TALKING POINTS FOR PUBLIC HEARING ON
LANSING BAN ON DATA CENTERS
November 17, 6:30 pm, Lansing Middle School

1. Financial Implications and Local Capacity

- A complete ban on all data centers and crypto operations protects the interests of the people who live in Lansing by avoiding a long list of costly problems.
- The Town of Lansing is already overburdened with legal fees & the cost of responding to FOIA/FOIL requests. Data center companies are known to be incredibly litigious and prone to backing out of agreements, and small towns tend to avoid the cost of enforcement.
- The AI bubble is deflating already, while the cost of loans increases – creating risk of an abandoned project in the future.
- Uncertainty from Hochul's executive order for a moratorium pause means we can't faithfully project costs of proceeding with site plan review into the future.
- Town has a responsibility to its residents to expend resources on projects effectively, economically, and with consideration.
- Raising property taxes to cover inordinate costs associated with data center development *and* down the road litigation to enforce agreed upon mitigation is not a viable or palatable course of action.
- Volunteer Planning Boards do not necessarily have the time and capacity to develop sufficient expertise to safeguard local community values and quality of life when confronted with deep pocket developers with a proven record of litigation combined with charm offensives and misinformation campaigns. This is true for any data center developer, not just TeraWulf. The rest of the community can't allow their fates to be determined by the ego involvement of those leading the advisory boards who claim to be acting on everyone's behalf.

https://www.theguardian.com/commentisfree/2026/nov/13/datacenter-industry-propaganda?CMP=Share_iOSApp_Other

2. Grid Reliability and Utility Bills

- Even at the reduced 280 MW of the current proposed data center, the extreme increase in load on our grid will inevitably elevate the risk to grid reliability in delivering that amount of power, as well as driving up the cost of electric supply by large margins.
- Tompkins County currently only consumes 87 MW of power for all of its homes, businesses, and campuses. It is ludicrous to claim that the cost of electricity won't go up substantially, putting unwanted financial strain on every household in Zone C of NYSEG territory.

- There are no protections right now to force data centers to pay 100% of the grid infrastructure costs to add their load to the grid. All across the country, these costs have been shifted to ordinary ratepayers.

: https://eedition.timesunion.com/infinity/article_popover_share.aspx?guid=3f861e7a-e2d0-42ae-a81e-f709369c616a&share=true

https://news.cornell.edu/stories/2026/11/data-centers-need-power-lower-income-rural-residents-pay-price

3. AI Hyperscaler Concerns - General
    - Potential impacts of AI on humanity. Risks AI itself poses. (Anthropic employee revelations/interviews).
    - Extreme volatility of the AI industry. Its future is uncertain. They can get into a situation where you accept a proposal for a data center, it gets partially built, and then disappear .
    - Fed raised rates, boosting the borrowing costs for data center companies. These companies' valuations are tied up in loans, and with the fed increasing rates, these loans just got more expensive. The cost of paying back these loans will be placed onto us, the consumers, or will cause data center companies to aggressively constrict, and either reduce their project sizes or shut down projects altogether.
    - All the added investment in the economy is coming from data center investors. There is a bubble, and when it crashes, the economy will crash. NOTE: AI stocks have been falling steeply in the past 10 days.
    - Data centers were on the ballot November 3rd. Voters rejected them. Of the number of ballot measures in municipalities, only ONE supported data centers. "In Ohio alone, at least 14 municipalities passed bans or restrictions on data center development. Including Sunbury, where Amazon proposed a 2 billion data center project."

4. Environmental Concerns
    - Adjacent Cayuga Shores Wildlife Management Area would be subject to noise, light, air, and heat pollution, as would many residents in the surrounding area.
    - Construction noise and disturbance would be 24/7 for years, stirring up toxic dust in soils polluted by 50 years of coal burning.
    - Emissions from massive use of grid power and backup generators would pollute locally while making it hard for the county to meet its climate goals.
    - The health of the lake will be impacted from runoff during construction.
    - There will be significant local heating of the environment from the presence of that many computers – changing the surrounding ecosystem.
    - As climate change intensifies and heat waves are more common, data centers need more and more water and energy to cool their machines.
    - All of the environmental impacts are unfairly placed upon the people and ecosystems of Lansing and the Cayuga watershed, while the profits are funneled to wealthy investors.

5. Impacts on other towns working with TeraWulf
    a. Town of Somerset NY

- In nearby Somerset, Niagara County, a data center developer negotiated their tax burden to a fraction of what was initially assessed.
- They refused to pay their PILOT agreement until it was negotiated downward.
- Niagara county is now calling for a state audit to do away with the tax abatement loopholes this particular company made use of.
- Regarding noise specifically, the developer submitted a full environmental assessment form and claimed their data center would have "no impact on adjacent landowners"; this turned out to be far from the truth.

b. Vernon, CA
   - TW's ceo's other company, Bicent Power, sued town of Vernon over cost disputes before going into arbitration

c. Town of Hardin, MT.
   - Heorot Power (the same Paul Prager company shown on the sign on Ridge Road as owning the Cayuga Power Plant property) failed to pay more than $2 million in delinquent property taxes and penalties on their Hardin Generating Station in Hardin, Montana. [1, 2]
     The unpaid taxes triggered a default on $12 million in municipal bonds that the city of Hardin had originally issued in 2006 to build infrastructure supporting the coal-fired power plant. [1, 2]

6. Opportunity Costs for Lansing

- The ban allows us to have lots of other opportunities for economic development. If you have a data center, you wipe out other opportunities by the nature of how much the data center demands from the nearby infrastructure and natural resources.

- People won't want to live next to a data center. And people won't want to come to your community if it has a data center. People who live in the finger lakes stay here for the beauty, the agriculture, the wineries, the lakes. No wants to lose that so profits can be exported out of our region.

- Town planning staff have already identified that a combined solar and battery storage facility on the former coal plant acreage would be an excellent use for the property, given its toxic brownfield status – insuring a quiet neighbor without the noise, light, and heat pollution of a data center that provides tax revenue from a toxic site while strengthening the grid for all of us.

- Data centers will prevent other commercial development coming in due to grid capacity overload by a data center's demand. Lansing is already a constrained area for natural gas heating, requiring us to have plenty of electric capacity to support new businesses.

- Agro tourism industry is 4bil annually - one of central lifebloods of Tompkins county is tourism.
- Lake tourism info

- Additional light manufacturing or tech transfer opportunities can be pursued in Lansing, bringing in tax revenue without all the environmental and economic harms of data centers and crypto mining.