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House of Representatives
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June 9, 2026

Mr. Brian O'Neill
MLP Ventures
2201 Renaissance Boulevard, Suite 410
King of Prussia, PA 19406

Re: Proposed Hyperscale Data Center – 900 Conshohocken Road, Plymouth Township

Dear Mr. O'Neill,

I write regarding MLP Ventures proposed hyperscale data center at 900 Conshohocken Road in Plymouth Township.

As the State Representative for 65,000 residents who live in and around the proposed site, I have received a significant number of questions from constituents seeking to better understand your proposal and its potential impacts on their homes, health, environment, and quality of life.

After reviewing the zoning application dated April 19, 2026, to Plymouth Township, I remain concerned that the public record does not contain sufficient information for residents to fully understand the scope and potential impacts of this project.

Your application describes a project encompassing approximately 66 acres, reusing ten existing buildings totaling nearly one million square feet, with plans to expand portions of those buildings, install on-site natural gas turbines, backup generators, and a closed-loop cooling system.

At the same time, many of the details necessary to evaluate a project of this magnitude are conspicuously absent.

Your application states that:

- the cooling system will operate using a closed-loop water system;
- water will not be drawn from the Schuylkill River or existing on-site wells;
- the site will have turbines and backup generators;

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- the future tenant is "life sciences-related."

However, the application does not explain or document many of the underlying assumptions supporting these conclusions.

Accordingly, I respectfully request that MLP Ventures provide responses to the following questions and, where applicable, the engineering reports, environmental studies, expert analyses, consultant reports, and other documentation relied upon in reaching your conclusions.

1. Water Supply and Water Resources

Perhaps the single greatest unanswered question concerns water.

Your application states that the facility will utilize a closed-loop cooling system while simultaneously stating that the water will neither be drawn from the Schuylkill River nor from on-site groundwater wells.

Accordingly, please provide:

- the total anticipated daily water demand, expressed in gallons, during maximum permitted operations;
- all engineering assumptions supporting that estimate;
- identification of the proposed water source;
- if municipal water is proposed, identification of the supplying utility, copies of any agreements or commitments, and whether any confidentiality agreements restrict disclosure;
- if groundwater or another non-public source is proposed, identification of the aquifer, permits required, and any completed hydrogeologic studies;
- anticipated daily makeup-water requirements;
- any Water Feasibility Study;
- any Drought Response Plan; and
- any analysis addressing the project's impact on regional water supplies.

2. Energy Generation, Air Quality, and On-Site Combustion

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Your proposal states that this project would rely on continuous, uninterrupted power supply and backup generators. You further state that ancillary electricity will be generated by turbines located with in and around buildings on-site.

This raises substantial questions regarding emissions, fuel consumption, infrastructure, and public health.

Please provide:

- the total nameplate generating capacity (megawatts);
- anticipated peak electrical demand;
- total annual natural gas consumption;
- identification of the gas supplier and whether new pipeline infrastructure will be required;
- all PJM interconnection requests or studies associated with this project;
- the number, manufacturer, and model of each proposed turbine and backup generator;
- emissions specifications for each unit;
- projected emissions of nitrogen oxides (NOx), particulate matter (PM2.5), carbon monoxide, formaldehyde, volatile organic compounds, greenhouse gases, and any other regulated pollutants under maximum permitted operations;
- any completed air-dispersion modeling;
- any Title V air permitting analysis;
- identification of the environmental consultants who prepared these analyses;
- identification of the experts who concluded the project presents no meaningful risk to surrounding neighborhoods; and
- whether MLP Ventures will agree to independent peer review of all air-quality analyses by an expert selected by Plymouth Township and funded by the developer.

If the project is as safe as represented, independent scientific review should only strengthen public confidence.

3. The Proposed Tenant

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The identity of the ultimate operator remains unknown.

Your application describes the tenant only as "life sciences-related."

Given the extraordinary scale of this proposal, I believe the public has a legitimate interest in understanding who intends to operate this facility.

Accordingly, please state:

- whether a tenant has been identified;
- whether a lease or letter of intent has been executed;
- whether the tenant has reviewed and approved the current site plans;
- whether these plans were specifically designed for that tenant or represent a speculative development intended to be marketed after zoning approval;
- whether any confidentiality agreement prevents disclosure of the operator; and
- why should confidentiality outweigh the community's interest in understanding the nature of the proposed industrial use adjacent to residential neighborhoods.

Meaningful public review is difficult when the identity of the operator remains unknown.

Additional Information Requested

Please also provide copies of any completed or draft versions of the following plans, or indicate whether each has not yet been prepared:

- Energy Usage Plan
- Thermal Impact Mitigation Plan
- Water Feasibility Study
- Drought Response Plan
- Wastewater Disposal Analysis
- Wastewater Feasibility Study
- Pre-Construction Noise Study
- Post-Construction Noise Study
- Emergency Response Plan

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- Air Monitoring Plan
- Noise Mitigation Plan
- Electronic Waste Management Plan
- Decommissioning Plan
- Community Benefits Agreement
- Fiscal Impact Analysis supporting the projected annual tax revenue
- Traffic Impact Study
- Visual Impact Analysis

Please also identify whether each document was prepared internally by MLP Ventures or by an outside consultant, and identify the authors of each report.

Noise, Community Impacts, and Long-Term Stewardship

Residents have also expressed significant concern regarding continuous operational noise from computer equipment, cooling infrastructure, gas turbines, generators, and other mechanical systems.

Please provide:

- projected day and nighttime sound levels at the nearest residential property lines;
- any one-third octave low-frequency noise analysis;
- proposed noise mitigation measures;
- anticipated operating schedules for turbines and generators;
- procedures for responding to noise complaints;
- electronic waste management procedures;
- aesthetic buffering and screening plans; and
- a comprehensive decommissioning plan describing how the property would be restored should the facility cease operations in the future.

Transparency

Finally, please provide every engineering report, consultant memorandum, scientific study, environmental analysis, modeling report, or expert opinion relied upon by MLP Ventures in

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concluding that this proposal presents no significant risk to public health, public safety, drinking water resources, air quality, or surrounding neighborhoods.

The residents of the 54th Legislative District deserve an opportunity to review the same information that your company relied upon in advancing this proposal.

I appreciate your attention to these questions and respectfully request a written response at your earliest convenience. Transparency benefits everyone involved. If this proposal can withstand rigorous public review, then providing complete information should only enhance public confidence in the project.

Thank you for your consideration. I look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Greg Scott". The signature is written in a cursive, flowing style.

Greg Scott

State Representative

54th Legislative District