FLX Strong comments to the Lansing Town Board on Nov 13, 2026

FLX Strong wholeheartedly supports a total ban on data centers and cryptocurrency mining in all of the Town of Lansing for a number of compelling reasons, including:

-The need to proactively prevent further large increases in local electricity rates that would likely result from a data center roughly doubling electricity demand in Tompkins County.

-The need to repurpose the Town's two lakeside industrial zones once those sites have been decommissioned and remediated to better enable Lansing's >10 miles of Cayuga Lake shoreline to be better integrated into the region's thriving winery and ecotourism economy. Tourism across the Finger Lakes produces $4.6 billion in annual visitor spending and supports about 55,400 regional jobs. By way of comparison, Cornell, Ithaca College, and Tompkins County Community College have a total of about 13,000 employees, whereas, for example, the Greenidge facility on Seneca Lake reportedly has 4-5 cars in its parking lot on a given shift and the Lake Mariner Data Campus in Niagara County has roughly 80 full-time employees about four years after launching operations.

-Given how hard it is to limit damaging nutrient runoff from existing dairy farm operations in the Finger Lakes, banning a not-yet-arrived polluting industry like data centers is particularly prescient and cost-effective within the context of our larger regional economy.

-The 24/7 unmitigable noise pollution from data centers and cryptocurrency mining operations could harm the soundsceape, local property values, and the quality of life of residents to the extent that less-polluting and more stable businesses would be less likely to come to Lansing.

-Thorough remediation of contamination at Lansing's two existing IR zones on the lake will take many years, just as the Ithaca Gun site required multiple rounds of remediation over 37 years and remediation of soil and water contamination at the Morse Chain / Emerson Power Transmission site on Ithaca's South Hill involved a ten-year environmental cleanup process.

The let's-make-believe-there's-no-contamination-at-the-Cayuga-Power-site assumption implicit in preliminary data center application documents already submitted to Lansing indicates an egregious effort to convince Lansing's planners and board members that "a brownfield is not a brownfield."

-Town of Lansing's Board members, planners, and legal staff should not fear that a ban on data would set the Town up for years of data center-related lawsuits. On the contrary, a complete ban—like that in Dryden and Danby—promises to shield the Town from years of litigation compared to a ban on data centers above a certain size or compared to going forward and approving the sort of data center proposal that is expected to be submitted to the Town in 2027.

Lansing should avoid placing itself into a situation where it would have to relentlessly litigate to enforce a whole range of promises from any data center applicant whose owners might feel

compelled to ignore earlier design promises once the razor wire economics of data competition come into play.

-During the pending applicant's recent Open House on November 5th, a smaller design was mentioned to build a 260MW data center facility that will use no water for misting on very hot days and that would—doing the math--have a PUE of 1.44. It's unlikely that any prospective tenant would find this design a cost-effective setting to operate in when Google already has three data centers in central Ohio that have PUEs of 1.04-1.07. This "design" seems to be part of a last-minute charm offensive to ward off a ban on data centers in Lansing.

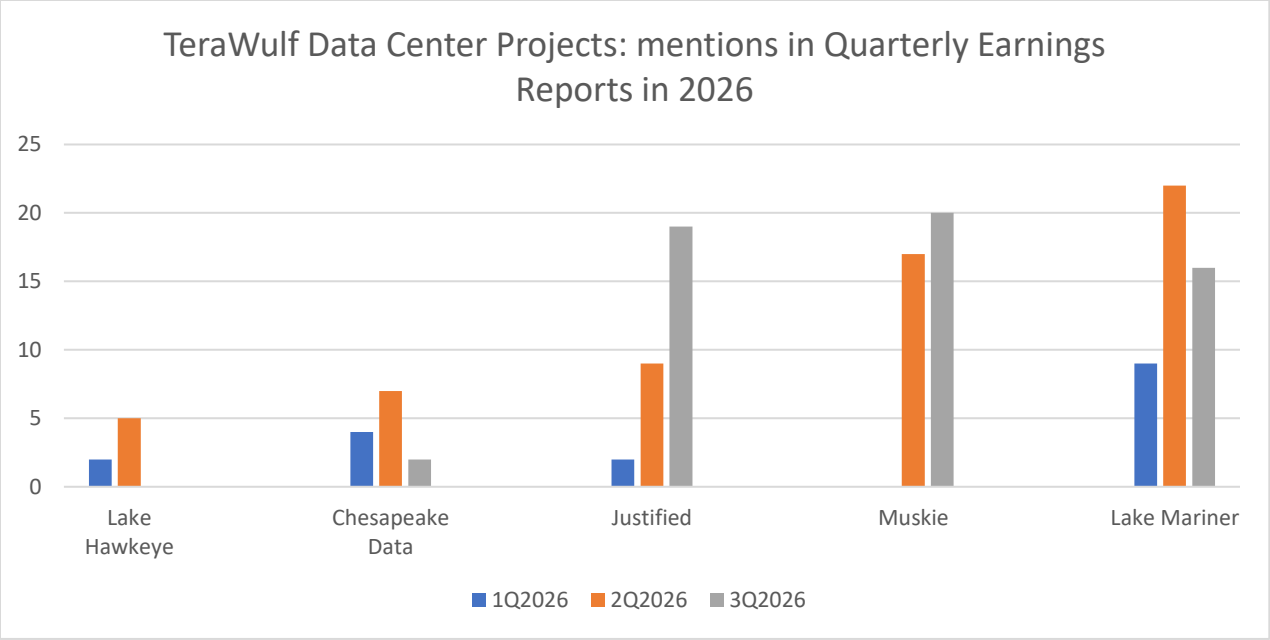
How much support is there in Lansing for a ban?

Apologies in advance for the small sample size. Route 34B connects the proposed data center project site to the center of Lansing at Rogues Harbor Inn. Starting from the east end at Rogues Harbor Inn, John V. Dennis (a 33-year Lansing resident, a co-founder of CLEAN and a member of FLX Strong) recently found that 90% of residents contacted on the first 2.5 miles of Route 34B favors a total ban on data centers in Town of Lansing. See attachments 1 & 2. One person (5% of the sample) had no opinion ("I'm apolitical") and one person (5% of the sample) declined to enter into a conversation, calling down from her deck, "No thank you." **None of the 20 people contacted indicated support for a data center in Lansing.**

The rightmost column(s) on the two attachments show that 17 of 18 people signed the sheets indicating they favored the proposed ban. Electrician Erik Lee, whose residence is at 147 Ridge Road, verbally told Mr. Dennis that he supported the proposed ban. He could not sign because at the time, he was working at the top of a cell phone tower and communicating with Mr. Dennis through his door-cam.

What is discernible from TeraWulf's Quarterly Earnings Reports in 2026.

Our reading of the three TeraWulf quarterly earnings reports that have occurred thus far for 2026 is that TW CEO Paul Prager is preparing both investors and analysts for the abandonment of their Chesapeake Data Center Project in Morgantown, MD. Meanwhile, the Cayuga Project has unquestionably been placed on the back burner and has already "disappeared" from the 3Q Earnings Report as can be seen in the chart below:



During the >1-hour 1Q Earnings Report, none of the three TeraWulf officials on the call (Prager, Khan, & Fleury) mentioned the Cayuga Project in their opening presentations. One analyst asked a question about the Cayuga Project and Paul Prager gave a brief reply. (We count this as two mentions.) During the 2Q earnings call, Paul Prager insisted that Governor Hochul's recent moratorium on data center development increased the value of both the Cayuga and Lake Mariner projects due to the prospect of New York State becoming more coordinated in its approach to data center development. (5 mentions for Cayuga).

In fact, he may have thought that Executive Order 62 created a welcome smoke screen that would enable any delays in launching the Cayuga project to be "due to EO62" rather than due to the rigor with which the Town Planning Board was showing in their initial reading of documents or due to local opposition to the project.

While TeraWulf announced a 35% downsizing of the Cayuga project in their Open House in Lansing on November 5, 2026, (400MW to 260MW), by the following morning, the project had already "disappeared" from the 3Q Earnings Report. (zero mentions)

Here is some Q&A language in the 3Q Earnings Report that implies that TeraWulf leadership may consider canceling their Chesapeake Data Center Project despite FERC approval on July 29, 2026, for TeraWulf to purchase the Morgantown Generating Station:

Darren Aftahi
Analyst
1:11:57

Yeah, good morning. Thanks for taking my questions. First, could we get an update on Chesapeake and where their regulatory approvals stand?

Paul Prager
Chairman and CEO

1:12:07
Sure. Chesapeake, as you know, is under a purchase and sale agreement. We have most of the regulatory approvals in hand. I think there are a couple outstanding, one of which is the CPCN. But there are conditions precedent to close there that have yet to be fulfilled by the seller, and those conditions are important to us. If those conditions are met, great, and if not, that would be a bummer. But we're not going to bring in anything into our pipeline that we don't think will make a lot of sense, be able to be absolutely accretive, and be a promising data center development. So, we love the state. Governor Wes Moore has put out some pretty, I think, progressive notions on how data centers can contribute.

Paul Prager
Chairman and CEO

1:13:06
It's also in the middle of a transmission superhighway, but there are conditions precedent to close, and when they're fulfilled, we'll be ready to roll. If they are not fulfilled, well, we'll have to rethink that.

According to the TW CEO, the sellers are being difficult and unless TeraWulf gets everything they want, ***"we're not going to bring in anything into our pipeline that we don't think will make a lot of sense…"***

However, what the TeraWulf CEO was neglecting to mention to the analysts on the call was that the Charles County Planning Commission voted unanimously on June 1, 2026, to recommend to the Board of County Commissioners that they deny proposed data center zoning changes that would have allowed TeraWulf to build a 1GW data center at the site of the Morgantown Generating Station. And, on July 21, 2026, the Charles County Board of County Commissioners voted to withdraw the proposed zoning text amendment (ZTA) that would have permitted data centers in the county.

Mr. Prager chose not to tell the analysts on November 6th, ***"We will probably need to bail on the Chesapeake Project because as long as a data center ban remains in place, we can't build a data center anywhere in Charles County."***

As in the Chesapeake situation, the Cayuga Project will also likely be on the chopping block once a ban is passed in Lansing. One difference between the Cayuga and Chesapeake projects is that a Paul Prager-affiliated company already owns the land and buildings at the Cayuga site and it might be hard to sell the property for a profit. Reportedly, TeraWulf realized a $95M gain when they sold their 50.1% interest in a joint venture data center project in Abernathy, TX, on July 6, 2026.

To sum up our overview of TeraWulf, TeraWulf has already gone from six to five data center projects in 2026. Deciding not to purchase the Morgantown Generating Station would bring them down to four projects. And, abandonment of the Cayuga Project—once a ban is in place—would allow them to focus on building out their three favorite projects, Lake Mariner, Justified Data and Muskie Data. As the above chart shows, these are the three projects TeraWulf officials are happy to talk to financial analysts about. Skillful entrepreneurs know when to consolidate and focus on their most promising projects.

Some further detail on Data Center Environmental Risks.

Closed loop cooling in data centers continues to require the use of anti-corrosion and antibiocide additives that have high levels of toxicity for aquatic biota. And, even if the propylene glycol used is a pharmaceutical grade similar to that used as a food additive, the release of propylene glycol into surface waters can result in fish kills due to the high biological oxygen demand (BOD) as the compound is metabolized.

Even if a data center company were to promise it would truck in 35 tanker loads of closed loop coolant and similarly truck away any water used to flush the loop at startup and to remove the coolant whenever it needed to be changed out (every 2 to 10 years), there remains the question of where liquids removed from closed-loop systems would be disposed? We don't know of any municipal wastewater treatment plants in New York State that have the ability to remove, for example, sodium tolytriazole, the anti-corrosion chemical in DowFrost LN25, from their effluent wastewater streams, which typically flow into nearby surface waters like Cayuga Lake.

It is worth noting that sodium tolytriazole, under United Nations GHS definitions, has these ratings:

H401: Toxic to aquatic life.
H412: Toxic to aquatic life with long lasting effects

For human health, obviously aside from directly coming into contact with the chemical, it appears to be toxic to reproduction H361: Suspected of damaging fertility or the unborn child.

The DEC estimates that 100,000 people drink water from Cayuga Lake daily. Hopefully, levels of sodium tolytriazole released into any surface waters would not be high enough to cause fertility effects.

Nonetheless, the overarching question remains, given the classification of sodium tolyltriazole as toxic to aquatic life with long-lasting effects (H411), what experimental data and environmental monitoring evidence demonstrate that its use in and discharge from data centers does not pose unacceptable risks to aquatic ecosystems in the region?

While closed-loop cooling in data center design ensures that less water is used than in systems that rely on some evaporative cooling, careful attention needs to be made regarding toxic biocides and anti-corrosion chemicals that may be used in closed-loop cooling systems.