ECONOMIC IMPACT ANALYSIS:
Hypothetical Zediker Station Data Center

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Prepared for CNX Resources
by the Allegheny Conference on Community Development

Allegheny Conference
on Community Development

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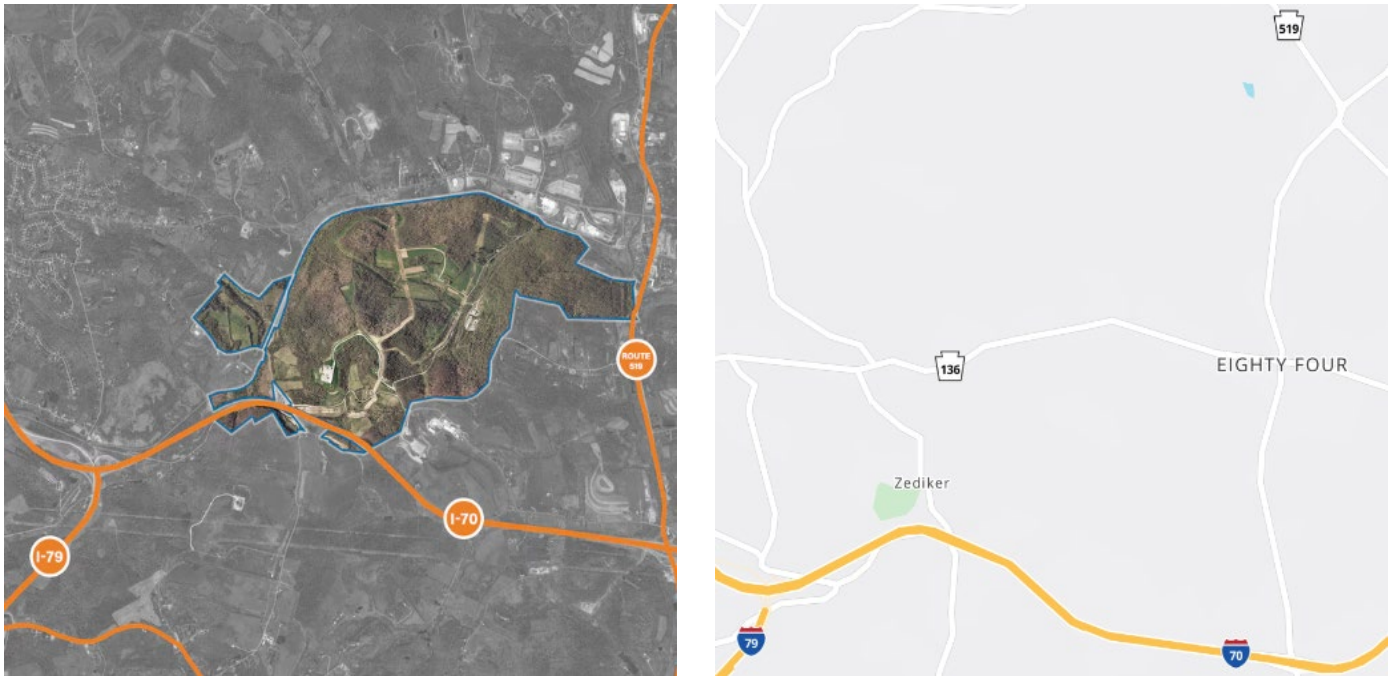
The Zediker Station Site



A diagram of the Zediker Station site and an overview map location. (Courtesy of LoopNet.com and MapQuest.com)

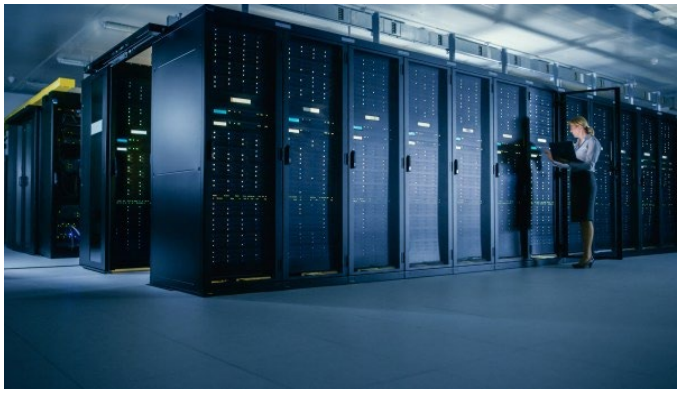
The Zediker Station site ("the site") consists of 1,500 acres in proximity to Zediker Station Road near Zediker, PA in Washington County. The site is owned by CNX Resources Corporation (CNX) with Jones Lang LaSalle, Incorporated (JLL) marketing the property for industrial development. The property is near both FirstEnergy Corporation electrical infrastructure and natural gas wells that could provide the first 500 to 700 megawatts (MW) of power. Remediated mine gas (RMG), waste methane that can be captured from coal mines and blended with natural gas for a more sustainable power source, is also available, making the site a potentially carbon-neutral power source.

Hypothetical Data Center Project at the Site

This analysis focuses on potential data center occupancy by an AI-focused hyperscaler. As no imminent project exists yet, an analysis is provided for a potential initial data center design of 400 MW. A data center is only one potential occupant of the site. Other industrial users, such as manufacturers or distribution centers, are possible occupants as well.

These analyses are based on estimates and assumptions for illustrative purposes only. If a real-world project develops, an analysis can be conducted with data and input from that specific project.

Data Center Overview



A QTS data center in Ashburn, Virginia and a server rack. (Courtesy of Loudoun County, Virginia Economic Development and Databank.com)

A data center is a specialized facility that houses and manages large concentrations of computer servers, networking equipment, storage systems, and cooling infrastructure. These facilities can range from a single building to a multi-building campus and serve as secure, controlled environments for storing, processing, and distributing data and applications. Their scale is typically measured by power demand, with large facilities requiring hundreds of megawatts to multiple gigawatts (GW) of electricity to operate.

Data centers underpin much of the modern digital economy and support a wide range of everyday and business applications. These include mobile communications and apps, email platforms, video streaming services, GPS navigation, smart-home and Internet of Things (IoT) devices, e-commerce, social media, online gaming, and cloud-based data storage. They also enable core business systems such as customer relationship management (CRM), enterprise resource planning (ERP), file sharing, and real-time collaboration tools. Artificial intelligence (AI) workloads are an increasingly important driver of demand—estimated to account for roughly 25% of data center capacity in 2026 and projected to approach 50% by 2030—though most current data center activity still supports non-AI applications.

Data centers vary widely in size and function, but this analysis focuses on a "hyperscale" facility operated by major cloud and technology providers such as Amazon (AWS), Microsoft (Azure), Google (GCP), Meta, Apple, IBM, Oracle, and others. These hyperscale campuses emphasize extreme computing capacity, performance, and reliability, and can range from several hundred megawatts to multiple gigawatts in total power requirements.

Economic Impact Analysis

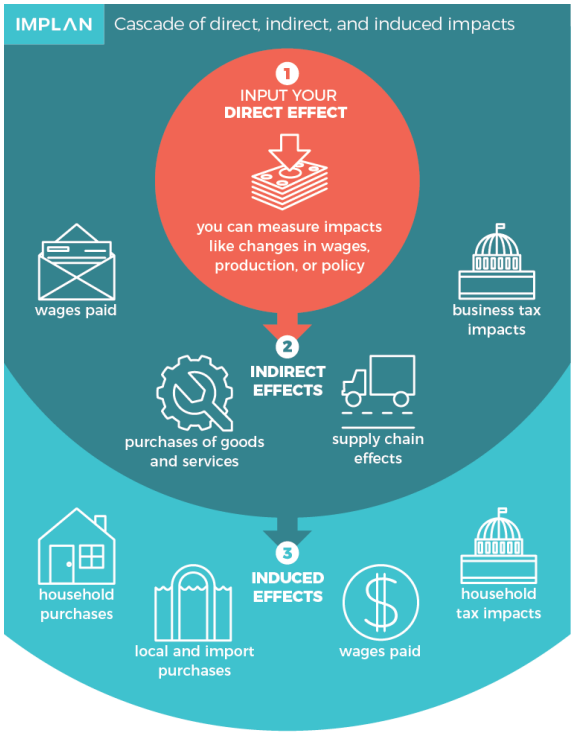
At the request of CNX Resources, the Allegheny Conference conducted an Economic Impact Analysis (EIA) for the potential development of a hyperscale data center at Zediker Station. An EIA measures the total economic effects of a project, policy, or event, tracing initial spending through supply chains and employee spending. An EIA is a tool that assists stakeholders to understand the full economic benefit across a project's value chain that goes beyond direct investment.

About the IMPLAN Model

The Impact Analysis for Planning (IMPLAN) model is a widely used and well-established software platform for conducting EIAs. The model is based on the premise that industries, households, and government entities within a defined geography (such as a county or state) are interconnected through buy-sell relationships. When an investment is made in one sector, it creates ripple effects across the broader economy as dollars are spent and re-spent among suppliers, workers, and businesses. Using national industry data combined with detailed county-level economic data, IMPLAN estimates the total economic implications of an investment through these multiplier effects.

IMPLAN measures three primary types of impact:

1. **Direct impacts:** The immediate economic activity resulting from an initial investment (e.g., construction workers hired to build a new factory).
2. **Indirect impacts:** Business-to-business spending generated as suppliers purchase goods and services from other local firms (e.g., a construction company buying steel from a regional supplier).
3. **Induced impacts:** Household spending generated when employees in the direct and indirect sectors spend their wages locally (e.g., workers spending income at restaurants, retail stores, and on housing).



About the Allegheny Conference on Community Development

The Allegheny Conference on Community Development is the region's leading economic development organization that works in collaboration with public and private sector partners across the region to define and advance a shared vision for economic competitiveness, regional growth, and long-term prosperity across Southwestern Pennsylvania.

IMPLAN Analysis: Hypothetical 400MW Data Center at Zediker Station

The results for an IMPLAN impact analysis are based on estimated $407,640,000 in local spend in Washington County, PA. The total local spend includes both the construction of the data center campus ($332,640,000) and on-site power generation ($75,000,000). These figures were provided by CNX Resources and JLL.

The overall project would have a higher expenditure, which would include capital expenses incurred outside of Washington County. For example, purchase of power generation equipment that is manufactured elsewhere. These expenses have been excluded from the analysis.

This example model assumes that all expenditure would occur within one year. In practice, construction of the power generation facility and data center may span multiple years, and the associated jobs impacts would be distributed over that timeline.

Table 1: Jobs and Output

Impact	Employment (FTE Jobs)*	Labor Income	Value Added**	Output***
1 - Direct	1,686	$186,230,911	$275,038,423	$407,640,000
2 - Indirect	225	$24,219,924	$40,021,441	$64,592,504
3 - Induced	451	$26,924,328	$51,075,821	$80,269,249
	2,364	**$237,375,165**	**$366,135,687**	**$552,501,753.**

** Full-Time Equivalent*
*** Difference between the value of what is produced and the cost of inputs used to produce it.*
**** Total value of goods and services produced.*

Table 2: Taxes

Impact	Sub County General*	Sub County Special Districts**	County	State	Federal	Total
1 - Direct	$ 604,081	$ 1,630,495	$ 238,375	$ 6,238,418	$ 37,391,875	$ 46,103,245
2 - Indirect	$ 351,746	$ 1,400,824	$ 242,892	$ 2,975,653	$ 5,288,621	$ 10,259,738
3 - Induced	$ 344,088	$ 1,358,240	$ 234,817	$ 3,043,592	$ 6,186,520	$ 11,167,260
	$ 1,299,916	**$ 4,389,560**	**$ 716,085**	**$ 12,257,664**	**$ 48,867,017**	**$ 67,530,244**

** Sub-county general taxes are revenues collected by local jurisdictions smaller than the county level, specifically cities, townships, etc.*
*** Sub-county special district taxes represent revenues collected by limited-purpose government units such as fire districts, public school districts, and utility districts, etc.*

Sources

JLL markets 1,500-acre Washington County site for potential data center, Pittsburgh Business Times, 10/20/2025, https://www.bizjournals.com/pittsburgh/news/2025/10/20/jll-cnx-property-ai-data-center.html

400-ACRE SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY, PA, STRATEGIC PENNSYLVANIA DATA CENTER SITE, https://www.zedikermegasite.com/uploads/1/5/3/7/153703593/zediker_project.pdf

Overview of IMPLAN, https://www.ci.richmond.ca.us/DocumentCenter/View/6474/Appendix_E?bidId=