From:
 Tim Lindfelt

 To:
 Elizabeth Blanton

 Subject:
 Fwd: SPR-23-0036 MSPR

Date: Monday, November 20, 2023 9:32:17 AM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Hi Elizabeth,

This email is to communicate our support for the Stack data center development at 26062 Eden Landing Road. This will provide an important review for our business as we provide engineering consulting and material supply. This is another great reason for us to keep our business in Hayward.

Regards, Tim Lindfelt, PE Principal Owner Force Support Services Reliable - Field Driven - Celerity 26120 Eden Landing Rd, Suite #3 Hayward, CA 94545 c: 415-312-5222 From: Soapy Faith
To: Elizabeth Blanton

Cc: Economic Development; Soapy Faith

Subject: Re: Eden Land Road Business Tenant - Soapy Faith

Date: Monday, February 26, 2024 5:45:34 PM

Attachments: <u>image001.png</u>

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Hi Elizabeth.

Hope this email finds you well. I just wanted to give you an update on what is going on here at Eden Landing park.

The owners have given us till April to move, we are still having to pay rent and trying to save money to relocate is taking a huge financial hit on the company.

Many businesses have already moved and some have even gone out of business as they can not afford the increased cost with finding a new location.

Reaching to see if the Economic Development Division has resources that may help us with our relocation.

Thank you for your time with this matter.

Best, Krystal



On Wed, Dec 20, 2023 at 4:26 PM Elizabeth Blanton < <u>Elizabeth.Blanton@hayward-ca.gov</u>> wrote:

Hi Krystal,

Thank you for taking the time to reach out and provide comments on this project. The Planning Commission will be making the final determination on whether or not this project is approved at a public hearing, and I will make sure to include mention of the loss of existing businesses in my staff report for that hearing.

While this final public hearing likely won't occur for a year or so, I anticipate that there will be a work session with the Planning Commission scheduled within the next few months. I will reach out to you again once there is a date scheduled for this session, in case you'd like to attend.

I'm also copying our Economic Development Division to this email. They can be of assistance in finding new tenant space in Hayward if/when the time comes.

Thanks.

Elizabeth

Elizabeth Blanton (she/her)

Senior Planner

Phone 510-583-4206 | Email elizabeth.blanton@hayward-ca.gov

777 B Street, Hayward, CA 94544



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UPCOMING HOLIDAY CLOSURES: The City of Hayward will be closed for business from **Nov 20 - 24, 2023** and from **Dec 22, 2023 - Jan 1, 2024** to allow City staff an opportunity to spend time with friends and family during the holiday season. While new applications and resubmittals can be submitted through the e-Permits Portal during this time, limited staffing during these closures may impact the timing of application review and acceptance. **All project applications submitted and/or resubmitted during this time will be reviewed for application completeness starting the first business day following the closure and staff will provide applicants with a status update within 48 hours from the reopening date.**

From: Soapy Faith < soapyfaith@gmail.com > Sent: Wednesday, November 29, 2023 7:15 PM

To: Elizabeth Blanton < <u>Elizabeth.Blanton@hayward-ca.gov</u>> **Subject:** Eden Land Road Business Tenant - Soapy Faith

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.
Hello Elizabeth,
I hope this email finds you well, and thank you for the opportunity for us to share are opinions regarding this new development here at Eden Landing park.
My name is Krystal James CEO/Co-Founder of Soapy Faith along with my 2 sister's Brittney Follings - COO, and Michelle Johnson - CMO since 2015 . We are a small family owned and operated beauty manufacturer. We have been here at 3401 Investment Blvd suit 6 since 2019 (we moved here right at the beginning of COVID-19)
This is the first time of us hearing about the new development of the STACK Data Center, are very shocked as are leasing office has not disclosed this information to us.
We have been here almost 4 yrs with a lease we can afford. We don't know when we have t move, but with the high cost of the economic this is going to be a cost that we can not affor as a small business.
To tell a business they have to relocation with no financial assistance is ridiculous
This will definitely cause a major impact on our small business if there is no relocation assistant provided.
Warmly,
Krystal

From: Crave subs Hayward
To: Elizabeth Blanton

Subject: Re: STACK Data Center Project at Eden landing Date: Monday, October 21, 2024 6:17:58 PM

Attachments: <u>image001.png</u>

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Hi Elizabeth

Thank you for the information.

This is actually devastating to hear. There was a lot of workers in that building before it shut down. It's been much slower in our area without them. Our landlord had promised that this project would bring lots of employees to the area as well.

Thank you for the information

On Wed, Oct 16, 2024 at 10:11 Elizabeth Blanton < <u>Elizabeth.Blanton@hayward-ca.gov</u>> wrote:

Hi Mohammed.

Thank you for your feedback on this project.

The applicant, STACK Infrastructure, is proposing a data center campus on the site. It would be estimated to have a maximum of 33 employees and up to 12 visitors per day.

If you have any additional comments or questions, feel free to send them my way. We are also tentatively scheduled to have a work session on this project at the November 14 Planning Commission meeting, which you can provide public comments at either in person at City Hall or virtually via Zoom.

Thanks again for your engagement,

Elizabeth

Elizabeth Blanton (she/her)

Senior Planner

Phone 510-583-4206 | Email elizabeth.blanton@hayward-ca.gov

777 B Street, Hayward, CA 94544



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From: Crave subs Hayward < cravesubshayward@gmail.com>

Sent: Monday, October 14, 2024 6:05 PM

To: Elizabeth Blanton < <u>Elizabeth.Blanton@hayward-ca.gov</u>>

Subject: STACK Data Center Project at Eden landing

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Hi Elizabeth

I'm reaching out from crave subs in Hayward we're located across the street from the proposed data center project.

	vacant. A lot of the local bio firms are still working from home.	
	So we are hoping that this project will bring in a lot of employees to the area. Giving us a business boost.	
	Do you happen to know how many estimated employees that this data center would employ?	
	This would help us plan our future at our current location.	
	Thank you for your time	
	-Mohammed	
	Mohammed Suleman	
	Crave Subs General Manager	
	(650) 271-2954	
	Cravesubshayward@gmail.com	
(Mohammed Suleman Crave Subs General Manager (650) 271-2954 Cravesubshayward@gmail.com	

From: habibi.birria2@yahoo.com

To: <u>Elizabeth Blanton</u>

Subject: Regarding our business on eden landing Date: Thursday, October 24, 2024 4:01:18 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Hello this is Reem Jada from Habibis Birria in hayward on eden Landing we spoke a couple of weeks ago and I've been trying to send over an email to you.But life itself has been crazy for us. But the way that this project has affected, our business is a lot of our customers. Do not like to use their vehicles to grab lunch or to go get lunch. They prefer to walk now in the beginning of this project. We knew it was going to affect us, but after they blocked out the whole area, even for people to find a shortcut to cut through Has really affected our business. Our sales has went down.A lot of our customers are now working from home. Now, for the landlord, he's not willing to help. Add all we paid close to \$7000 rent. Besides electricity, besides employees and for the past 5 months, we have been barely making the rent and paying the employees. We are having to close on the weekends and yeah, we have to close early some days just to be able to afford some things. And I speak on behalf of the other restaurants there. The sandwich place the pizzeria.

All these places are having to close early and close on the weekends because of this project they're doing, it's enough that we struggle that it's an industrial area, and it's hard to explain how hard it is. For most businesses, make it in these areas and on top of that, the city is doing this project that nobody knows when it's gonna be done. We chose to stay in the city of hayward, because of all the support and how great of a community it is, i'm hoping to see that support now that we're struggling and barely making it. Please let me know if there's anything that you or anyone that you know can do to help businesses. That are suffering from these projects. I appreciate it. Hope you have a great day.

Yahoo Mail: Search, Organize, Conquer

From: <u>Jeremy Lochirco</u>
To: <u>Elizabeth Blanton</u>

Subject: Fw: Proposal for Clean Energy Alternatives to Diesel Backup Generators in Hayward

Date: Wednesday, January 15, 2025 11:58:27 AM

Jeremy W. Lochirco Planning Manager City of Hayward, CA 777 B Street Hayward, CA 94541 (510) 583-4239

From: Kelly <abrfar-eb@yahoo.com>

Sent: Wednesday, January 15, 2025 11:54:49 AM

To: STEPsiting@energy.ca.gov <STEPsiting@energy.ca.gov>; Jeremy Lochirco

<Jeremy.Lochirco@hayward-ca.gov>

Cc: Francisco Zermeno <Francisco.Zermeno@hayward-ca.gov>; Dennis Waespi

<dwaespi@ebparks.org>; whej@haywardrec.org <whej@haywardrec.org>; Donovan Lazaro

<dlazaro@fremont.gov>; ninamine@fremont.gov <ninamine@fremont.gov>

Subject: Proposal for Clean Energy Alternatives to Diesel Backup Generators in Hayward

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Subject: Docket 23-SPPE-01: Alternative Backup Power for Hayward Data Centers

Dear California Energy Commission and Hayward Planning Department,

This letter concerns the application for a medium-sized thermal power plant exemption, Docket Number 23-SPPE-01. I am writing to inquire whether the California Energy Commission is considering Bloom Energy natural gas fuel cells as a backup power solution for the Stack data center in Hayward.

I believe that Bloom Energy fuel cells offer a significant noise reduction benefit compared to Hayward's proposed 77MW (28 units at 2.75MW each) of conventional diesel backup generators. Furthermore, I believe that Hayward's Eden Landing data center proposal is well positioned because of its strategic connection to a large-scale electrical transmission line and the nearby 700MW Russell City natural gas power plant, as opposed to the transmission and power generation constraints facing the city of Santa Clara (details noted in the story below).

I'd encourage the City of Hayward to consider more environmentally sustainable and advanced backup power technologies, such as batteries and fuel cells. As an example, the City of San Jose and Silicon Valley Power selected Bloom Energy as the backup power provider for a large, new Intel data center in San Jose (details noted in the announcement below).

Sincerely, Kelly Abreu Mission Peak Conservancy

Business Wire: Bloom Energy Announces Largest Silicon Valley Data Center Power Capacity Agreement

New Installation will be powering Silicon Valley's Largest Fuel Cell Powered most energy-efficient Intel Corporation High-Performance Computing Data Center May 9, 2024

https://finance.yahoo.com/news/bloom-energy-announces-largest-silicon-201000817.html

Bloom Energy (NYSE: BE), a global leader in solid oxide fuel cell technology, announced today a power capacity agreement with Intel Corporation that will result in Silicon Valley's largest fuel cell-powered high-performance computing data center.

The agreement calls for the installation of additional megawatts (MW) of Bloom Energy's fuel cell-based Energy Server at Intel's existing high-performance computing data center in Santa Clara, CA. The additional capacity expands an existing Bloom Energy fuel cell installation already deployed at the tech giant's location since 2014. The resulting installation will be the single largest fuel cell-powered high-performance computing data center in Silicon Valley.

Bloom's fuel cell technology offers an ideal power solution for energy-intensive data centers that demand reliable electricity generation. Bloom's offerings can be deployed as Grid Parallel in conjunction with utility power to meet dual source energy needs of a Data Center or as Grid Independent by completely avoiding transmission infrastructure. With the ability to operate in a fully islanded microgrid mode, Grid Independent configurations circumvent delays, costs, and constraints associated with grid-based power and can be deployed in weeks on a skid mounted, moveable platform.

"Bloom Energy is proud to be a long-term supplier to Intel and to support the company's data center capacity building at a time when the grid is severely constrained," said Ravi Prasher, Bloom Energy's Chief Technology Officer. "Bloom Energy technology is compatible with hydrogen fuel in addition to natural gas. We are working with governments and industries to adopt hydrogen as a primary fuel when it becomes economically viable. Intel's confidence in our fuel cell technology is a testament to Bloom's ability to reliably meet the energy needs of cutting edge and high-performance IT infrastructure."

"Intel is leading the industry in extreme energy-efficient high-performance computing data centers with existing hyperscale Intel Santa Clara Data Center operating at 1.06 PUE, enabling the HPC scale needed for complex Intel chip design and technology development," said Shesha Krishnapura, Intel Fellow, and Intel IT Chief Technology Officer. "Intel HPC Data Center infrastructure currently powers 400,000+ Intel® Xeon® based servers (5+ million highest clock cores), 700+ petabytes of storage, and 800,000+ network ports. To meet additional HPC scale needed for Intel Products and Intel Foundry, Intel is leveraging Bloom Energy technology to power the next Data Center expansion."

As the energy demands of data centers surge across the globe, Bloom Energy's fuel cells offer a proven solution. Rapidly deployable, on-site energy generation provides operators with the ability to scale to meet the future needs of ever-changing businesses.

SVP Makes Deal With Amazon To Power Data Center

David Alexander July 11, 2024

https://www.svvoice.com/svp-makes-deal-with-amazon-to-power-data-center/

An agreement securing additional energy for an Amazon data center could chart a path for other energy customers to do the same.

At Tuesday night's city council meeting, Manuel Pineda, chief electric utility officer, detailed a power purchase agreement with Bloom Energy. That agreement — essentially two agreements: one with Bloom and another with Amazon — would secure 20 megawatts for a data center located at 2315 Mission College Blvd.

Demand for energy beyond what <u>Silicon Valley Power (SVP) can provide</u> is increasing with some of the utility's marquee customers, Pineda said. Consequently, SVP asked the council to authorize securing an additional 80 megawatts as part of the agreement to service these customers.

"We have been working very hard to try to get additional transmission capacity and grow the system," Pineda said Tuesday night at the council meeting. "We have been taking a proactive approach to look at additional opportunities for in-city generation that is not affected by transmission ... we have been working nonstop to look for additional options for two-plus years."

In just the last year, the council has approved \$136.7 million in purchases for SVP to increase its load. Despite those efforts, Pineda said some customers, namely data centers, simply need greater transmission than SVP is providing.

SVP will enter into a 15-year agreement with Amazon Web Services (AWS) and another, contingent agreement, with San Jose-based energy company Bloom Energy for the energy transmission.

A neighboring substation, with four transformers, set to be located at 2305 Mission College Blvd., is under construction to accommodate the data center.

"What AWS would like to do is have this extra 20 megawatts so they can both accelerate their load ramp but also have the option to have power for their second building," Pineda said.

Energy secured for Amazon is expected to cost roughly 50% more than is typical, Pineda said. Because of this, the Bloom agreement to secure the energy depends on Amazon agreeing to pay for all costs associated with the transmission, including SVP employee costs.

The agreement will funnel approximately \$1.7 million a year into the city's general fund. The energy, generated through natural gas, counts toward the utility's renewable portfolio by leveraging renewable energy credits.

Pineda said at least four other customers are interested in similar deals. However, should any of those agreements exceed 20 megawatts, SVP would return to the council for approval.

The council approved the contracts in a 6-0 vote. Council Member Suds Jain recused himself because he owns Amazon stock.

From: Kelly

To: Jeremy Lochirco; Elizabeth Blanton; hchang@ebce.org; STEPsiting@energy.ca.gov

Cc: jross@ebce.org; Francisco Zermeno; Dennis Waespi; whej@haywardrec.org; Paul Hodges; Rick Hatcher; Peter Rosen; Sara Lamnin; Lou Andrade; Mark

Salinas

Subject: Docket 23-SPPE-01 — Mercury News: Crackdown on power-guzzling data centers may soon come online in California

Date: Wednesday, February 19, 2025 12:34:26 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Subject: California Energy Commission Docket 23-SPPE-01

(Power Required for the Proposed 77-MW Hayward Eden Landing Data Center and Large Thermal Plant Could Mean Higher Rates for Utility Customers)

Mercury News: Crackdown on power-guzzling data centers may soon come online in California



Transfer switches take up space at One Wilshire, a high-rise office building almost entirely converted into a server farm or data center in downtown Los Angeles on Sept. 10, 2024. Some California lawmakers worry utility customers may end up paying higher rates due to the proliferation of data centers. (Genaro Molina, Los Angeles Times via Getty Images)

By Khari Johnson | CalMatters February 19, 2025

https://www.mercurynews.com/2025/02/19/crackdown-on-power-guzzling-data-centers-may-soon-come-online-in-california/

California residents now pay the highest price for electricity in the continental U.S., <u>state analysts reported last month</u>. Costs have been driven in part by levies to <u>prevent and insure against wildfires</u>, but the analysts anticipate a less conspicuous source of pressure on power bills going forward: growing electricity demand from data centers.

Tucked away in nondescript buildings, <u>data centers</u> store and transmit the contents of the internet. At least one is involved every time you watch a <u>TikTok video</u> or shop on <u>Amazon</u>. But in recent years, <u>artificial intelligence</u>, and especially new general purpose systems like ChatGPT, has caused server farms to multiply.

That means more power plants to build and more transmission lines to run, leaving state regulators increasingly concerned that the general public will be on the hook for Big Tech's electricity binge.

In response, California lawmakers have in recent weeks proposed bills to ensure that electricity customers don't pay for the infrastructure that utility companies build to serve data centers — and to encourage more energy efficiency or use of clean energy on the part of the tech companies, entrepreneurs, and IT departments that utilize the centers.

STORY CONTINUES

https://www.mercurynews.com/2025/02/19/crackdown-on-power-guzzling-data-centers-may-soon-come-online-in-california/

From: Kelly

To: Jeremy Lochirco; Elizabeth Blanton; hchang@ebce.org; STEPsiting@energy.ca.gov; pfine@baaqmd.gov; Márquez

Elisa BOS Dist2

Cc: jross@ebce.org; Francisco Zermeno; dwaespi@ebparks.org; whej@haywardrec.org;

paul.hodges@haywardrec.org; rick.hatcher@haywardrec.org; peter.rosen@haywardrec.org;

sara.lamnin@haywardrec.org; louis.andrade@haywardrec.org; Mark Salinas; Boskovich Alex BOS Dist 2; Tam

Lena Supv BOS Dist 3

Subject: RE: Stack Infrastructure Hayward Eden Landing Data Center - Backup Power System Design

Date: Friday, February 21, 2025 1:39:16 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Regarding: California Energy Commission Docket 23-SPPE-01

Dear California Energy Commission:

I am writing to express concerns regarding the proposed backup power system design for the Stack Infrastructure data center project in Hayward's Eden Landing area. The current design relies exclusively on diesel generators, which I believe warrants reconsideration given recent technological advances and industry trends toward more sustainable solutions.

The project team's February 21, 2025 assertion that "[diesel] generators are currently the only viable option to meet our 24-hour redundancy needs" does not align with current industry practices and available technologies. Several major data center operators have successfully implemented alternative backup power solutions:

- Microsoft has deployed a 16 MWh Battery Energy Storage System (BESS) in Sweden, capable of providing 80 minutes of backup power at 24 MW peak output referenced here: https://www.datacenterdynamics.com/en/news/microsoft-replaces-diesels-with-battery-system-at-swedish-data-center/ Microsoft's use of "diesel backup generators in [Sweden] previously faced criticism... [and] Microsoft announced in 2021 that it would phase out diesel completely by 2030 globally as part of its plan to reach net-zero by that year."
- Google has transitioned to large-scale battery systems replacing diesel generators at their Belgian facilities: https://www.datacenterfrontier.com/featured/article/11428503/google-looks-to-batteries-as-replacement-for-diesel-generators
- Switch is implementing Tesla Megapacks across their Nevada campuses, supporting over 800-megawatt hours of storage capacity: https://www.datacenterfrontier.com/energy/article/11428858/switch-will-use-tesla-megapacks-for-hyperscale-energy-storage
- Aligned Data Centers in Plano, Texas has demonstrated the viability of hybrid systems combining battery storage with minimal diesel backup: https://www.microgridknowledge.com/distributed-energy/article/11427459/why-do-data-center-operators-choose-diesel-backup-over-cleaner-microgrids

Air quality is of utmost importance and the BAAQMD recently asked for cleaner technologies at a data center in San Jose:

California Energy Commission (CEC) about two data center buildings Microsoft proposed ... in San Jose. Forty 3-MW Tier 4 diesel generators would serve the buildings' 92-MW load diesel, according to the letter. 'The Air District is concerned about the potential for any increase in emissions that could result from the project. To achieve the most health protective air quality conditions and to reach climate goals, the Air District highly recommends the CEC consider requiring the project applicant to use the cleanest available technologies and fuels possible during all phases of the project." That would include zero-emission sources for energy and backup generation."

Reference: https://www.microgridknowledge.com/distributed-energy/article/11427459/why-do-data-center-operators-choose-diesel-backup-over-cleaner-microgrids

Compared to San Jose, the city of Hayward deserves no less protection for its residents. While exclusive use of diesel generators may offer lower initial capital costs, they present several disadvantages such as higher long-term operational and maintenance costs, local air quality impacts, noise pollution, and limited grid support and stabilization capabilities.

Modern battery systems offer compelling advantages including zero direct emissions, quiet operation, potential for grid services revenue, alignment with California's clean energy goals, declining costs and improving technology, and integration capabilities with renewable energy sources.

The City of Hayward should take action to protect its residents. They deserve the best, they deserve a forward-thinking solution that reflects current best practices in data center design. While the traditional approach of using diesel generators may seem like the path of least resistance for permitting, I urge the Commission to consider requiring evaluation of battery storage alternatives or hybrid natural gas fuel cell systems that could better serve both the facility's reliability needs and the community's environmental interests.

The Commission has an opportunity to encourage adoption of cleaner technologies that align with California's environmental leadership.

Rather than perpetuating outdated solutions, this project could demonstrate how data centers can support grid reliability while advancing sustainability goals.

Thank you for considering these comments as you review the proposed project.

Respectfully submitted, Kelly Abreu Mission Peak Conservancy From: Tim Lindfelt

To: Elizabeth Blanton

Subject: Re: STACK Data Center Environmental Document (IS/MND) is Available for Review

Date: Friday, March 28, 2025 3:19:25 PM

Attachments: image001.png

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Elizabeth,

Thank you for sending.

Our small business would benefit greatly from this project. And will generate jobs and more customers for food vendors in the area for years to come. During construction and after.

If they don't build it here it will just go to Nevada just like so many other projects. They aren't going to help the environment in any way.

All that land is already developed and will have ugly green fencing and abandoned office spaces for even longer if they mess around with these environmental reports.

Regards,

Tim Lindfelt, PE Principal Owner

Force Support Services Inc.

Reliable - Field Driven - Celerity

HQ: 3541 Investment Blvd, Suite 6, Hayward, CA 94545

Socal Office: 4965 MacArthur Court, Suite 1100, Newport Beach, CA 92660

c: 415-312-5222

On Wed, Mar 26, 2025 at 9:04 AM Elizabeth Blanton < <u>Elizabeth.Blanton@hayward-ca.gov</u>> wrote:

Hi all.

As interested parties for the **STACK Data Center proposed project at 26062 Eden Landing Road** in Hayward, I wanted to let you know that the California Energy Commission has prepared and published an Initial Study/Mitigated Negative Declaration (IS/MND) on the project that is now available for public review. This is the environmental "CEQA" document that analyzes potential impacts that the project may have on the environment and identifies mitigation measures that would reduce that impact to "less than significant."

You can download a copy of the IS/MND on the CEC's website here: https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=23-SPPE-01.

Written comments on the IS/MND can be submitted directly to the CEC until 5:00 p.m. on

April 21, 2025. To use the CEC's electronic commenting feature, go to the CEC's webpage for this project (https://www.energy.ca.gov/powerplant/backup-generating-system/stack-svy03a-data-center-campus), click on the "Submit eComment" link, and follow the instructions in the online form. If you have a file you would like to submit, then use the "Submit e-filing" link. Be sure to include the project name in your comments. Once filed, you will receive an email with a link to them and the comments will be part of the proceeding's public record.



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Please Note: Master Fee Schedule updates and 4% convenience fee for credit card transactions over \$300 take effect on January 1, 2025. Visit <u>Adopted FY 2025 Master Fee Schedule - Effective January 1, 2025</u> for more information.