wants to remind everyone that the public comment that they are getting right now is strictly for Bill 20 so he knows a lot of them have feedback and stories and stated that he appreciates her story, but that has to wait until Courtesy of the Floor at the next meeting. He stated that he just wants to remind everyone what they are doing right now, but you will have that opportunity to share those stories and feedback right after this meeting. Thank you.

Female audience member stated you do see how concern everyone is that they feel they are being rolled over and many communities all over the country feel they are being rolled over by AI and Data Center Projects so yes, she does have questions for you, if you can answer them about this Ordinance 20.

Mr. Santo Napoli stated that they are only taking testimony tonight, right at this moment.

Female audience member asked if she could answer a question about it.

Mr. Santo Napoli stated not at this time, sorry, but you are welcome.

Female audience member stated ok. She will do what everyone else is doing and what is doing this evening and talk about AI and Data Centers. She stated that you let everyone talk so why can't I.

Mr. Santo Napoli stated that you mentioned your concerns or questions about Bill 20.

Female audience member stated so she is confused about the Ordinance 20 and what it's purpose is. She stated that her confusion stems from she attended the Upper Macungie meeting. She stated that she could not get in, but she also attended a League of Women's Voters Program a couple of weeks ago on Data Centers and Blake Marles who many of you must know. He is a lawyer and he is the lawyer for the Data Center that wanted to go in Upper Macungie and stated that he told them in this program that unless communities pass legislation that limits and defines what a Data Center is and the Land Use and Zoning possibilities that any company that comes in and gives a full proposal to you like the one at Emmaus Avenue that is proposed and what gives under the much looser regulations and so if that's the case, iuf that is your intent to skip over that so that this Data Center that is proposed will be under stricter rules then she would support it, but she don't understand if it is the case because we are talking about 200 feet of clearance. You are talking about it doesn't sound like it is really restrictive and so she would support waiting for six months and really studying this and also the state currently has four Bills and stated that she learned this at the League of Women Voters Program at the Senior Center because there was a woman from an environmental group in Philly and there was an engineer that is the consultant for the Data Center that got canceled in Upper Macungie and they said that if you and stated that she is losing her train of thought.

Mr. Santo Napoli stated ma'am.

Female audience member stated anyway, if it is true that it is better to wait, then why not wait. There are four pieces of legislations. Ones already passed in Harrisburg that limits and define Data Centers and restrict them and said why not wait and that her opinion.

Mr Cristian Pungo stated a quick point of order and to fully resonate with everyone's emotions and impact. He stated that he just hopefully wanted to maybe at a little bit more level of clarification and right now, this very moment if you have comments on the wording of the Bill on specifics. They are some really great points that are made on the specifics on like why it

should be stronger in this way or that way. He stated he thinks they are very important things pertaining to the Bill. Again, he thinks he heard a couple of mentions of Data Centers. Specifically on Emmaus Avenue. Even just referencing them. He stated that again can be brought up in like 20 or 30 minutes from now. He stated that they are not saying you can't. It is just right now at this very moment, you want people who have specific thoughts and comments on this specific Bill and the way that it is written and the way that it is currently proposed and ways to make it stronger or change it. He stated that he values everyone's opinion, but make sure if you come up at this point in time, it's specifically on that kind of level of detail. Thank you.

Mr. Santo Napoli stated go ahead.

Mr. Alex (inaudible) stated that he is here as a Housing Fellow for Lehigh Valley Stands Up. He stated however, he is speaking for himself today. He stated that the main program that he has will Bill 20 is that in the way it feels like we are being sold to a big company without any disregard for our livelihood. He stated if that make sense. Meaning that he doesn't see any reason as to why we should rush this. It seems like a very important big development, however, just echoing everybody's concerns on not only the health of the public, but also how it affects our economy because most likely then not, our utility bills just goes through the roof and a lot of people here not only in Allentown, but across the country struggling to pay their bills. They are struggling to pay their housing. They are struggling to pay anything at all. He stated so with this Bill stating that the main thing that he has a problem with is that, you are not taking into consideration community concerns before even just like attempting to put this Bill into consideration and just to like put you into perspective. The construction of the Data Center here and Emmaus Avenue is nothing short of a coincidence. It's not a coincidence because of you think about it why is it that a Data Center is being built where a lot of working class families, a lot of Black and Brown people and a lot of people with many disabilities live. He asked why is it here and why is it not somewhere else stating please, let him finish.

Mr. Santo Napoli stated just focus on Bill 20, please. At this moment. <address>Mr. Alex (inaudible) stated alright and so he would just like for the City Council to take into consideration everybody concern today and to please let them have 180 creative municipal period to stick to account the things they are trying to express to them in regards of how to move forward and he just feel like there is no need for this Bill to be as (inaudible) as it has been. There is no need for it to be as demanding as it has with the city of Allentown stating that they are all currently affected by it and that's all he has right now. Thank you. </address>

Ms. Katy (Katherine) Onomus stated Katherine as the voter registration

says. She stated that she lives on South Street. She owns a home there. She knows that a tremendous amount of effort went into creating this Bill and she knows that six months was put in and knows a lot of different people were consulted in this. She does not want to diminish the work that was put into it. She stated that she thinks that the concern was that events though there were Public Hearings on this, it was a little hard for us as the public to know when those are and when things come up and so they are just hearing about those now so that is why they are hearing that and going to vote on it. She stated that they don't feel like they are getting the time to have the input. She stated that it why she is thinking they are asking for the pause so they can have more input, like having more than 200 feet for the setback. Stronger language and not as much encouraged. More requirements and she thinks it would be helpful to because they are not allowed outlaw Data Centers stating we have the Council's Solicitor here. It would be really helpful if they could have another Public Hearing where you took the Bill and said we had to write it this way because if we wrote it stronger, it would violate this law. If they did 2,000 feet setback, not a 200 feet setback, it would completely rule out all land use in our area which would be too restrictive and though then they would get sued. She stated if they can break it apart that way and help them understand better. The different components of the Bill. She stated that she thinks that would help them know more of what that went into. She stated that she thinks they as the public needs more time with the Bill and understand that you are trying to protect us. She stated they all want the same thing. They want protections against the Data Centers. She thinks as the public they are feeling blindsided by the Bill and just need more information about it. There is a lot echoed about the environmental and health concerns so she is not going to continue to echo those. She is really concerned about all the rising costs, the energy costs, the water costs, and there is economic impacts studies that they required within the Bill. She stated that she would like more. She would like it to be more information about not just the impact, but how are they going to prevent rising costs because maybe there is some tax revenue. Maybe not, but that is still not going to help her pay her bills and not going to help everyone in the room pay their bills and so those are her concerns and how they think they could help get everyone on board and be collaborative. Thank you.

Mr. Santo Napoli stated ok welcome and any comments on Bill 20.

Ms. Colleen Lyndon and is a concerned citizen and an environmental educator and so happen to be a member of the Bethlehem Township Environmental Advisory Council. She stated so she did review Bill 20 and

she doesn't mean to discredit any of the efforts that Kyle and Tinku and anyone else put into this. She stated that she does commend Allentown for trying to be proactive on this, but she did compare it to Bethlehem Township's Advisory Council's proposal to our Commissioners and she thinks frankly Bill 20 is not strong enough. A lot of the language in there echoing off of other people how it says that the applicant is encouraged. She stated that she believes it leaves too much wiggle room for these developers to kind of get away with whatever they want. She stated that she would recommend that they put the 180 day pause on this and take another look at this Bill. She stated that she brought along the one that they did for Bethlehem Township which has not been adopted yet, but it provides stricter language in it and more specifics on what would be required and also some information on why it is legally defensible to do so. She stated so her only real recommendation is to put a pause and make it a lot stronger. She stated that is what they are trying to do in Bethlehem Township and she believes that the residents of Allentown deserve the same.

Ms. Corin Lolick (sp) stated that she is a South Allentown resident and not going to speak on the Data Center just yet on Emmaus Avenue, but wanted to talk about basically 200 feet is what she realizes that is the amount of space of grass that she ripped up in her yard to plant native plants that are drought tolerant and that are good for the environment and drought tolerant. She stated that 200 feet is absolutely nothing and stated that she is asking for 180 day Curative Amendment to give them more time to change this language. She stated 200 feet is nothing stating that she did that in a year in her house ripping up grass. She stated that and the thing is that the plant that she is planting stating you guys suggest planting native plants to mitigate noise from Data Centers here in the Bill. Native plants are struggling under water. There is a drought watch currently for the state of Pennsylvania and what, you have no repercussions written into this Bill as well for what happens when these Data Centers don't follow the Rules that you are writing out for them. She asked what are the consequences. What can we do to make sure that they pay for the damage they are doing for us. She stated that there is nothing written for us like that in this amendment, like at all. She stated so please it is like Data Centers is not going to be used water for their cooling systems so instead of recycling and reusing water to run the cooling system to make sure they use as little water as possible. They will be allowed to bring in more and more water. Again, we are on a drought watch currently for this year. She stated that she is mad. She is upset and scared like most, if not everybody in this room and the Bill you are trying to pass now does not do a good job protecting us, your constituents so please 180 day Curative Amendment to give us more time to protect us from this. Thank you.

Mr. Kyle stated that he lives in Emmaus and want five to seven minutes to get to it and drive by the site all the time stating first he wants to recognize that they are all in a difficult position because the type of money and power they are talking about accomplishing these goals are counting on you not being able to move quickly and not knowing what to do because they have way more resources available to them. He stated that he appreciates their efforts and will also say do whatever you can to find the people that are successful in this because there are a lot of people all over the country facing the same battle you are. He stated that many of them believe in this now so trying to find those that already exist will serve you. You are really fighting an uphill battle there. He stated that he thinks that is all he has to say. He stated that the idea on the Bill was one of the greatest limiting factors for a Data Center, specifically an AI Data Center versus almost all types of Centers and Manufacturing Warehousing is going to be power consumption. He stated that they are not even going to go into like how far off that is, but if you want to maybe regulated them stating maybe you can do something based around the consumption or the noise or the water consumption because all of them will be much higher and you can set a boundary that probably will work for all of your other industrial sites that could keep AI Data Centers out. He stated maybe it is a setback. He stated that you consumed 10 times the power of the Steel Manufacturing Plant. You need a better setback. He stated something along those lines is what he got for them, but he wishes them luck and will also say maybe one of the most important things if they do accomplish this and if you ever do because it will create a black pit around that site and all of those houses and properties will drop in value. All the people there, will be trapped there and they will have less water and less clean air and they won't be able to sell their house and move anywhere else. It will impoverish them. He stated that maybe the greatest thing you ever do to fight this. Thank you.

Mr. Santo Napoli stated welcome and asked if there were any comments on Bill 20. On the Bill itself.

Ms. Julie Vitale stated yes and she is from Allentown. She stated that she wanted to start by thanking you all for involving the Environmental Council and starting this Bill and putting some efforts forward to make sure it is something. She with many people here feel like it's not enough, but wants to express how much gratitude and it usually took a lot of time, a lot of research to get as far as you did and they want to recognize that. She believes it should be a little bit stronger and a lot more teeth because she is a Data Scientist and can tell them they can make numbers say anything and if you don't have really specific asks, people will find a way to take advantage of the writing and find wiggle room and work around stating she does not want to see this not being able to hold up to the expectations of the citizens of Allentown stating so some of the things that she would first

she would think that any studies and it will be a lot of studies involved in the Data Center that is coming should be independent, third party and there should always be a review of Conflict of Interest stating that they shouldn't be having financial or any kind of influence that is going to be influencing or incentivizing people to be dishonest in the studies that they are doing and if you don't have a conflict of interest disclosure. If you don't have the pieces in place, in a Bill to make sure that folks are not just somebody's buddy down the street being for some extra cash, it shouldn't just be and she thinks for example the one Bill and one Center coming and she does believe the research is done by somebody contracting by the person who wants to bring in the Center. She stated that she thinks if they have a situation like this that raw data should be available for independent experts of your community to review that data and to know that study was done in a sound way. She also things it is a lot of language that was vague you know, to do a sound study. There are studies we know and research is constantly getting better and that's why the 180 days will be fantastic. Let's see some other centers and where do best practices come up so we know exactly what we need so as far as she can tell, it does seem like it is sea weighed testing an this is really important to discuss it by because you can do testing without actually getting to those really low frequencies that are not receptible necessarily, but they are very dangerous. They can disrupt sleep and certainly folks who has incensory disorders can be very sensitive as well, but the average people can as well and she thinks they don't know that much and asked is that the end.

Mr. Santo Napoli stated that there is another portion after this stating we are just taking comments right now. He stated if anyone has any comments for Bill 20, the actual Ordinance. He stated that he believes they have someone coming and then after this meeting, they will be taking comments on anything else regarding Data Centers. He stated go ahead ma'am.

Ms. Julienne stated that she is the local organizer for the community group Lehigh Valley Stands Up and she would like to spend her time today going through what this ordinance does not have. She stated that she should have five minutes because she is speaking for an organization.

Attorney Maria Montero asked was it anybody else from Lehigh Valley Stands Up that spoke. Because typically what happens is if there is one organization, she is just asking. She does not know and stated that there were several.

Ms. Genesis Ortega stated yes.

Attorney Maria Montero stated three minutes.

Ms. Julienne stated that she will be going through what this Ordinance does not have and why we think we need a Curative Amendment so that we can fill these gaps. The current proposed Ordinance does not include any Rules around when the public should be made aware of applications. This current proposed Ordinance only requires a 200 foot setback from home. This current proposed Ordinance does not define noise limits. This current proposed ordinance does not require the Data Center do noise testing at any point after the construction is finished. This current proposed Ordinance does not include any decommissioning requirements. There is a requirement that local Fire Department are included in conversations, but there is nothing in the proposed ordinance that also requires the Fire Department and their equipment to be tested to make sure they have what they need for Data Centers for specific emergencies on Ordinances about external lighting. The current proposed ordinance doesn't and doesn't include nothing about the impact of traffic and transportation. The current proposed ordinance is not required. the Data Center sends Reports every year making sure they are following the Rules. The current proposed ordinance has nothing on how to safely remove a Data Center once it is shutdown. The current proposed Ordinance is not required the Data Centers to take into consideration how they will economically impact our community. The current proposed Ordinance does not provide specifics on its side interval or types of plants for a landscape offer. The current proposed ordinance does not require the Data Center applicants submitting an environmental impact assessment. The current proposed ordinance would allow Data Centers not to reuse the water used for cooling systems so instead of recycling and reusing the water to make sure they use as little water as possible. They would be allowed to bring in more and more water and put it back into the environment even if it is warmer and contaminated. The current proposed Ordinance does not have any strict Rules or requirements for how much of the energy used should be renewable. Only that effort should be made the current proposed Ordinance doesn't say the documentation of the use of electricity that should be available to the public. The current proposed Ordinance does not say anything or include any regulations around backup generators and emissions like Rules around meeting emission standards. When generators should be used and tests and how people restore it and prevent it from spilling. The current proposed Ordinance does not require that hazardous materials can be used, stored or generated or identified or they comply with federal, state, and local regulations. They think that because of these gaps, this Ordinance should not be passed and that they need to spend 180 days revisiting this and making sure that it actually will be protecting our communities from Data Centers and we have copies of this handout for everyone on Council so that you may look it over when you were making your decisions and stated if they would like her to bring those up, she can. Thank you.

Mr. Santo Napoli stated welcome and asked if there were any comments on Bill 20.

Mr. Chris Brown stated good evening and stated his name. He stated that he is a resident of the city and live at 345 N. Ninth Street. He stated that mostly he is the chairman of the city's Planning Commission and a practitioner that deals with Ordinances every day. He stated that he is a Land Planner and a Landscape Architect and he can tell him no Ordinances where ever perfect. He stated that he thinks the predicament that they are in is because they are in an absence of a Data Center Ordinance and he thinks it is more important that they advance this Ordinance tonight and continue to work on it then to go without. He thinks if they had something with the Zoning rewrite that we did that covered Data Centers would read a lot better position with the current proposal that's on Emmaus Avenue. He stated that he thinks they should channel all the concern into making sure that they had at least put some strap some suspenders on ourselves and have some protection so that they don't end up with another project that comes in that is not regulated because right now that is why we are in the position that we are in on Emmaus Avenue. He stated that he doesn't know the pause in this Curative Amendment acts as a stop-gap or not, but he can tell them if he kills the ordinance proposal tonight, he can and do believe that it opens the door for a lawful submission to come in for the current Zoning ordinance and regulation for the Data Center. He stated that he agrees with everybody concerns and share them as well and as a Planning Commissioner, they are facing a challenge with this Project coming before us. He thinks in the absence or any (inaudible) ordinance or protections, we stand to see another situation just like this so stating that you guys got a lot of decisions to make and hopes they are being advised properly by your Counsel because he thinks that the most important things in his mind is to have something and protections and let's keep working on it and stated that he is worried about the future submissions that might come in so.

Mr. Santo Napoli thanked Mr. Brown.

Mr. Chris Brown stated thank you.

Mr. Santo Napoli stated welcome.

Ms. Christine Judak (sp) stated that she lives at all forgotten section of South Allentown. She stated that she just wants to ask them actually a few rhetorical questions because she know they are not allowed to get responses or just wanted to give them a few things to think about.

Mr. Santo Napoli stated hold on ma'am, one second. He stated everyone she has the floor right now. Thank you. He stated go ahead, ma'am.

Ms. Christine Judak (sp) stated that you were to be voting on Bill 20 this evening. She actually have some things for you to think about. She stated that the first thing is what is the benefit for having a Data Center in Allentown. She stated that it is a rhetorical question. She stated the second thing is how would you like to have a Data Center 200 feet from your house. She stated that the next thing she wanted to consider is the verbiage of this Bill because if they can be court cases arguing over the definition of the word is then you know this is going to be brought back, scrutinized, and someone will use this verbiage to its advantage one way or another. She stated that she thinks that they should really look long and hard at the verbiage of this Bill and again, ask yourself, will this be good for you. What would we get out of this. She stated that she just wants to ask yourself that this evening. Thank you.

Mr. Santo Napoli stated welcome and asked if there were any comments on Bill 20. He asked for her full name for the record, please.

Ms Michelle Lindsey stated her name is Michelle Lindsey and moved to Allentown about six years ago and lived all over the country. She said that she seen things like this go right and seen things like this go wrong and four really strong examples of things like this not having enough teeth and going very badly wrong, she encouraged them to look at the state that she moved her from which is West Virginia and a thriving state. There used to be a lot of job growth. There used to be a lot of industry, but it is extremely rich where they were allowed to come in, do whatever they wanted to do with the land and whatever they wanted to do with the communities because strong enough regulations were not put in place. Charleston which had been a thriving industrial city, the state capitol is now called death valley because there is so much pollution there. She stated that the town that she moved here from, Morgantown used to have beautiful rivers full of small mouth bass and now those rivers now run blood red with industrial waste.

Mr. Santo Napoli asked if she could type this to Bill 20.

Ms. Michelle Lindsay stated that Bill 20 needs to have more teeth. Should is not good enough. Must, it needs to have concrete, legal wording that holds people accountable and it needs to have a trust established so that companies can't go bankrupt and pullout without paying for remediation. Without having a remediation trust that the companies have to pay to from day one and they have no legal way out of. The environmental protections as weak as they are, are absolutely worthless and any Data Center is free

to destroy our environment and turn this until another death valley. Thank you.

Mr. Douglas Geritan (sp) stated hi, this about Bill 20 and he promises on Apple Maps, he walked six minutes to get here so he would say he is pretty local. He stated that he is glad that making this Bill would probably be in his opinion and stated that he is bias and worked in corporate IT infrastructure and probably one of the most important legislation of your terms. He stated that they do need legislative tools to fight data centers before the proposals come in. He stated that if they have no Bill then they can't fight the lawsuit, however, this will likely be out only tool to defend ourselves. It can't be a butter knife. We need a sword stating that we need a 180 day Curative Municipal Amendment to sharpen these swords. Your proposal will probably be enough and in a functioning democracy with developers who play by the Rules, but they don't. They never will and we need to be aware of the reality that they don't and they never will. He stated that they need to make Bill 20 more measurable, strict and enforceable. Developers already have been suing City Councils that vote down their Data Centers and one of the reasons is because they don't have for just enough Zoning laws. He stated that his main issue with Bill 20 is the lack of consequence. Now, if you tell a billionaire, it is illegal to park in front of a fire hydrant and they will park in front of a fire hydrant as it is only a $300 exclusive parking spot. He stated that he would not park there because he doesn't have $300 so unless the consequences: asset seizure, public execution, they are jut going to do whatever they want. It doesn't matter. Someone mentioned electronic waste. He stated again, he does a lot of corporate IT infrastructure. He stated that he was very boring to his wife, but electronic waste recycling is kind of a joke in IT. It is basically like trying to through nuclear waste in the garbage and hoping the garbage man can't see it. If you are a billionaire and your corporate entity of the Data Center has billions of dollars. Then if there are fines for not disposing of this properly is just your cost of business. You just pay the fine. Another thing that he wants to mention is he doesn't think the electricity parts of Bill 20 are realistic. Recently, in Lake Tahoe, NV Energy which supplied 75 percent of the electricity total told all residents, all 50,000 residents that they will no longer be receiving electricity come May 2027. He stated that if you show that your current Data Center has enough electricity to sign off on it and build it and then the 1080s go out and the 4090s come out and require three times as much as electricity then they will pay PPL whatever they have to pay to get the electricity from us so this needs to be stricter because it is probably all we have. Thanks.

Mr. Santo Napoli stated welcome and Bill 20.

Mr. Travis Beller stated thank you. He stated that he is a long time

Allentown resident and like everyone here, he is concerned. Concerned about Data Centers and proliferation throughout the United States, but more specifically in our town and what the effects may be. He stated that he thinks that actually he is torn to you, to Council tonight. There have been excellent points made and to him, he has gone back and forth and heard different arguments tonight as to should we pass Bill 20 or should we have a Curative Amendment. He thinks like Chris Brown said, we need protections and we some of this that comes down to education for the public and things that we don't understand which was another point that was spoken about earlier and stated he thinks that would help. If there could be some education on what is establishing the Bill and what it actually means on what protections are. He stated so when they say a Plan is necessary, what is that entail and is it binding and what does the Council, Planning Commission, and what is the Zoning Board and what is the (inaudible) to actually restrict or demand certain things are done. He stated that is unclear to him and maybe it is his lack of understanding. There are certain things in here again, and he thinks like most people will say, the language a the protections seems to be stronger in measurable was one thing specifically stated. His intuition was were are the metrics so we say there are various Reports and studies that need to be done, but what are the measures that need to be met in order to pass and be acceptable. He did want to recognize and appreciates the presentation that Dr. Gomez said and provided and it was really informative. He stated he thinks that the public can probably can really use more information on what the Bill entails and what it really means and what the protections are. He stated that he is trying to wrap up here and so back to and regarding the Curative Amendment versus the Bill. Again, he stated that he hears people in the back saying that the Curative Amendment is a protection and he doesn't know that. He hasn't done his research and think if it is sufficient protection and gives them six months, he guesses it actually seen a little better to him to do that and Bill 20 which puts out requirements, but now they could start to receive proposals and they are only going to be held to the current requirements. The 200 foot setback, there are properties in Allentown and residential properties that has 200 foot property lines so that will be like living next to your neighbor, now except it is a 50 foot, 50,000 square foot Data Center. It doesn't seem reasonable to him. Thank you.

Mr. Nick George stated that he is an audio engineer and from the greater Allentown Lehigh Valley area and come here specifically to mention the phenomenal of info-sound if they heard of it, perhaps. It is a topic that gets brought up seldom in these meetings and all across the country as far as he can tell. Actually, one lady here brought it just at the very last tail end of your and he thinks that it is something that is of paramount importance in terms of the ordinances going against the sound ordinances and that is what he is getting at. He doesn't know the right legal terminology so work

with him here, but to go into this a little more, the infrastructure sound waves that are produced underneath the spectrum of human hearing which as far as he is his understanding and about 20 hertz so you looking at anything from 0 to 19, essentially, and these although you cannot hear them or physically effective to the communities that surround these areas for previous Data Centers or any place and that can emit such infra sound or infrasonic qualities. He stated that all of these can create health issues amongst physical and mental well being can be at risk. Especially mental well being as far as he has seen in a couple independent studies. He has seen specifically anxiety and depression have been one of the main target points of what info sound could do because like he said although they cannot see these waveforms of sound, they are permeating through our bodies, permeating through our hormones and affecting us in these ways.

Mr. Santo Napoli stated just tie it to Bill 20.

Mr. Nick George stated he is saying that when it comes to check out or doing the sound Ordinance, the sound Ordinance he is not tripping on that. He stated that is cool. He stated when it comes to that, he thinks being aware of this is something that is of paramount importance because it is not talked about often that it should be. It goes along with independent studies of whatever you are doing to mitigate this whole sound portion and that is all he has to say.

Mr. Santo Napoli stated that he has more, stick around after Courtesy of the Floor after this meeting. He stated that he appreciates all the public comments and stated he was sorry, go ahead.

Mr. Quinn Allen stated that they know who he is and where he lives. He stated that they know who he is and where he lives and for the audience, he will give his name.

Mr. Santo Napoli stated to speak about Bill 20, please.

Mr. Quinn Allen stated so he has been reading Amendment Number 14, Section 1, no state shall make or enforce any law which (inaudible) the privileges and immunities of the citizens of the United States nor, shall any state deprive any person of life, liberty or property without due process of law nor deny any person, but you know the rest of it and it is your job to uphold that to which you have sworn yourself to the constitution for and he stated that he is sure they all did stating it sounds like Bill 20 will deprive people of these three basic things if you were to pass it. He stated put a pause on it for the 180 days, update it so it aligns with Amendment Number 14, Section 1 so then people here don't have to worry. This is probably one of the very first times he has seen conservatives and liberals get together

about a single issue and agree on it. he stated and he likes that. He stated that he likes that they have that so do your jobs and put a pause on it. Update it and make sure we get enough time as citizens to read it before you bring it up in the next meeting. Thank you.

Ms. Mary Cauler stated hi Allentown City Council stating her name is Mary. She stated that she is a lifelong Lehigh Valley resident. Born and raised here. She stated that a lot of them are becoming Zoning experts in the past like four days since the article broke. She stated that it took her so long to find how to get this Ordinance. It was not readily available online. She was finally able to get it Monday night at the EAC and did read and come through it. To be clear, it really sounded like at the start the staff were lying. Data Centers are not listed under manufacturing uses in that Ordinance. That is a lie and that planning who was just up here is being disingenuous. He knows that if we pass this municipal Curative Amendment tonight, it would protect. Absolutely, as a Planning Commissioner he knows this. He should know this and stated that she doesn't know why he is lying. It would protect against new applications for 180 days while this ordinance is approved. The Curative Amendment is not complicated. It is right in your Zoning Ordinance under Section 660, 113B in addition to the Municipal Planning Code. She stated that it is in there. Municipalities all over Pennsylvania are doing this. They are doing it right now to update the Zoning Ordinances and hit pause and get 180 days on any new Data Center Ordinances stating we can do this tonight. She stated that she is urging them and begged them to please do this tonight for all the testimony that folks already shared and with the rest of her time, she wants to read a statement on behalf of someone who is not here. She read that her name is Valerie Wiseler (sp) and she is disabled and was unable to attend today stating that she is a Muhlenberg Alumni, Allentown resident and hold a PhD in children's rights. She stated that she is one of the 503 Allentown community members who emailed each of them over the past three days to demand a 180 day policy to make this ordinance stronger and actually protect us. Rather than voting through the ordinance current language, instead enact a 180 day Curative Amendment to put a necessary pause and any new Data Center proposals for six months because that is what it will do and give concerned community members like her time to create a stronger Ordinance in collaboration with the City Council and city officials. It is a stop gap. It is our only choice. The ordinance passed tonight and if this was already passed before they made the Emmaus Avenue Project, it would have green lit that project. She stated that is how weak that ordinance is. It would have green lit this Project. It would not have protected us and so for the EAC to say that and putting this in place could be used even though we can't retroactively apply it to the Project, we can use it as standards, is a lie. It is like a literal lie. She stated that she wants to make that clear for everyone in this room too.

Mr. Santo Napoli stated to limit the personal attacks. You can still make your point.

Ms. Mary Cauler stated ok. She stated that this is repetitive. Bill 20 is dangerous. She stated that it is a green lit proposal. This pro development and it will be very, very, very bad for all of us and she is really scared about it getting passed and asked Council to please, do the right thing, please.

Mr. Santo Napoli stated ok, welcome.

Ms. Leona Citron stated hello, her name is Leona Citron. She is not here for anybody's specialized. She stated she is just a lifelong resident of Allentown and although this climate doesn't pertain to the Bill specifically, the general thought that she wanted to bring up was not only seemingly the lack of you know certain things that they pointed out that the Bill was definitely missing, but the overall lack of trust and its mainly between the people over here and the people here. She stated that she just made it here for the first time stating this is her first ever coming to a meeting like a lot of people because as a regular citizen, she just focus on going to work and just being able to provide for the people that she loves and for herself, but in situations like these, it feels really dire and like people have mentioned before, there seems to be this lack of communication, where a lot of us are missing the things that we should be knowing and like she said, she got straight off of work to come here. She got off of work at 5:30, drove straight over here from Bethlehem to make sure that she can at least attend and show that there is more support than what people can show up for so she is not necessarily here to say anything new, but her point is pretty much put on the 180 day pause, please. She stated show that you are listening to the people that voted for you, that trusted you enough to vote on their behalf shows that you are actually hear our concerns. Thank you.

Mr. Santo Napoli stated ok. Thank you for all the testimony so this was a Public Hearing. There is no action at the end of it. He stated that he does encourage them to stick around for our Council meeting where you are going to get additional comments from his colleagues and it also gives everyone an opportunity to Courtesy of the Floor, like he mentioned before to discuss so he is going to adjourn this meeting, but he wants to quickly mention, they are going to take a five minute break. He does asked the public if you have Courtesy of the Floor regarding anything that is not our Council Agenda, please fill out a card with our Clerk. She will give you the card and that way you will get Courtesy of the Floor at the beginning of the

meeting. Also, if you parked in the Government Deck, next door to City Hall, also see our Clerk, she has Chasers that will pay for your parking. He stated so they are going to take five minutes and kick off our Council meeting right then and there and get moving stating thank you, everyone.

ADJOURNED: 7:41 PM