Written Testimony of David W. Robinson

Executive Vice President, Aligned Data Centers

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Introduction

Chairman Guthrie, Ranking Member Pallone, Chairman Palmer, Ranking Member Tonko, and members of the Committee and Subcommittee, thank you for the opportunity to speak with you today.

My name is David Robinson, and I am the Executive Vice President of Aligned Data Centers. Aligned Data Centers is an industry-leading provider of innovative, sustainable and adaptive digital infrastructure powering the world's most complex and demanding cloud and AI workloads. To date, Aligned is investing over $45 billion developing its 57 U.S. data centers in nine states, and currently has over 1,000 employees globally. We will need to invest tens of billions of additional dollars and more than double our headcount.

I am here today to share what Aligned Data Centers has done to reclaim remnants of America's past and optimize them as we build America's future economy.

We are admittedly biased but firmly believe that data centers provide an ideal opportunity in leveraging and repurposing brownfield sites to grow investment, jobs, tax revenues and supply chain ecosystems. Right now, our nation is racing to deploy the infrastructure required to lead the world in Artificial Intelligence and cloud computing. This is not just a technological race; it is a critical national security imperative. To protect our country and secure our global leadership in AI, we need

large amounts of reliable power and available land where we can invest in America's digital infrastructure.

But we face a choice in *where* we build. At Aligned, we believe that one of the most effective solutions is to revitalize and repurpose our nation's dormant industrial sites.

Where possible, we prioritize the redevelopment of brownfields – abandoned and blighted former industrial sites. We transform these properties into high-value community assets, bringing them back into productive, sustainable use.

Considerations of Brownfield Development

The reality of acquiring these brownfield sites is that they are rarely turnkey; they are often contaminated from their prior industrial operations. Any re-use requires comprehensive environmental remediation to protect our employees, suppliers, contractors and customers who will be at those sites, while also benefitting the surrounding community by removing existing risks. We invest the necessary capital to abate these legacy hazards and restore the property to a safe, compliant standard. We are a firm believer in the power of public-private partnerships, and believe the federal government has an important role to play in encouraging and incentivizing redevelopment of brownfield sites through programs that help identify and inventory sites, remove regulatory barriers and accelerate permitting and other regulatory processes, and encourage financial investment to remediate and repurpose sites and protect the environment.

These historically industrial brownfield sites often possess exactly what the digital economy requires: substantial land area, robust existing utility infrastructure, and favorable industrial zoning.

By maximizing these legacy assets, we not only expedite the deployment of critical computing infrastructure, but we do so while improving local environmental conditions. We believe that data centers are among the best developments for communities – not only do they bring significant capital investment and jobs into communities, they can provide outsized local tax revenues without corresponding burdens on police and fire services, local schools, or roads that other large-scale projects might present.

Accelerating Growth Through Brownfield Investment

We recognize that in communities that have brownfield sites, trust must be earned through action. That is why we rely not on promises, but on an established history of delivering on our commitments.

In Perkins Township, Erie County, Ohio, Aligned is breathing new life into a shuttered manufacturing plant – a foundational cornerstone of American bearing production for nearly 70 years at the time of its closing. In its place, we are constructing a state-of-the-art digital campus that honors the industrial legacy of the generations of local families who worked there, while anchoring its economy for a new era of technological progress for the greater Sandusky region.

Local leaders share that this revitalization has become a powerful symbol of civic pride. For nearly a decade, millions of families drove past this site on their way to the Cedar Point amusement park and saw a hulking abandoned, decaying industrial facility. Now, our data center campus is a modern testament to Perkins Township's forward-looking future.

In West Jordan, Utah, we transformed a 300,000-square-foot semiconductor facility built in the late 70s that had sat empty for over five years. Today, it is a functioning data center campus hosting prominent tech companies, driving tax revenue and job creation.

In Frederick, Maryland, the former Eastalco Alcoa Works site – which manufactured aluminum for 35 years – is also getting a second life. Not only is this project bringing stable tax revenue and high-paying jobs to local residents, but it is also driving investments in robust fiber connectivity for the entire region.

Beyond comprehensive environmental remediation, our reuse strategy also reduces the strain on local watersheds. By transitioning these properties from heavy manufacturing to modern digital infrastructure, we dramatically decrease water usage.

In Perkins Township, for instance, our operations are projected to decrease water usage and discharge by 99 percent compared to the site's historical industrial use.

Data Centers as Engines of Economic Growth

The economic ripple effect of this strategy is profound. Since 2017, the data center industry's federal, state and local tax contributions have surged to over $162 billion in 2023. In Loudoun County, VA alone, data centers, which comprise less than 3 percent of the land in the county, will contribute more than $1 billion in local tax revenue this year or about 45 percent of the county's budget. In neighboring Prince William County, Virginia, data center tax revenues have grown 953% since 2020– from $52.2 million to $550 million this year. And the economic benefits of data centers across the country will continue to grow as investments in data centers are projected to grow by trillions of dollars.

At Aligned, we focus on ensuring that capital translates into a direct, positive evolution for the neighborhoods we call home.

Each of our brownfield data center sites fuel thousands of local construction jobs and hundreds of long-term operational roles. By prioritizing local vendors, we ensure that economic growth stays *within* the community.

Conclusion

Members of the Committee, if America is going to win the global AI race, we cannot afford to be stalled by a lack of infrastructure.

America's abandoned factories and closed plants should not be monuments to a bygone era – they are the blueprints for our future. By incentivizing the redevelopment of brownfields into nationally significant infrastructure facilities, you can help us clean up our environment, revitalize local economies, and build the critical infrastructure required to secure American technological dominance for decades to come.