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October 18, 2021

Brent B. Bean II
Councilor At Large - Council President
Westfield City Council
59 Court Street
Westfield, MA 01085

RE: Additional Amenities in Response to Planning Board Findings

Dear Council President Bean:

On October 5, 2021, the Westfield Planning Board (the "Board") voted (6-1) to approve the 121A application of Servistar Realities LLC ("Servistar") for the Westfield Data Center Campus and issued its findings in support of the approval. The Board found that the Project constitutes a public use and benefit and will result in substantial property tax payments, jobs and economic development for the City.

More specifically, the Board found: (i) that the payments in lieu of taxes to the City are expected to be more than \$350 million over the forty-year term that can be used to help fund important public services in the City; (ii) that the Project is expected to produce approximately 1,800 construction for each of the data center buildings, support over 1,200 indirect jobs in the local community and produce over 400 full time, high paying jobs at the data center campus at full buildout; (iii) that the Project will utilize the skilled workforce in the City and partner with local educational institutions to support high quality, well educated workers for the data center; (iv) that the Project will offer a source of substantial new revenue to WG&E from wholesale electricity services, natural gas supply and a massive fiber buildout that will enhance its services to other customers in the community; and (v) that the Project is complimentary to the new Westfield Turnpike Industrial Park being developed by the City and will help the City realize its goals for the Industrial Park to create up to 1,100 new jobs, 800 construction jobs and in excess of \$1.3 million in annual tax revenues at full buildout.

However, the Board also found that additional specific amenities could be warranted to bolster the public benefit under MGL c. 121A and that such amenities be incorporated in the 40-year Section 6A agreement.

While Servistar firmly believes that the amenities included in its 121A application and as referenced above by the Board's findings warrant a 40-year term for the Section 6A agreement due to the substantial expected tax payments to the City, jobs and increased economic development and the superior quality of the project, in response to the Board's finding, Servistar offers the additional specific amenities that will also be incorporated into the Section 6A agreement:

1. The Project will designate the land located on the aquifer in the Project Area as open space to protect the aquifer and ensure that it will not be developed.
2. The Project will use good faith efforts to employ a minimum of twenty percent (20%) of the employees of Servistar DC LLC located at the project site from City residents during the forty-year term of the Section 6A agreement.
3. The Project will make a contribution to begin upon commencement of construction of the data center project of \$50,000 per year for two years totaling \$100,000 to the Westfield Vocational Technical School to support information technology curriculum that will help develop a source of qualified local employment labor to support the Westfield Data Center Campus employment needs.
4. The Project will make a one-time contribution upon commencement of construction of the data center project to the City of \$30,000 to support recreational or community public facilities such as walking trails or community bicycle parking racks.
5. The Project will make a one-time contribution upon commencement of construction of the data center project to the Westfield Fire Department of \$20,000 to support training and equipment purchases to support fire safety at the Westfield Data Center Campus.
6. The Project will donate all of the trees that are cleared for project construction to a local non-profit organization to be determined by the City.
7. The Project will sponsor a computer recycling event in cooperation with the City to coincide with the ribbon cutting of the data center to offer a resource for residents to recycle computer and other electronic equipment and to raise awareness of the importance of recycling for community and the environment.

The additional amenities listed above offered by Servistar in response to the Board's finding are specifically contemplated by MGL 121A and include additional amenities for: (i) "provisions for open space"; (ii) "commercial or industrial development which will result in the employment of persons residing near the project"; and (iii) "provisions for recreational or community public facilities." These additional amenities clearly warrant a forty-year term of the Section 6A agreement and are in addition to the substantial amenities and public benefits listed in the 121A application found by the Board to constitute a public use and benefit that will result in substantial property tax payments, jobs and economic development for the City.

Please do not hesitate to contact me if you have any questions.

Very truly yours,



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