

AGENDA

City of Cannon Falls Project Team Meeting #3 City of Cannon Falls November 12, 2024

1. Annexation
 - a. Status on conversations with Randolph Township
 - b. Annexation applications
 - c. Review draft Schedule
2. Subdivision
 - a. Administrative process
3. Entitlements
 - a. Confirm development component timelines for (PUD, Prelim Plat, Rezoning, CUP, Final Plat, Development Agreement)
 - b. Can we combine Preliminary and Final stages together?
 - c. Concept Plan submittal plan
4. Utilities
 - a. General
 - i. The project area is designated as Industrial in the Comprehensive Plan. What is the approximate water supply the City anticipated for Industrial use?
 - ii. Any other City Studies underway or needed?
 - b. Water
 - i. Review City System capacities/plans
 - a) Confirm 1.3 MGD of available water in existing system
 - b) Demands and peak day usage
 - i. Onsite storage to provide buffer between available system water and Peak days
 - c) Available system instantaneous flows (GPM) and required duration for fire flows
 - d) Proposed Water Tower coordination, timeline
 - e) City Water Model Study
 - ii. Pipe Infrastructure: County Road 29 Main Extension
 - a) Public Watermain Extension from 5th St N (approximately 2,000-ft) to Holiday Ave
 - b) Existing main capacity at Holiday Ave and 5th St N
 - iii. Other anticipated future upgrades or pipe upsizings to accommodate future growth? City's input on improvements w.r.t. W/WW demands
 - a) Potential improvements needed
 - b) Alternatives:
 - i. On-site water well based on MN DOH Well Index.
 - ii. Others?
 - c. Sanitary Sewer
 - i. City System capacities/plans

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- a. 600k of sanitary capacity in existing system as discussed with City of Cannon Falls.
 - b. Wastewater Demands & Peak Daily Flow
 - ii. Wastewater Quality
 - a. City's Major Parameters for discharge Quality into treatment facility
 - b. Site effluent dependent on cycles of concentration and pretreatment
 - c. HVAC systems have certain parameters for water quality
 - iii. City Wastewater Model Study
 - a. Wastewater treatment facility upgrades
 - b. Potential downstream infrastructure upgrades. Timing
 - iv. Pipe Infrastructure: 8" Sanitary Stub with lift station exists in Holiday Ave across County 29 Blvd
 - a. Public Sanitary Extension potentially from lift station near Kate's Place (approximately 3,500-ft).
 - v. City's input on improvements w.r.t. W/WW demands
 - a. Potential improvements needed
 - b. Alternatives
 - d. Stormwater
 - i. Citywide goals & requirements
 - ii. Potential offsite runoff from parcels to the north – confirm parameters and assumptions
 - iii. Stormwater connection exists in Holiday Ave across County 29 Blvd: what were they sized for?
 - e. Escrow fees and utility study agreements
 - f. Cost share or TIF opportunities for extension of public infrastructure
5. Traffic Study
- a. KH conducting TIA as part of AUAR
 - b. TIA Scoping
6. Dakota and Goodhue County Coordination
- a. County 29 Boulevard coordination to provide Sanitary and Watermain extension to the City within the County ROW.
7. AUAR
- a. Share AUAR schedule
 - i. Targeted draft AUAR order & scoping document for City review 12/19
 - ii. RGU Approval-Township mechanism for authority approval
 - b. Scenarios

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November 12, 2024

8. Project Schedule Look Ahead

- AUAR + Traffic Study October – December 2024
 - *draft order & scoping document to City for review by 12/19
 - *draft AUAR to City for review mid-January
- Rezoning Submittal (w/ Plat) April 29, 2025
- Dakota and Goodhue County
Plat Commission July 9, 2025
- Annexation Township Submittal January 28, 2025

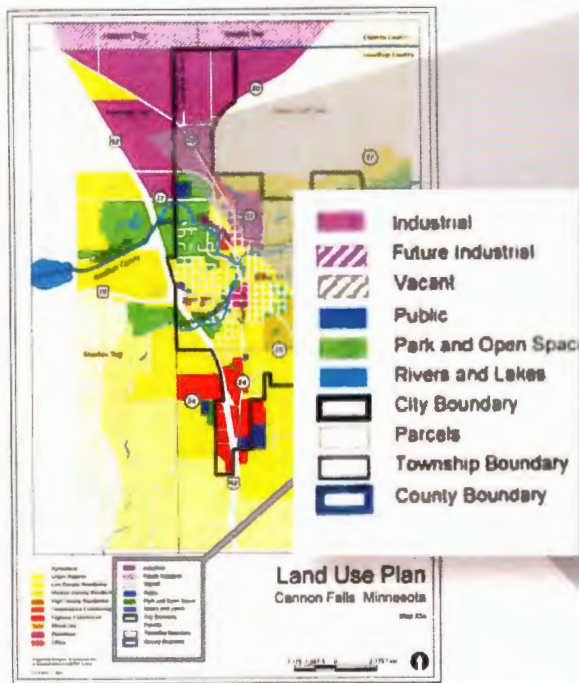
9. Next Steps / Action Items:

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.

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.

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.



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

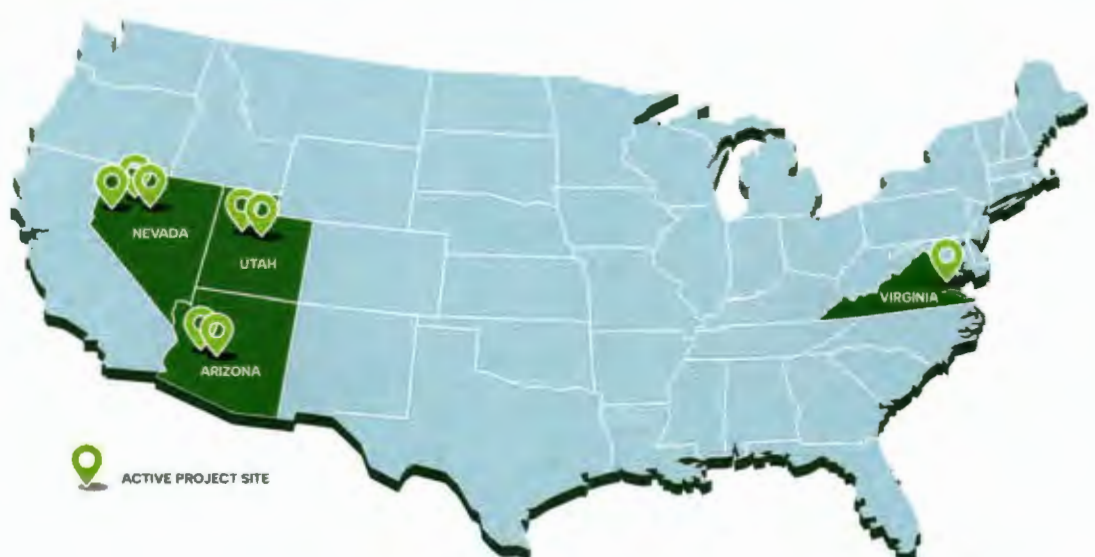
in multiple market across the US

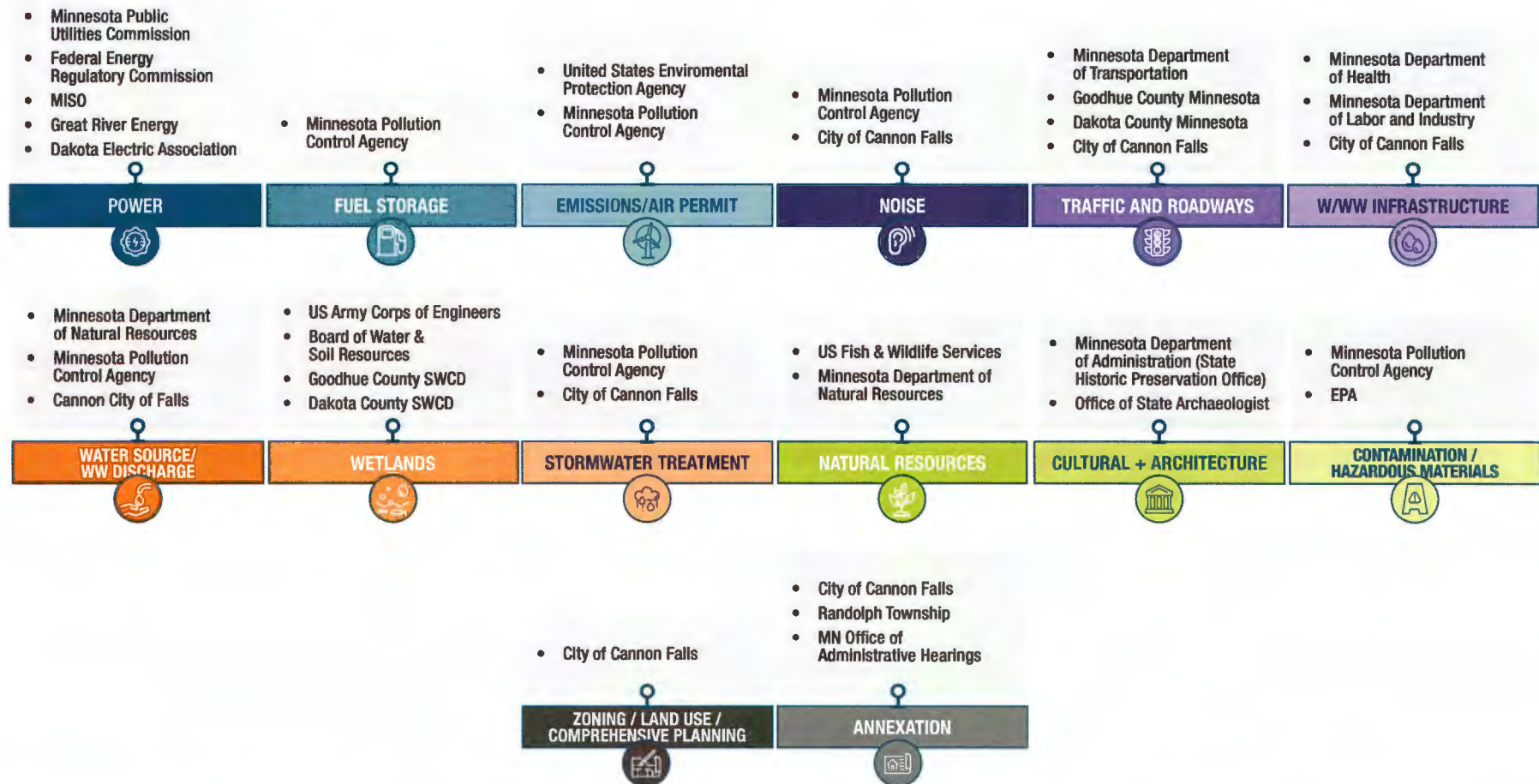
Successful

ENTITLEMENT approvals in multiple jurisdictions

Construction Development

Breaking ground on multiple projects





ENVIRONMENTAL DOCUMENTATION - Minnesota Environmental Quality Board (EQB) for EIS/AUAR/EAWs

| Timeline | Start Date | Finish | Council/Board Vote | April | May | June | July | August | Sept |
|--|------------|-----------|--------------------|-------|-----|------|------|--------|------|
| AUAR | | | | | | | | | |
| Adopt Final Order | 4/15/2025 | 4/15/2025 | Y | | | | | | |
| City Staff AUAR Draft Review | 4/16/2025 | 4/25/2025 | N | | | | | | |
| Tract Community Meeting | 4/29/2025 | 4/29/2025 | N | | | | | | |
| 30 Day Public Comment Period | 5/27/2025 | 6/26/2025 | N | | | | | | |
| City Adopts Final AUAR | 4/15/2025 | 8/19/2025 | Y | | | | | | |
| Annexation/Plat/Development Agreement | | | | | | | | | |
| Water and Wastewater Studies | 4/1/2025 | 5/27/2025 | N | | | | | | |
| City Admin shares Council Update on the decision making process and timeline | 5/6/2025 | 5/6/2025 | N | | | | | | |
| Joint Council Planning Comm. Work session to discuss decision making process | 5/20/2025 | 5/20/2025 | N | | | | | | |
| Annexation application received - 60 day deadline possible 60 day extension | 5/27/2025 | 7/26/2025 | N | | | | | | |
| Township Annexation agreement discussions | 6/2/2025 | 6/13/2025 | N | | | | | | |
| Plat/Subdivision Application - need 120 days | 6/6/2025 | 10/4/2025 | N | | | | | | |
| Council Work Session to discuss annexation, plat, development agreement | 6/17/2025 | 6/17/2025 | N | | | | | | |
| Staff review, take stakeholder input | 6/18/2025 | 7/9/2025 | N | | | | | | |
| Planning Commission Plat, PUD, Development Agreement - Public Hearings | 7/14/2025 | 7/14/2025 | N | | | | | | |
| Annexation Resolution Approval - Council | 7/15/2025 | 7/15/2025 | Y | | | | | | |
| Submit Annexation to Goodhue <i>Dakota</i> County | 7/16/2025 | 9/2/2025 | N | | | | | | |
| Council Public Hearings | 8/5/2025 | 8/5/2025 | N | | | | | | |
| Final Joint Work Session on Plat, PUD Development Agreement | 8/19/2025 | 8/19/2025 | N | | | | | | |
| Final Planning Commission Approval | 9/8/2025 | 9/8/2025 | Y | | | | | | |
| Final City Council Approval | 9/15/2025 | 9/15/2025 | Y | | | | | | |

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