



# Accelerating Responsible Infrastructure

We are a trusted partner for planning responsible infrastructure. We are a team of data center technology and energy experts that partner with communities to strategically coordinate long-term vision, master-planned development projects. Our technology campuses, which will house data centers, are thoughtfully designed and planned to maximize economic benefits for communities while minimizing disruption.

## WHAT WE DO



### SITE ACQUISITION

Deep experience architecting / siting networks & data center platforms

Long-term orientation & focus to masterplan scale & efficiency

Secure water rights & infrastructure



### ENERGY

Develop transmission & substation Infrastructure

Capacity and Energy Supply Planning

Site Power Distribution Planning



### ENTITLEMENTS

Master planning and appropriate zoning approvals are achieved through partnership with local jurisdiction

Secure development agreements & other necessary approvals to set the course for continued development of the site



### CONSTRUCTION DEVELOPMENT

Site grading & preparation

Power, fiber, water extensions where needed

Public and private access & easement master-planning

## WHAT WE HAVE ACCOMPLISHED

**8** Active Markets across the US

### ENGAGEMENTS

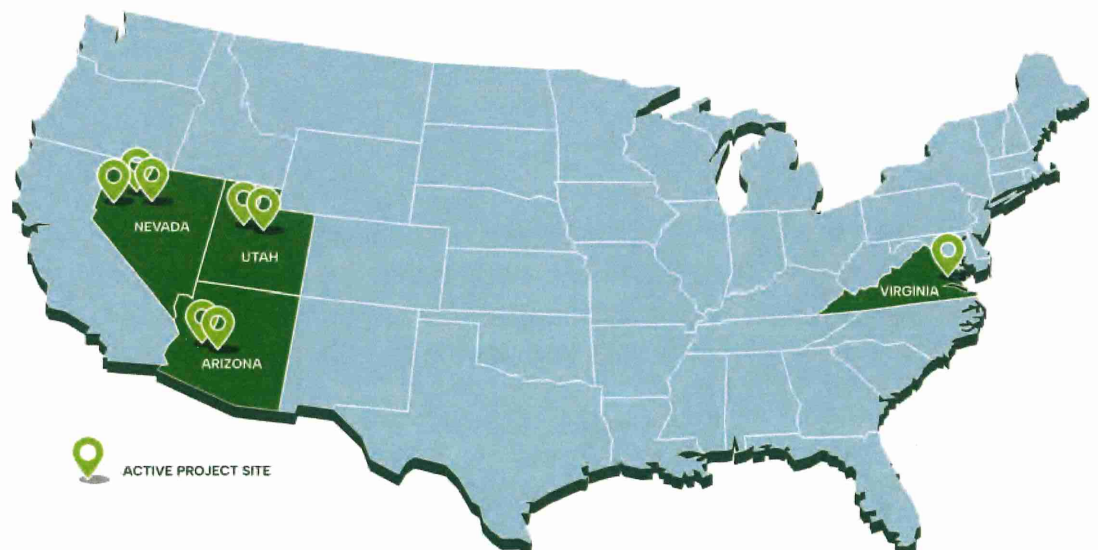
in multiple market across the US

Successful

**ENTITLEMENT** approvals in multiple jurisdictions

### Construction Development

Breaking ground on multiple projects



## HOW WE WORK AND ENGAGE WITH COMMUNITIES



We work closely with communities to create economic impact that directly supports local priorities. Revenues from data-center campuses contribute to better local infrastructure, schools, and services, with minimal traffic or municipal strain.



We work closely with local economic development departments to help establish diversified long-term local tax base, with permanent well-paying jobs and community investment that extends beyond our technology campus.



Our team works directly with energy companies to ensure that power resources are efficiently deployed and build dedicated substations.



We work collaboratively with municipalities to ensure that the development and infrastructure plans align with local priorities. Our long-term horizontal planning and community-first approach provides a strategic commitment from planning through development.



We work directly with state and local officials to develop a strategic approach to development that supports critical infrastructure improvements, job growth, and significant economic impacts locally, regionally, and statewide.



Our support teams work with data-center operators, local communities, landowners, and energy and technology companies to streamline a horizontal approach to technology campus development that aligns interests and priorities to benefit everyone.



# DATA CENTERS ARE AT THE CORE OF OUR DIGITAL CONNECTIONS

Data centers are buildings that house the Internet and are the foundation of the digital infrastructure on which our modern society and economy are built. Data centers are the foundation of our digital lives, enabling us to build an even greater future while powering virtually all of our daily activities, from streaming movies to purchasing products online, to accessing health records and joining video calls for work or school.

## When part of a thoughtful land use plan, data centers are good neighbors



### Tax Revenue

The data center industry is an important tax contributor to the US economy, making contributions at the federal, state, and local level that support the financing of important government and public programs and services. The industry's total tax contributions increased 50% in the five years from 2017 to 2021, going from \$66.2 billion to \$99.6 billion



### Economic Impact

In 2021, the US data center industry's total annual impact on US GDP was \$486 billion. For each dollar of direct value added in the data center industry, \$2.7 of value added were supported elsewhere in the economy.



### Job Creation

Data centers power our modern innovation economy and support a growing secondary ecosystem. In 2021, the US data center industry supported a total of 3.5 million jobs in data centers as well as in the construction, telecommunications, power infrastructure, technology manufacturing sectors, and more.

## HOW DATA CENTERS AFFECT OUR DAILY LIVES

Data centers bring substantial community benefits – from digital connectivity, economic development, jobs and economic opportunity, and responsible, engaged community support. Data centers are at the core of our digital world, connecting individuals and organizations to their digital lives.

## SKILLED, HIGH-PAYING JOBS

The data center industry has created and sustained employment over long periods of time, bringing jobs and new industries to the communities where data centers are located. Data center campuses create long-term construction jobs and every data center facility requires ongoing maintenance and operations support staff. The sector offers stable, high-paying jobs in areas like operations, systems engineering, networking and connectivity, controls and monitoring, and business support. The sector offers stable, high-paying jobs in areas like operations, systems engineering, networking and connectivity, controls and monitoring, and business support.

## MULTIPLIER EFFECT

Data center jobs also have an outsized multiplier effect. An independent analysis from PwC found that each direct job in the data center industry supported an average of 6.4 additional jobs elsewhere in the economy. This includes jobs in construction and industries that support other businesses in the community, such as hotels, restaurants, and retail.

## DATA CENTERS DRIVE ECONOMIC DEVELOPMENT IN LOCAL COMMUNITIES

The impact of data centers is widespread, contributing to local small businesses, supporting area schools, and bringing in tenants that introduce new industries to the community. The construction and ongoing operations of data centers mean years of business for local restaurants, hotels, rental car agencies, HVAC installers, and other small businesses.

**\$1**

in county  
services required



**\$13**

in local  
tax revenue

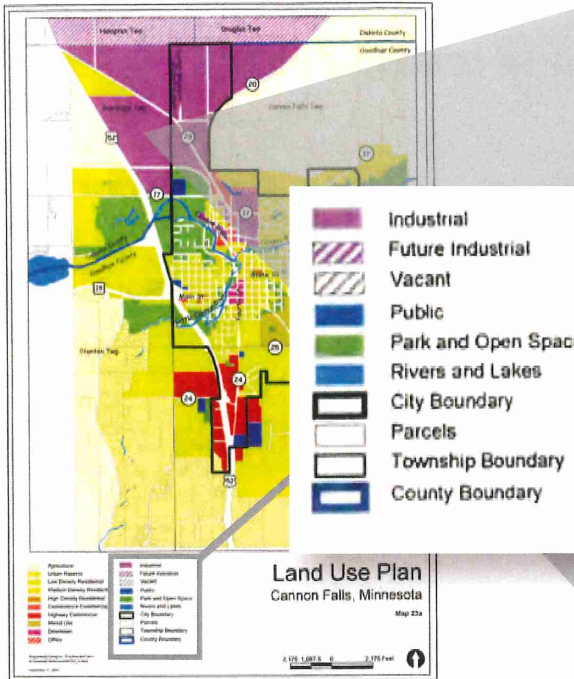
As data centers attract new opportunities and development to their localities, they also place less strain on community resources and local infrastructure than other types of development, like residential communities. For example, in Northern Virginia, data centers return as much as \$13 in local tax revenue to fund schools, social services, and other priorities for every \$1 they or their employees require in county services.

# CANNON FALLS TECHNOLOGY PARK PROPOSAL

## Cannon Falls Comprehensive Plan Future Urban Expansion Area

## Proposed Technology Park Land

Page 2.3. Approved November 6, 2003



## HOW COULD THE ADDITIONAL TAX GENERATION BENEFIT OUR COMMUNITY?

How taxes generated from this use are distributed will be determined by the city, School District, and County. Potential improvements that could receive the tax allocation could include, but are not limited to:

**Schools:** Building improvements, purchase of new technology, improve sports facilities, increase teacher salaries

**Emergency Services:** Improve or construct new facilities such as fire and police stations, purchase of new technology, training programs for first responders

**Infrastructure:** Water and sewer upgrades, road improvements

**Community Facilities:** New parks, new trails, improve park features such as play equipment, seating, shelters, and restrooms

**Government Employees:** Addition of police and fire personnel, retain existing employees and attract top talent for open positions

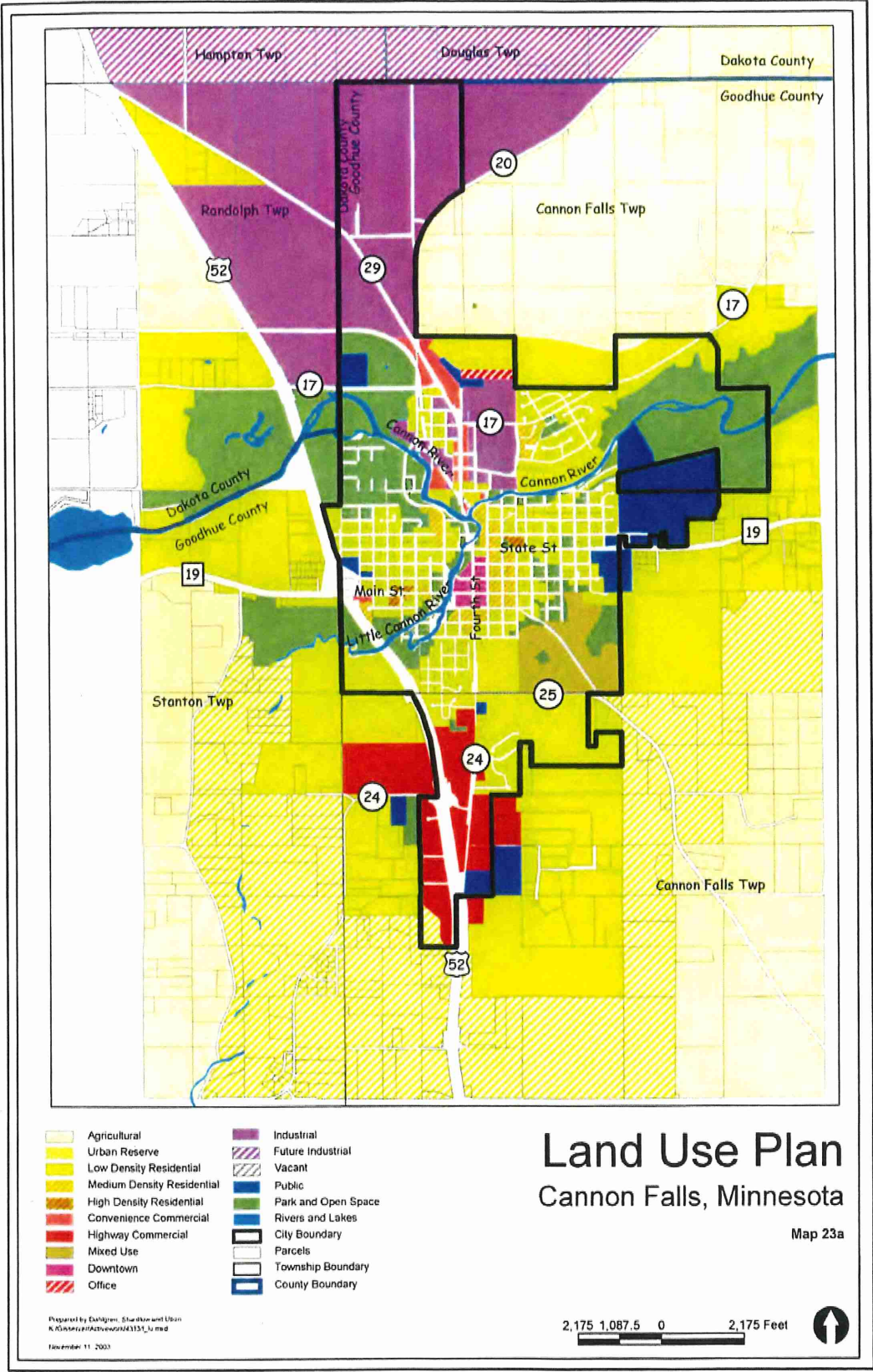
**Property Tax:** In many jurisdictions where data centers are located, property tax increases can be off-set by the tax contributions that can cover many of the overall budget needs

### Example at full build-out over a 20 year period

- Total Full Time Jobs: 275+
- Total Construction Jobs: ~1,500
- Total Capital Investment: ~\$10B

**Significant tax revenue will be generated that will benefit the local community, schools, parks and other public infrastructure.**





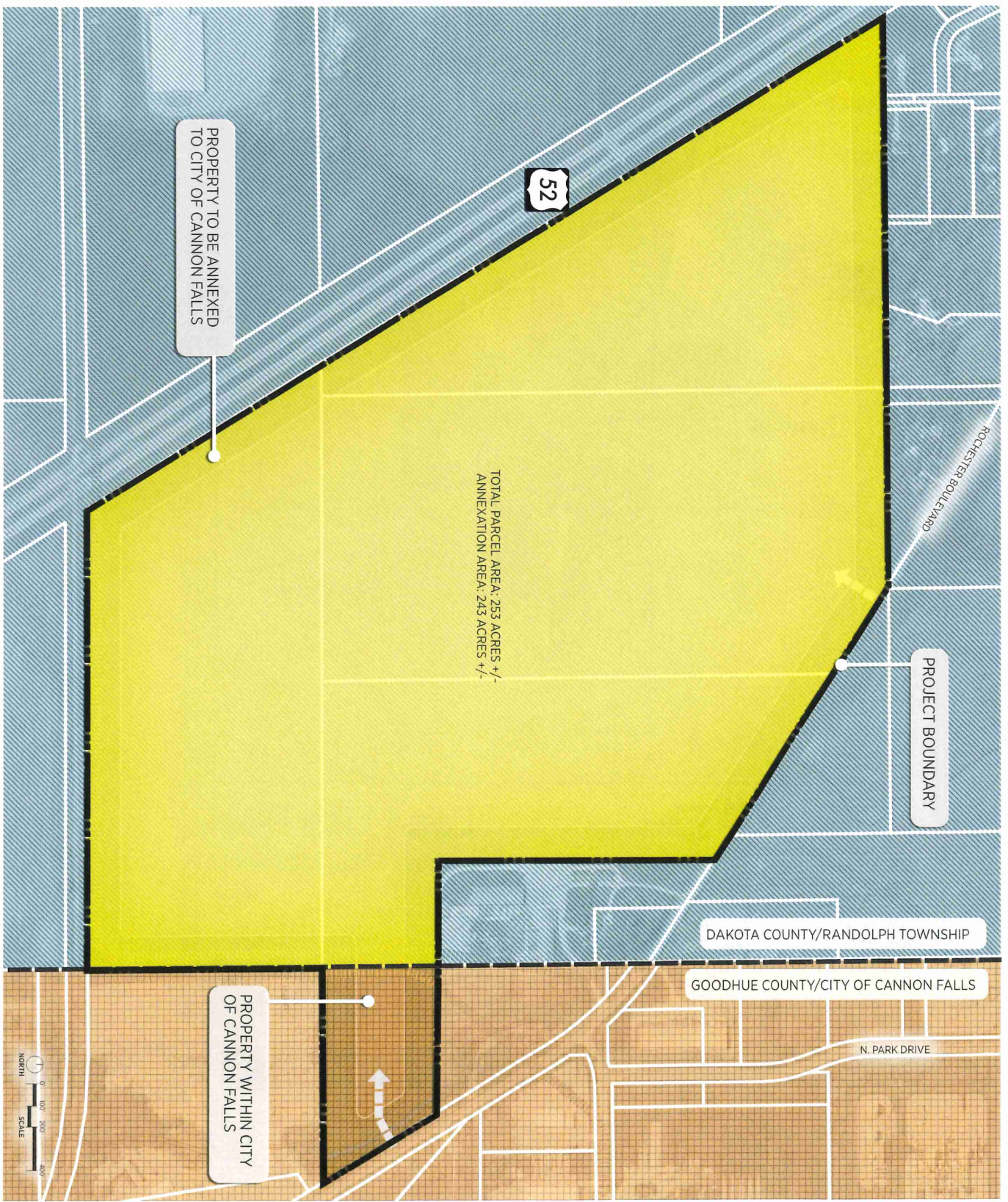


# CANNON FALLS NW TECHNOLOGY PARK

OCTOBER 2024 | DAKOTA COUNTY - CANNON FALLS, MN

## PROPERTY ANNEXATION

- ANNEXATION AREA
- DAKOTA COUNTY / RANDOLPH TOWNSHIP
- GOODHUE COUNTY / CITY OF CANNON FALLS



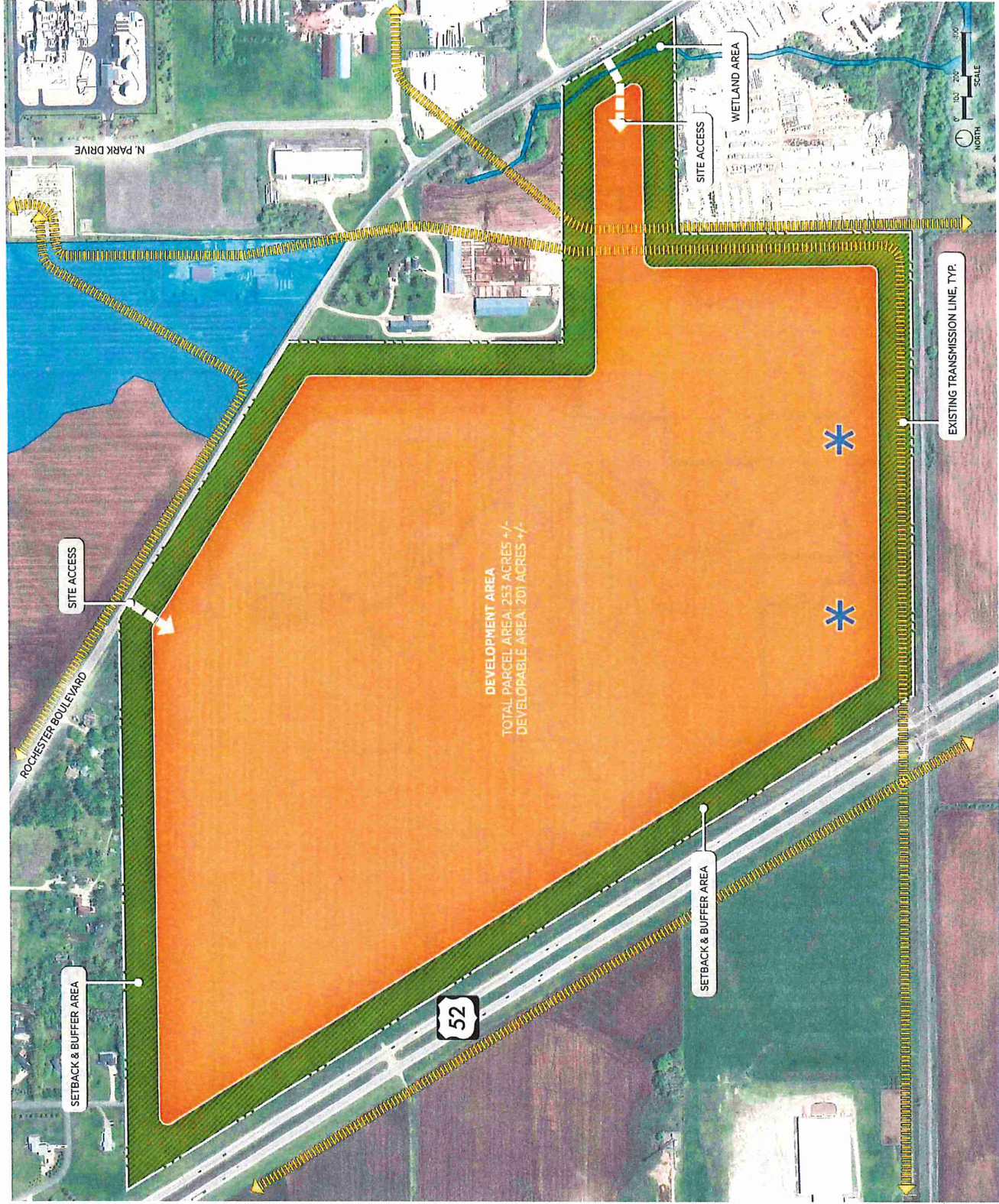
Property boundaries, developable areas and acreages are for planning purposes only and are subject to change.



**CANNON FALLS NW TECHNOLOGY PARK**  
 AUGUST 2024 | DAKOTA COUNTY - CANNON FALLS, MN

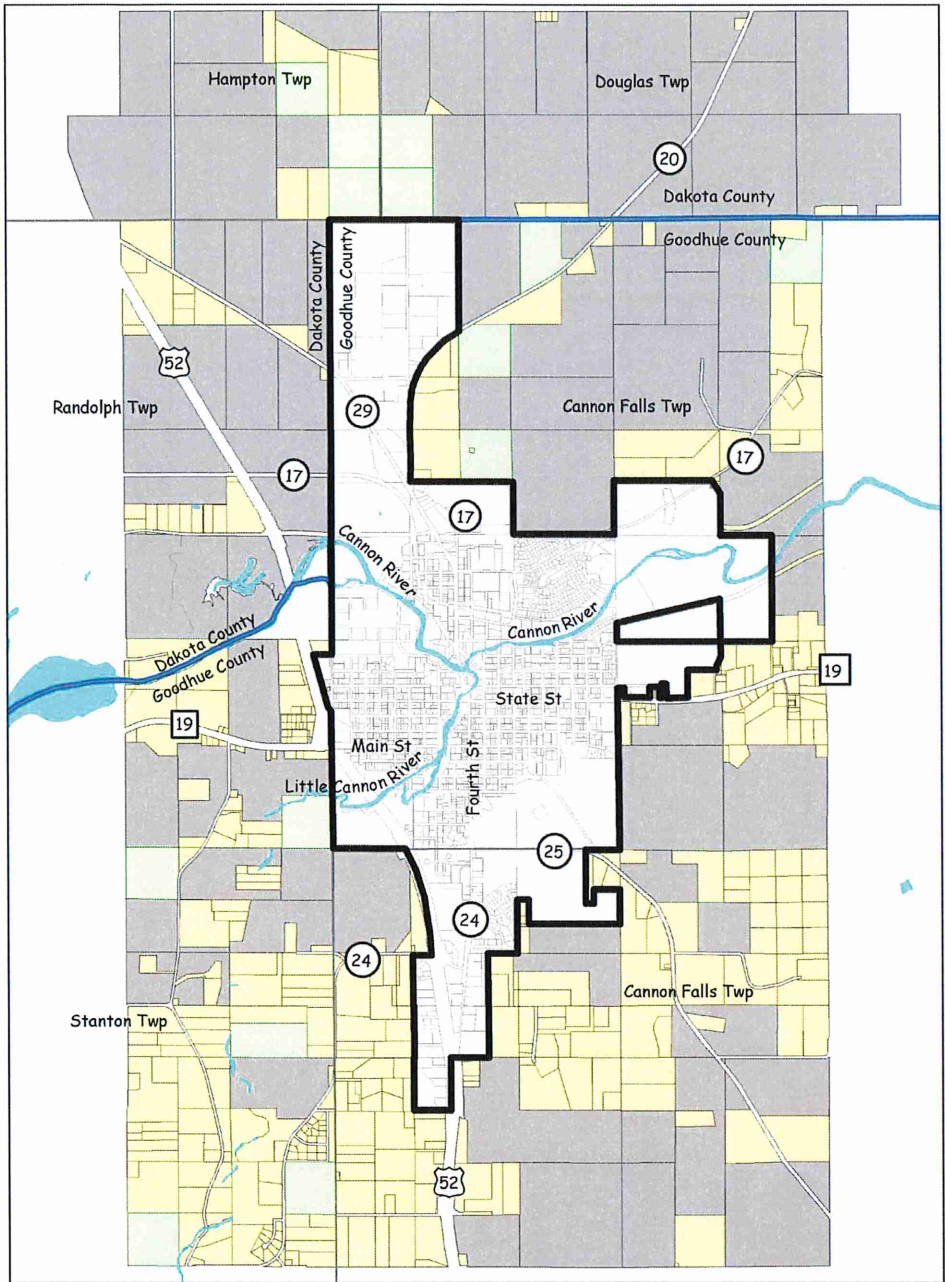
**CONCEPTUAL SITE PLAN**

-  DEVELOPMENT AREA
-  FLOODPLAIN
-  WETLANDS
-  EXISTING TRANSMISSION LINE & EASEMENT
-  POTENTIAL SUBSTATION



*\*Property boundaries, developable areas and acreages are for planning purposes only and are subject to change.*













# Parcels Less Than 40 Acres

## Cannon Falls, Minnesota

Map 8

-  Rivers and Lakes
-  City Boundary
-  Parcels
-  Township Boundary
-  County Boundary
-  Parcels less than 38 acres
-  Parcels between 38 and 40 acres
-  Parcels greater than 40 acres

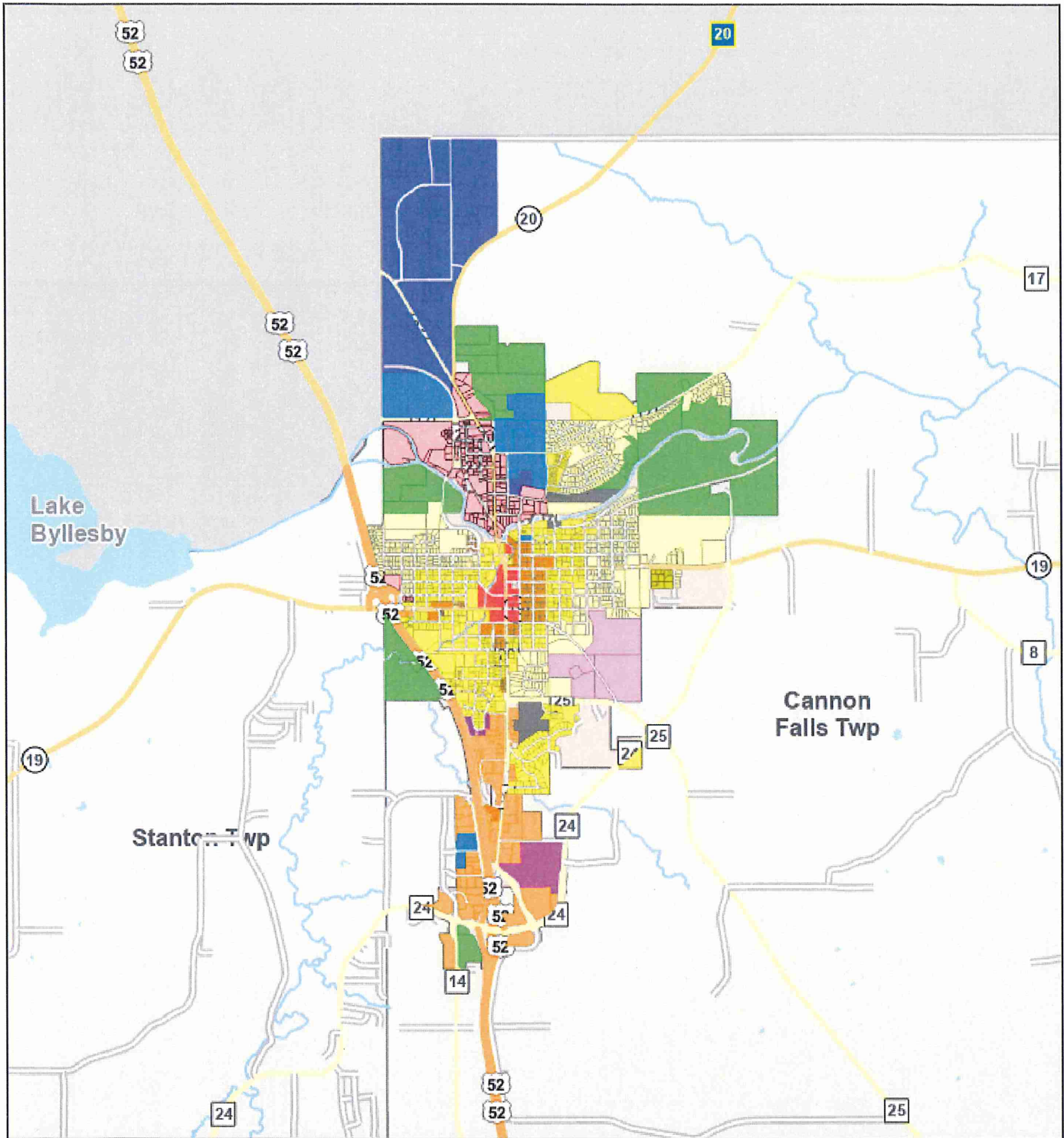
Prepared by Dahlgren, Shadlow and Liban  
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 April 22, 2003

2,000 1,000 0 2,000 Feet





# Land Use 2024



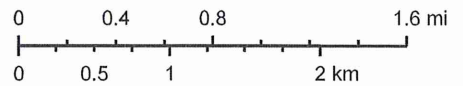
October 8, 2024

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**Cannon Falls Zoning**

- B-1, Central Business District
- B-2, General Business District
- I-1, Limited Industrial District
- I-2, General Industrial District
- PUD, Planned Unit Developmental District
- R-1, Single Family Residential District
- R-2, Single Family Residential District
- R-3, Medium Density Residential District
- R-4, High Density Residential District

- R-B, Residential Business District
  - R-M, Single Family Manufactured Home Park
  - RE, Residential Estate District
  - UR, Urban Reserve
- Goodhue County Roads**
- CEM; ; OCTY; OCLRN; CTRLN
  - CSAHP; CRP
  - SHWY
  - USHWY
  - Esri Major Roads







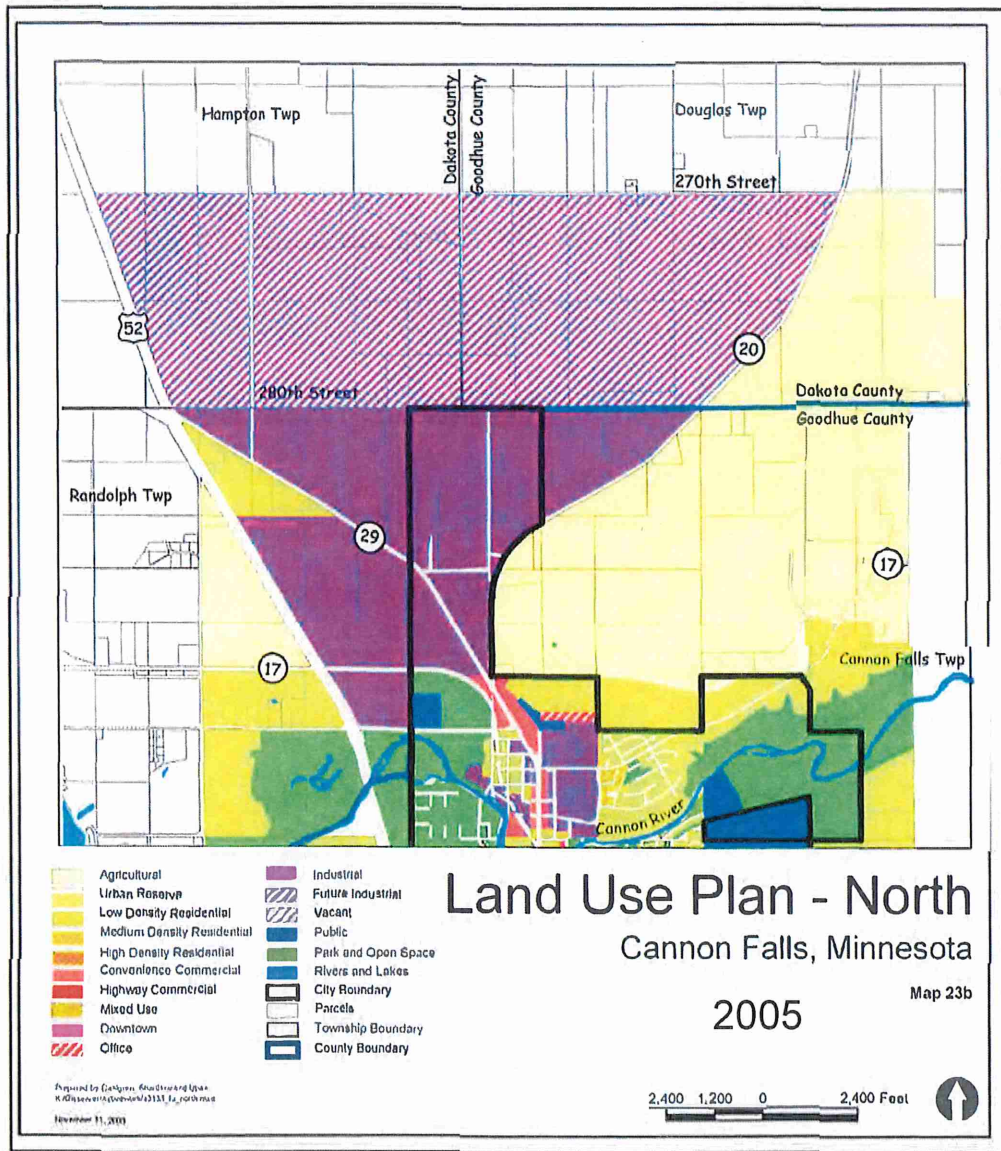


## Implementation Directions/Actions

The city needs to check its **zoning codes** to see that they implement the policies in the plan. If there are problems, the zoning code should be amended.

There should also be consistency between the plan's land use designations and the **zoning districts**. The district boundaries also need to be changed if they are found to be inconsistent with the plan.

Finally, the planning commission should follow the guidance of the comprehensive plan when providing recommendations to the city council on development proposals. All staff reports should contain a statement as to whether or not a proposal is consistent with the city's comprehensive plan.

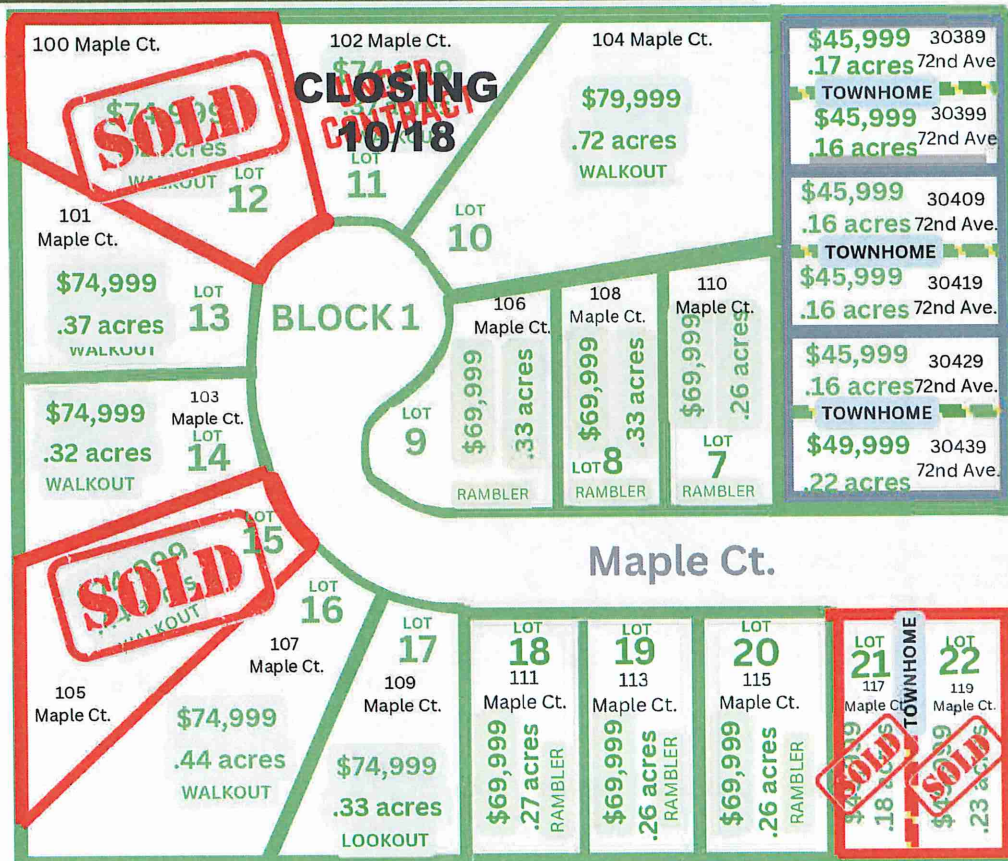




# HARDWOOD ESTATES HOME LOTS FOR SALE

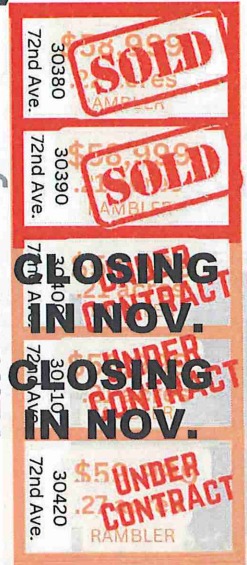
LOTS START AT

# \$45,999



LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6

72nd Ave Way

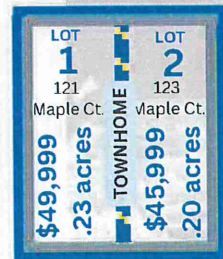


LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5

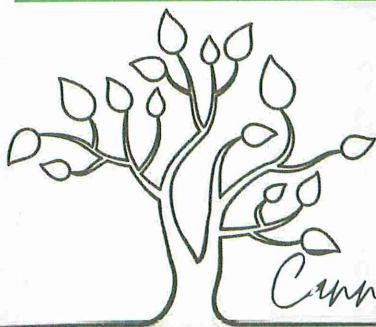
BLOCK 2

Maple Ct.

Maple Ln.



BLOCK 3



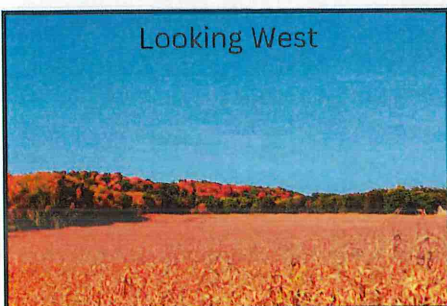
*Cannon Falls, Minnesota*

## HARDWOOD ESTATES

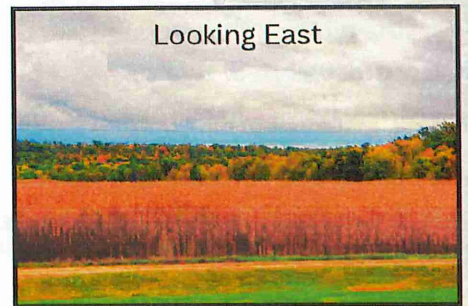
### DEVELOPMENT FEATURES

- Town Home Lots
- Single Family Lots
- Across from the CF Schools
- Choose your Builder
- Variety of lot sizes & prices
- Easy access to Hwy 52 South

Looking West

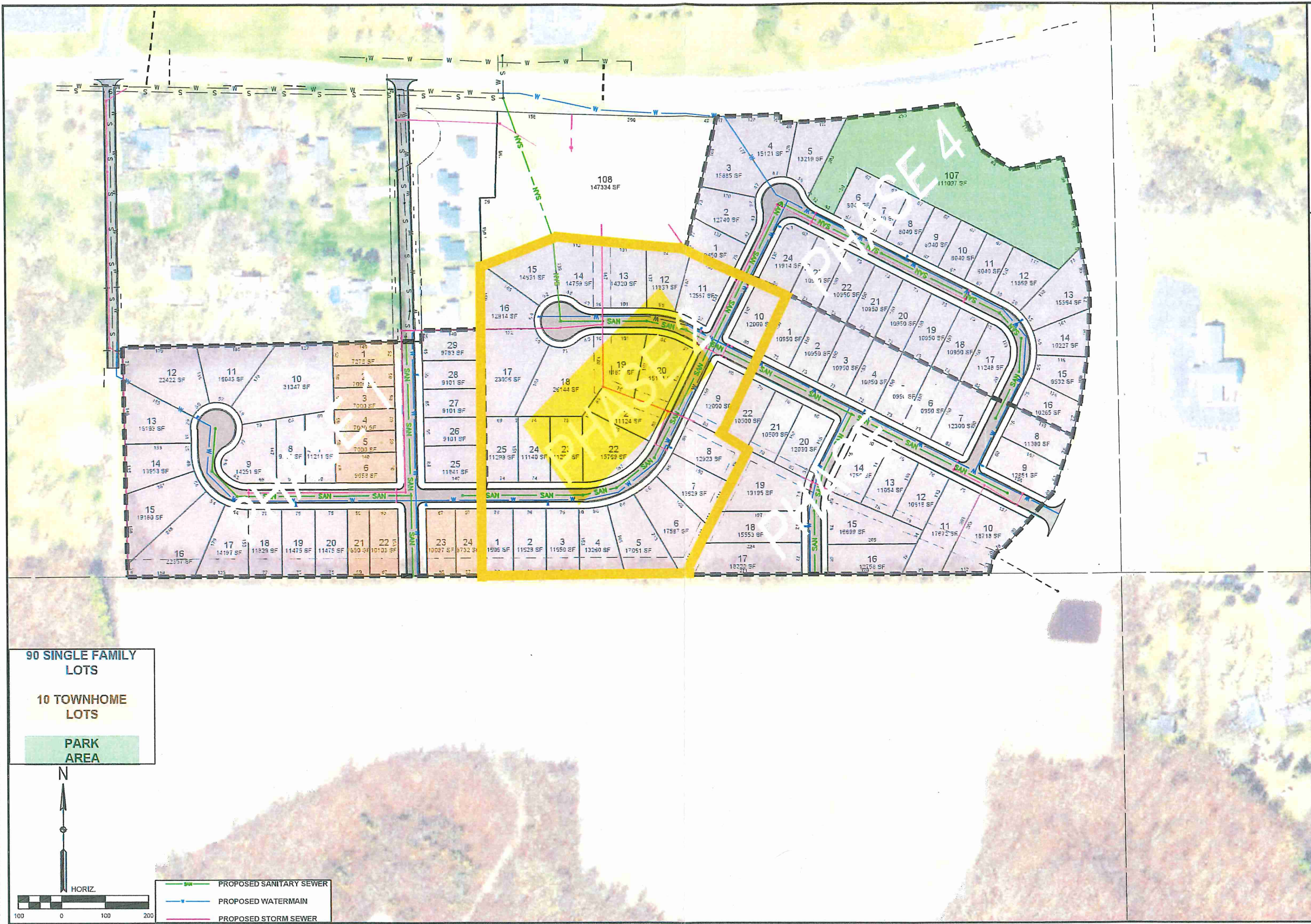


Looking East

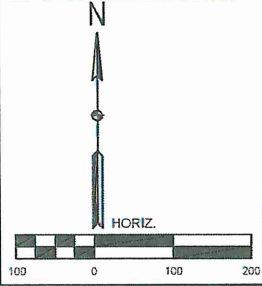




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90 SINGLE FAMILY LOTS  
 10 TOWNHOME LOTS  
 PARK AREA



PROPOSED SANITARY SEWER  
 PROPOSED WATERMAIN  
 PROPOSED STORM SEWER

**whks**  
engineers + planners + land surveyors

I hereby certify that this plan, specification or report was prepared by me or a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 PRELIMINARY ONLY - NOT FOR CONSTRUCTION  
 Name: \_\_\_\_\_ License No. \_\_\_\_\_  
 Date: \_\_\_\_\_

NO.	DATE	DESCRIPTION

HARDWOOD ESTATES SUB ANALYSIS - 2025 CONCEPT  
 CITY OF CANNON FALLS, MINNEOSTA  
 2025

SCALE: AS SHOWN  
 WHKS PROJECT NO. \_\_\_\_\_  
 DRAWN BY: JPP  
 CHECKED BY: BA  
 SHEET

1 OF 1