



RAEDEN specializes in the adaptive reuse development of data centers from existing buildings.

RAEDEN's Co-Founders established the company in 2019, merging decades of data center development, operations, and real estate expertise into an industry-leading platform.

RAEDEN's brand, business, and model defines PARTNERSHIP at every level.

# EXAMPLE REDESIGN RENDERING



# Why Adaptive Reuse?

## Reduce Carbon Emissions

- **New Construction** accounts for 23% of total carbon emissions.
- **Adaptive Reuse** of the core and shell of the Gibraltar McLouth site, saves 50-75% carbon emissions.

## Reduce Landfill Waste

- **Demolition Debris** contributes to landfills and air pollution.
- 600 million tons = **Total Construction Debris** generated in the United States in 2018.

## Transform Vacant Structures

- Vacant properties often attract crime and waste, lowering the value of nearby properties.



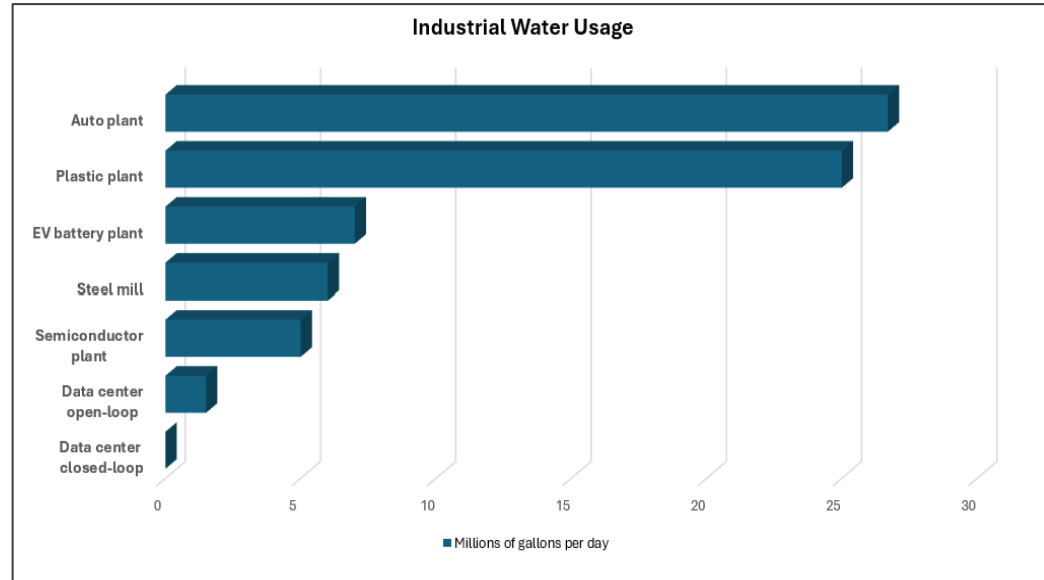
## Energy Partnership NOT Impact

- RAEDEN pays 100% of any utility (DTE) upgrades needed to deliver power.
- RAEDEN's planned data center redevelopment will use power MORE EFFICIENTLY than any other building in Michigan.
- Efficient use of large amounts of power REDUCES cost for local customers.
- RAEDEN will SELF-GENERATE additional, non-nuclear power and in Partnership with DTE will deliver more power than needed by the Data Center.
- RAEDEN and DTE ensure Gibraltar and surrounding communities never lack required energy.
- RAEDEN's Data Center Design provides support and relief for DTE and local residents during high energy use times of year.



# Data Center vs Industrial Water Usage

- RAEDEN's Gibraltar data center will use a Closed Loop Cooling System.
- Closed Loop Cooling Systems use less power/energy and require **ZERO daily water replacement**.
- Closed Loop Cooling Systems generate **ZERO daily wastewater impact**.
- Water waste will only apply to "convenience use," such as bathrooms and kitchen for staff.
- RAEDEN's Data Center Development will use 0.01% of the water needed by previously considered developments at the same location.





# Environmentally Responsible Community Sensitive

Data centers DO NOT use hazardous materials and RAEDEN data centers operate at the highest levels of environmental and community consideration.

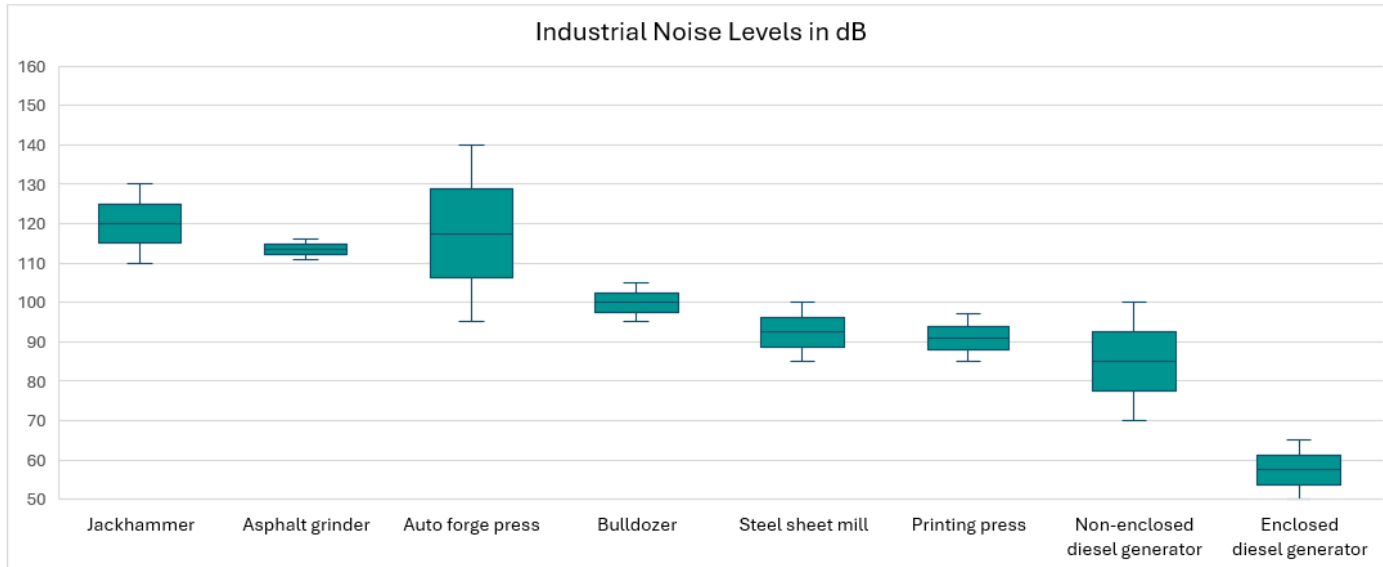
- RAEDEN will immediately clean up and remediate all current and previous use of the building and the site – Computers don't like chemicals or hazardous materials.
- NO Water Consumption
- NO Wastewater
- NO Noise Issues (all systems designed and operated below decibel limits)
- NO air quality exceptions required
- NO soil contamination



# Making (no) Noise

**Operational Partnership** – RAEDEN will request input from the City of Gibraltar and the surrounding community for desired time(s) to run the generators monthly.

- Backup Deisel Generators = The **only** noise emitters on site
- 15 – 60 Minutes = MONTHLY Generator Use
- **ATTENUATION** – RAEDEN will install screening around the generators and purchase enclosures for each generator





## Existing Local Relationships

- RAEDEN's a Bedrock Technology Partner (5+ years) supporting the redevelopment and revitalization of Detroit.
- RAEDEN's Adaptive Reuse Platform (partnered with Bedrock) improved Internet Service for everyone through Downtown Detroit and the Greater Detroit Region.
- LOCAL – Raeden hires all local trades (Ex. Partnered with Hatzel & Buehler Electrical) to build and operate the Data Center.



**BOSCH**





# Jobs: 60 – 200 Full Time, Part Time, & Partner Jobs Required

Data Centers require dedicated and partner jobs involving local skilled and unskilled labor – unskilled labor gains invaluable experience opportunities to grow into skilled labor.

## DIRECT DATA CENTER



- Engineering  
▪ 10-20 jobs
- Operations  
▪ 15-30 jobs



- Security  
▪ 10-20 jobs
- Corporate Admin  
▪ 3-10 jobs

## DATA CENTER CUSTOMER



- Network/Computer  
Tech/Software/Admin  
▪ 8-20 jobs

## VENDOR SUPPORT



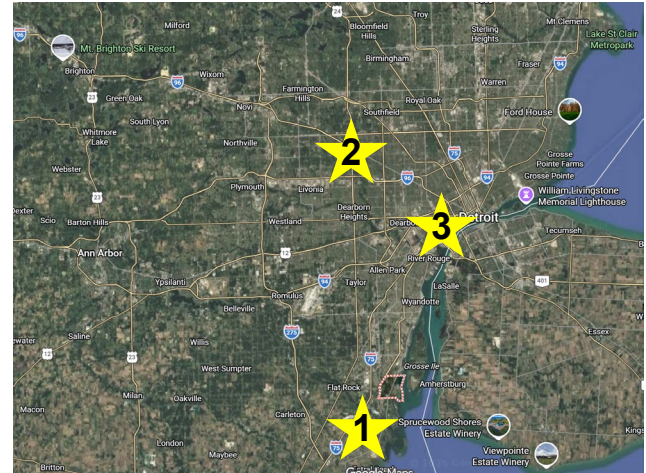
- Power Equipment Maintenance
- Cooling Equipment Maintenance
- Software Systems Support
- Building Maintenance
- Landscaping

All local companies will need to hire staff and increase hours to support



# Why Gibraltar (and Greater Detroit) Benefits

- 4,400,000 = Number of people in the greater Detroit-Warren-Ann Arbor region (includes Gibraltar)
- 14<sup>th</sup> Largest Metro in the United States
- 12,000,000 – 16,000,000 Internet Connected Devices in the Greater Detroit-Warren-Ann Arbor region (includes Gibraltar) – Cell Phones, Laptops, Watches, Tablets, etc.
- 99% of all Americans use at least one AI tool weekly
- 77% of all cell phone apps use AI to function
- 0 = The number of AI Inference Data Centers in Greater Detroit-Warren-Ann Arbor region (includes Gibraltar)



1 = Gibraltar 2 = Southfield 3 = Metro Detroit  
The three (3) most important areas for the Internet in the Region

RAEDEN's Data Center clients for Gibraltar will provide Inference AI services to the entire greater Detroit-Warren-Ann Arbor region (includes Gibraltar).

All current Inference AI Services come from The NFC North..... None Locally

Inference AI in Gibraltar will improve everyday use of Internet Connected devices by **60% - 80%**.