

Jason Green, Raeden

sand plenty of seats, water time. So, uh, my name is J. I'm the co-founder and chief operating officer of, I think everybody knows why we're here. So, fully understand that this is meant to be a town hall setting and meant to be a forum. Um, the end of the day is that, in my mind, is that if you've got concerns about something on the forum to understand whether those concerns are merit,

Jason Green, Raeden

whether they're valid whether they're not valid, or even just have dialogue, then it's difficult, so what I want everybody to know here is that I'm a firm believer in free speech. that's why we're here, so say whatever you want. You can say anything you want. I would hope that we're going to be respectful about things, which means that even if you're emotional about it, it's okay. I'm here for it. We have nothing. I have nothing, so we'll talk honestly and transparently about We're more than happy to provide follow information to everybody. The goal here is that this is meant to be a community town hall for exactly that purpose.

Jason Green, Raeden

Uh, what we're going to do is we've got a microphone. Um, I'd like to just kind of give a little bit of, maybe some ground. Rules, just so that we're all getting heard. And it may be that only one person has something to say. It may be that somebody, or folks here, really just want to take a nap and talk for a while. We could do that. Um, maybe everybody has something to say. The end of the day is we'll begin with the premise that there are going to be a number of folks that have things they want to discuss, and we've got to explain those. Um, I've been in tech for a long period of time.

Jason Green, Raeden

A little bit of background on me for a high school teacher. I've spent a lot of time doing community based work that should mean nothing in terms of this

Multiple Speakers

project, other than I've got sensitivity

Jason Green, Raeden

in terms of what education means. So I'll give one piece of background here. I do this every day, meaning data centers, data center infrastructure, IT, computers, things like that. I've known this 25 plus years. I'm empathetic with the fact that many of you may not know anything. So from that realm is that we got to explain things. So basically take some time.

Multiple Speakers

If you don't understand something, just go out and get it. You're like, Hey, I heard what you said that made absolutely no sense. Make me say it again.

Jason Green, Raeden

And so if we're not walking out of here where there's a scenario where we don't have to agree with each other, but you're not getting the information you want, then I failed in that regard. So the goal here is to be here from a knowledge base. Okay. Uh so before we go into ground rules, I'm going to give just a little bit of background on rating. So I'm just give an understanding as to what the company is and what we do. And then we'll talk about how we get everybody engaged in this. Don't form beyond that. There is a slide deck. There isn't some slip presentation. I'm not reading off two cards. I don't prepare anything. U obviously, and if I was that good, I could memorize all this, and I wouldn't be here.

Jason Green, Raeden

So this is meant to be dynamic. It's meant to be engaged what it's supposed to be. So what is it? Raeden is a data center developer and operator. Data centers are buildings where computers live. So for lack of a better term, it's basically public storage for computers. Not public because anybody can put a computer there, but for businesses that need to put their computers in a specific location. They have to go in a very specific building. Those buildings require power. They require some form of air conditioning, and

Multiple Speakers

then they require other

Jason Green, Raeden

conventional aspects of them to operate and function properly. That's what data center. You probably don't know. You have data centers all throughout these regions here. You're in the greater greater Detroit all the way through Ann Arbor region. There's 4.4 million people in this region. You have another data center. They've been here for a long period of time. Some are private. Some are what's called public. means that they can do the ones that we can live in, the ones that we function where basically they're built, and any company can come and put their infrastructure there. We

Multiple Speakers

talk about infrastructure,

Jason Green, Raeden

talk about computers. So in the world in which we live, whether we like it or not, technology is driving so much,

Multiple Speakers

and I'll ask a question. You don't have to share by the show of hands, but if you

did, I'd be interested. Anybody here knock on a cell phone?

Jason Green, Raeden

Well, then you're wildly connected and everything you do is part of that internet ecosystem, if you will, that technology ecosystem. Without data centers, none of that functions. Doesn't mean you have to like it. Doesn't mean you have to go home and be like, no, I didn't buy a data center, teacher. No, it doesn't mean that at all. It just means that by definition, the things that you do every day require some form of a data center somewhere to function. Do you pay your bills online? Do you receive any notices via email?

Jason Green, Raeden

Do you use email? Do you watch TV from a streaming service? It all requires data center, so it doesn't mean the data center needs to be here. We'll talk through why it's here. Doesn't have to be here. You guys can tell me we don't want it. Jason, leave, never come back. It's fine, and I understand. And and you're not going to hurt my feelings, but I think it's part of the discourse. It's part of the dialogue is in this company, what we do is we build these buildings.

Jason Green, Raeden

We enable that technology to exist, and we operate them. There isn't anything more complicated than that. The companies that are our customers are names that you know. I don't mention those out loud. We have NDAs in place, but they're companies that you all know by name all day long. They need places to put that computer equipment. Our job is to go and build those and develop those.

Speaker 7

Did you say there's NDAs in place?

Jason Green, Raeden

We have NDAs with our customer. Yes.

Speaker 7

We have to Okay.

Jason Green, Raeden

Yeah. I mean, every single

Multiple Speakers

engagement non-disclosure. Yes.

Jason Green, Raeden

My apology. Non-disclosure. Exactly. And there's reasons for that, so one thing that you may not know is, is that

Multiple Speakers

the way the internet,

Jason Green, Raeden

the internet functions

Multiple Speakers

is, there's all these different what we call nodes. There's all these areas

Jason Green, Raeden

where equipment that Verizon, AT & T, T-Mobile, and companies you've never heard of, they put equipment that makes the internet function. The maps that show where all those fibers and all that conduit goes. In

Multiple Speakers

some cases, it's

Jason Green, Raeden

national security because if

Multiple Speakers

they're known where they go, that could be a bad thing. That's why we ended. So, there's got to be some governance around.

Jason Green, Raeden

So, what does RA do?

Multiple Speakers

So, we go

Jason Green, Raeden

through, and we have a large repository of assets that we're familiar with, and some that we don't know about. Our customers may say things like, Hey, we've got a real need to deliver more of our services to the greater Detroit region. Can you, Raeden, go find us a suitable place where we can go buildings? So, we go. Now, what I will tell you is that Raeden has been in your market, in your region, for more than 5

years. It was on the board here. We have a partnership with Bedrock. We work in Detroit. We've delivered assets in the town of Detroit, the city of Detroit, that have enhanced internet service.

Jason Green, Raeden

We work partners to help some of their buildings function as So,

Speaker 7

you're the middleman.

Multiple Speakers

I know. Yes. Yeah. Yeah.

Speaker 7

I I have to say it. I'm sure most people are thinking it. Why does there need to be protections for this faceless being, and you're just the middleman? Because that tells me no accountability.

Jason Green, Raeden

Well, that's a good question. So the end of the day is, is that the customers are putting data and information there that has very specific usages.

Multiple Speakers

Your data by the way, let's say that it's

Jason Green, Raeden

different information for your medical information. No one should know where your medical data is stored. It's not allowed. So when you look at these companies that we're not talking about proprietary information to go play a video game online, we're talking about information that has a lot of different aspects of use. And these companies have to have protections, otherwise and they're vulnerable. So they're vulnerable to cyber attacks. They're vulnerable to things where the internet can be a wildly challenging place, so they have to be protected.

Jason Green, Raeden

If it's known, I'll give you the example. Are you familiar with the AT & T data center that had a gentleman drive a car into it and was either Nashville or Memphis, Tennessee a couple years ago, but got all the internet

Multiple Speakers

in the southwest or southeast. That's building. That's not a good thing.

Speaker 5

So, you're putting up something. Absolutely not. No.

Jason Green, Raeden

Absolutely not. So, the end of the day is that companies need to have protections as computers. It's expensive. There's a lot of equipment to go into AT & T.

Speaker 7

They, of course, are living.

Unknown

Yes. Okay. I apologize. a little closer. You want closer this way. Is that right? Okay. I appreciate this.

Jason Green, Raeden

What I would like to say is you'll be you hear all the time of data breaches in banks, and everywhere else that is supposed to be secure, and you say this is going to be How can it be guaranteed that this will be secure? We've got people hacking all the time and computer systems.

Unknown

It's a very good question. So here's later, right?

Speaker 2

So what we're going to talk about is that a data

Jason Green, Raeden

center is the infrastructure side. This is the Is that better? Can you grab it? Okay. So the data center itself is a building. It's got power to it. It's got air conditioning. And then the customer goes and installs their computer equipment. They are responsible for managing that equipment. So, what we typically call the term is a server. So think of just a homebased computer that you would typically use a laptop of some kind. This is the commercial. It's the big.

Jason Green, Raeden

So in these buildings, these Can you hear me if I just talk to you

Multiple Speakers

like that?

Jason Green, Raeden

You can't in the back. Okay. All right, we're going to try

Speaker 2

to make Is that still protected or no? Or is it just out of here?

Jason Green, Raeden

It's in and out. It's in and out. We're going to try to do our best. So, the computers that are inside of these buildings, they're operated by the business. So, it's Google, it's PA, it's Microsoft, and many other companies. They're managing their own computers. The data breaches that you're talking about are not physical. There isn't someone who walks in there and goes into one of these buildings and commits that Nina's act and then there's a breach. It's all over the internet. Those companies, they put their own processes, their own securities, their own layers in place to protect your data.

Jason Green, Raeden

If they have a breach, then there's been a problem with their systems. What we do is we're literally like janitors. We build the building. We operate the building, so that the computers have an ideal state to work in. They need computer. They they need power. They need cooling. They need an environment that is a clean space to function. That's what we're doing. The operations inside of the building, in terms of the actual computers, that's dependent upon the individual customer.

Unknown

Yeah. So, how can we protect that? We can't protect.

Jason Green, Raeden

It's not our responsibility, ultimately.

Unknown

We don't have to deal with it.

Jason Green, Raeden

Well, keep in mind the services that are operating through the data center, that we're proposing here could be any one of a number of different types of services that may not even be direct to you. So, your bank, for example, is not our customer. Your health care system is not our customer.

Unknown

I know. What, what this entails, is going to open us up to this kind of thing.

Jason Green, Raeden

A actually, it doesn't. So, it's a really good question. So, you are not exposed by a single data center in your area that may have some form of a breach. And by the way, one data center isn't the central location of all of the service. So, like if you ever use a Google Maps for example, there isn't one data center that makes Google Maps work. There isn't one data center that makes Alexa work. These are multiple data centers all over the United States that all come together to deliver a service.

Jason Green, Raeden

So in the event that one of those facilities was compromised, even one, the rest of them are going to protect the overall service. So

Multiple Speakers

you're not isolated where in this area

Jason Green, Raeden

something that would be operating out of that data center represents any inherent risk to your use of the internet.

Unknown

Yeah,

Jason Green, Raeden

but it is still subjected to that even though it would be by itself there will be subjected to it every every data center is so that it very small as far as well know it's a good point, there is there has to be physical security, so these sites are going to hire a number of jobs that are required to provide physical security services regular people, unless you're authorized, can't go in a data center because you could create problems.

Jason Green, Raeden

So from a physical security perspective, we need to hire a number of jobs that are going to entail keeping track of the people that come in and out, whether they're vendors, or otherwise, or just the regular public. It's going to be a secure facility. So physically, we're making sure that no one is going to physically compromise the

Multiple Speakers

facility on the cyber side.

Speaker 9

Are these local residences going to be hired?

Jason Green, Raeden

We don't hire from outside the area.

Multiple Speakers

Okay. So it does. So as one of the slides shows here, we're going to

Jason Green, Raeden

hire at full build between 60 and 900 full-time jobs.

Speaker 3

For how long exactly?

Multiple Speakers

For how long? The, the contracts

Jason Green, Raeden

are 15 plus years for this building,

Multiple Speakers

and just so you know, our charter

Jason Green, Raeden

with the state of Michigan, the

Multiple Speakers

minimum paying job has to pay \$77,000 a

Jason Green, Raeden

year, the

Multiple Speakers

minimum paying job.

Speaker 3

How many did you say to

Jason Green, Raeden

60 to 100?

Speaker 8

question. So, excuse me. Yes, sir.

Jason Green, Raeden3

Go ahead. Talking about creating jobs. What about the impact to the housing value of the unit? What does it do to the value of our houses having this center in our backyard? It's a really honest right now.

Multiple Speakers

Sure. So, it's it's a really good question.

Jason Green, Raeden

There are a number of data centers all over the world, but innumerable ones in the United States, and no one is aware that they even live there.

Jason Green, Raeden3

So% decrease in value almost immediately.

Multiple Speakers

No. So, I I'll actually contrast you. Let's look at the largest

Jason Green, Raeden3

right now. Google it.

Jason Green, Raeden

Let's let's look at the largest data center concentration in the United States. Are you familiar with where that's at? Virginia. Virginia. Northern Virginia, lot that is one of the top five richest tax bases in the entire United States, their

Multiple Speakers

housing values have all gone

Jason Green, Raeden

up

Jason Green, Raeden3

significantly. Google it, Google 5 to 15%. So, I I understand talking about loud in Virginia, what your physical structure you have to have cooling for the towers, which

Jason Green, Raeden4

I we don't have cooling towers, sir.

Unknown

You don't have a closed loop system. It's a closed loop system. Okay. So, what takes the heat out of the glycol.

Speaker 2

So, what, the way this works is you have chills. Yeah.

Multiple Speakers

So, in, so, we're going to talk about cooling generation.

Jason Green, Raeden4

Well, you have, you have heat coming out of the glycol, which the chiller has to go some, that heat has to go somewhere. It actually goes through the chillers. That's the process of getting rid of the heat out of the chiller. I do this, I do that for a living. I build chillers. So the point is that you either have a water tower, which evaporates the water Gets rid of the heat, or how are you going to get rid of the heat out of that chiller?

Multiple Speakers

The chiller cools. So you have a heat

Jason Green, Raeden

transfer inside of the chiller itself. Where does the heat come? So the heat is, then you you build chillers. So when you have, you have to have a delta t, we'll get technical. You have a change in thermal temperature. If you're not within that range of returning warm enough water back to that system, that you can't actually have the heat exchange inside of it to create cool.

Jason Green, Raeden4

But heat doesn't just go away. That's law of physics. So the heat has to go somewhere.

Unknown
Okay.

Jason Green, Raeden4
So you say that the water on your chart there shows the water goes in what 500 gallons or something. It's closed loop and that's it. Right.

Jason Green, Raeden
No, no, no. So that there, there's not 500 gallons that goes in this system. You set it, you set a closed loop system up once I know and then there is no exposure to ambient air. This is why Microsoft

Jason Green, Raeden4
there has to be, the heat has to go somewhere. And my point, my point of all this is that in Len, Virginia. They're not only having decrease in in real estate, but medical problems because of the noise and the static electricity from the fans, because you have to cool the space, as well as the computers inside. So you have to distribute the air somehow. So they're using a fresh air system for their space. I don't know what you're considering.

Multiple Speakers
You do have to use a fresh air system for you have replacing air replacement air that you're

Jason Green, Raeden
going to use dry coolers for. They're going to be outside for the ambient

Multiple Speakers
space that's inside. So it's the fans

Jason Green, Raeden4
that are causing the problem there, the same thing as with the the electrical generating deals is that there's a static electricity problem, and there's a noise problem, and that's within 750 m is the closest houses that they have in Virginia to the existing plants or the existing AI centers, and those people are all having medical problems, and they've all had to in try to increase the insulation, and the sound absorption in the houses to no effect.

Jason Green, Raeden4
Okay, so that's my first question. You talk about LG. The next question is, how many

backup generators is this facility going to have?

Jason Green, Raeden
So backup generators typically are.

Multiple Speakers
So when you just

Jason Green, Raeden
go back to loud

Jason Green, Raeden6
I know. Can we wait till that's done? Cuz I can't hear anything, this phone's going off.

Jason Green, Raeden
Yeah. All right. So going going back to the whole concept of chillers and noise and things of that nature, and you are making a very valid point that the lack of master plan in that region ended up with a whole lot of data centers nearby houses, and other communities. You're absolutely right.

Unknown
Hold on a second. One second. Just one time. He's very important. So,

Jason Green, Raeden
okay. So, going going back, going back to, and I think this is a really important lead in. So, if you allow me a little latitude to

Speaker 2
explain why we lived at this site.

Jason Green, Raeden3
So, you're technical step outside.

Speaker 8
Okay, so

Unknown
You're the computer guy.

Jason Green, Raeden

I didn't ask the time people to call him right now, so I apologize.

Jason Green, Raeden7

So, take your phone outside.

Unknown

Okay.

Multiple Speakers

So, it's a good lead in.

Jason Green, Raeden

It's a good lead into why we looked at this site. So if I could backtrack a little bit as to how we do site selection, this wasn't a casual occurrence.

Multiple Speakers

So in our business,

Jason Green, Raeden

we probably look at 200 plus sites before we even choose to do buildings on one of them. So

Multiple Speakers

we have a whole process by which

Jason Green, Raeden

we review different sites and how they could actually, potentially, be a data center.

Multiple Speakers

This right here is one of the concerns.

Jason Green, Raeden

How close are you to people? How close are you to actual communities and residents and schools and things of that nature? For,

Multiple Speakers
for a, for a couple of reasons

Jason Green, Raeden
is that we, we want to make sure that this is a building unto itself, is one that
doesn't need to be popped into the middle of a community where you have residential
right next door. It's not

Multiple Speakers
within

Jason Green, Raeden4
100 yards

Multiple Speakers
on that property.

Jason Green, Raeden4
We're within 100 yards of homes, yes.

Speaker 3
You are right.

Jason Green, Raeden4
Across the street. It's a lot farther than that.

Jason Green, Raeden
So, yeah, I was going to say it's a lot further.

Jason Green, Raeden8
No, it's not. So,

Jason Green, Raeden
one of the things that we looked

Multiple Speakers
at was we have a brand

Jason Green, Raeden8

new bunk house directly across the street that's housing temporary employees for the Fish and Wildlife Service. It's opening like we just took we just got it like nobody lives there right now, but they will by the summer.

Jason Green, Raeden

Okay. So, leading up to where we're at now is that, over over a yearlong period we've looked at this site, and part that diligence goes into a number of criteria that are not what you might think are just opportunistic. So that's easy to say, oh he's just saying that. No, it's real. We reject a number of sites all the time for a variety of reasons. We looked at this specifically because it's an existing building. It's been for sale for quite some time.

Jason Green, Raeden

No one's interested in buying it. We know that there is not another steel factory that's going to come and take this over. The state of Michigan is replete with a number of these buildings that no one is taking over.

Multiple Speakers

So, then we looked at the land site around it. We said to ourselves, honestly, we probably like a

Jason Green, Raeden

little bit more land, but what we see in this building is that it's got what we call a lot of clear height. So there's a lot of space between the ceiling and the ground. It's fairly wide open. It needs a lot of work, but when we looked at where we could put equipment on that site, the fact that there is a super fun site adjacent to it that's backed on that side, on the back side of that by a railroad line. We said, you know what, for a lot of reasons, if we were to come in and we were to redevelop this, we're going to make this new in a way that it wouldn't have another life.

Jason Green, Raeden

And so when we look at the world in which, hey, you know what? If we have to go knock down a building, that's expensive. That's not great for the environment. If

Multiple Speakers

we had the green, we all, we all appreciate

Jason Green, Raeden4

that that plant is not going to use for anything else. I don't think anybody's got a problem with that. It's the issue of what's going to go in there.

Multiple Speakers

I, I understand the generators again. Yeah. So, I'll get, I'm happy to get

Jason Green, Raeden

your generators, cuz. So, what we, what we look at is okay, why does this hold on one second one? So, what we look at is what are the resources that are there? One of these things is we have to install backup generators. We also have to install these children. We have to install equipment. Where does that go? We don't want that near a roadway. We don't want that directly adjacent to parts of the building. It's got to go into specific areas. That also has to do with noise and sound attenuation. So, the the rules in this area, essentially the legislative regulations to be able to build means that you can not have more than 55 dB of sound pass your property line.

Jason Green, Raeden

So, when we did our what's called a test fit, which goes back many months before we even contemplated filing any petitions to do anything, we

Multiple Speakers

went looked at the test fit. We said, Okay, where

Jason Green, Raeden

would this equipment go? The generators are there in case the utility service has an issue, if DTE can't provide consistent service for some reason, then we need to have a means to keep all the systems up and running inside the building. We have backup generators. How often backup generators run? Well, the steing substation, I'll get to the numbers. I got you. The feeding substation has a pretty strong history of uptime. That means that we have to test the generators once a month. They run for less than an hour.

Jason Green, Raeden

Once a month. What we do in almost any area in which there is any type of concern is we actually say, Hey, we'll go to council meeting. When would you like

Multiple Speakers

us to test our generators?

Jason Green, Raeden

We can run anytime. Invariant is someone who points at their neighbor and is like, I don't like him, so run when he needs to sleep. We don't want to do that. So, we want to be polite about that. We want to make sure that we're saying, Okay, when can we run these? They run once a month. The only other times that they're going to function is if there's an outage.

Multiple Speakers
There's a reason why

Jason Green, Raeden
that's beneficial because we're enrolling in programs in which we're telling DT in the event that there's a lot of stress on their network that we have generators that'll take stress off that. Just know that for the number of generators, typically, the way that they work is that we would size 3 megawatt to 4 megawatt generators. That's the size of them. That's their name plate. They are configured in what we call redundant configuration. So you have an extra generator for every single number of them that are. So in the event if we used 4 megawatts as a number,

Jason Green, Raeden
and we were running a 100 megawatt facility, then we're going to need somewhere on the order of about 30 to 35 generators that are going to be on that cell, and that's just what again keeps our systems up and running. Now, as part of this, we go back to the stewardship you talked about attenuation, which is the how do I prevent noise from being problematic, is every one of

Multiple Speakers
these generators is built with an enclosure around it, is sound rating the decibel sound rate,

Jason Green, Raeden
or the attenuation is audited we actually have to submit for that, and that can be verified, we don't get to go build whatever we want, so we have generators and generator manufacturers that we work with, that support hospitals and they install generators that are what's called prime power. They run all the time at a hospital. Hospital can have noise. Hospital can not have rattling, and additional additional anything that's going to be problematic.

Multiple Speakers
So there are ways in which that you buy these,

Jason Green, Raeden
and this is what we go into. You buy them so that they're intentionally in the wrong. Are they diesel or natural gas? These are diesel generators. These are diesel generators. I'm sorry. Yes sir. I apologize generators running once a month.

Unknown
Yes.

Jason Green, Raeden3

What's the carbon footprint and the environmental impact of that? Great question.

Multiple Speakers

No, it's absolutely not nothing. You're absolutely right, so

Jason Green, Raeden

here, so here. Here's, here's the way that this works. I don't know how familiar any of you are with the statemandated Eagle program, which is how all of your air quality functions. We are required to submit an entire plan process. Takes a year, nine months to a year to get approved. They require us to provide the entire site layout. We are required to provide all of the information, what are known as cut sheets, essentially the design drawings. of each one of those generators. We are then required to provide all of our operational plans and programs, and then we're auditing on a regular basis.

Jason Green, Raeden

Okay. So the, you're exactly right, is that there is not a reciprocating engine which is a diesel or a natural gas form of a generator that doesn't provide some type of release into the environment. However, that has to be under state mandated guidelines. We do not have the luxury of doing anything outside of those guidelines. That's where that audit compliance comes in. So they, I'm sorry. Go ahead.

Unknown

My voice doesn't I just

Jason Green, Raeden9

policy. Sure.

Speaker 2

I'll get you.

Jason Green, Raeden9

Can you come up a little bit?

Jason Green, Raeden6

Thank you.

Jason Green, Raeden9

What you are telling us, it's all business. I know that your company have bought into this. This is your business. However, there was a research project done September this past year, Harvard University. They present a panel of experts for the climate action week involved with the department of environmental health in the center for climate health, and global environment at the thch school of public health.

Jason Green, Raeden9

These are just some of the findings. Infrastructure for AI accounts for 4% of all US electric. That's a lot. Centers expose 1.2 million people to increased health risk. They create 625 million in additional health care costs. How many people in this room have insurance?

Jason Green, Raeden9

And it's good insurance because I can tell you sir, I work at a work at a hospital, currently. I have United Health, we all know a lot about United Health, it's not the best health plan, and this is coming from someone that works in healthare. Sure. I have asthma. Now, do you have asthma or COPD? Because I have two inhalers. How much do you think this is with my insurance And not cheap at all? I'm asking you dollar price.

Jason Green, Raeden9

How much do you gauge? Well, United Healthcare.

Speaker 2

I mean, that that right there 375 at

Jason Green, Raeden9

CVS, I go to the pharmacy building. That's another COPD.

Unknown

I also have an, I need it. This what you're proposing?

Jason Green, Raeden9

No, not good for anyone's health. On top of it, too, I doubt Congressman got that nice international wildlife refugee that we have right across from what you're proposing that goes against the environment. Who's help? We don't want it here. How many people? In this room, are voters? You have both right now to work.

Jason Green, Raeden9

That canal water is down down when you're using 110 million gallons of water a year for this project.

Multiple Speakers

I'm not using anymore.

Speaker 3

I'm

Jason Green, Raeden2

not going to be pleased that their

Jason Green, Raeden9

boats are stuck in mud. You know, that's part of the natural cycle.

Jason Green, Raeden

So, again, we'll we'll go we'll go back to a couple things. So,

Jason Green, Raeden9

you know, he likes to go there and take walks out there. Yes. Yeah, but it's going to be

Multiple Speakers

it's not I think that's

Jason Green, Raeden

that's the key thing. So, I I appreciate everything that you put forth, and I don't say that lightly

Multiple Speakers

getting a getting a Harvard study

Speaker 2

that's put forth, and we can go and check which study that

Jason Green, Raeden

is that there, there are there's challenges to making blank statements. Not all data centers the same. And the reality is, is that the way this is being designed and

Multiple Speakers

built is meant to avoid the things

Jason Green, Raeden
that you're concerned about

Multiple Speakers
because the things that you're concerned about

Jason Green, Raeden
ultimately cost more money. And if

Multiple Speakers
you want to look at this, she

Jason Green, Raeden
made the statement. It's a very valid one

Multiple Speakers
from a business decision

Jason Green, Raeden
perspective. Anything that we do that costs more money makes my investors not all that happy.

Multiple Speakers
So when we look at investment into an asset,

Jason Green, Raeden
you talk about how much money needs to be spent into something like this, you have to figure out ways that you're going to save dollars. And what that doesn't include is spending more money on water. It doesn't include things like spending more money on water treatment. So when we have water towers, as this gentleman talked about, which over the years we determined are extremely costly and challenging to use to support data centers. This is why you use things like airconization and cooling, and you should be well familiar with that.

Jason Green, Raeden
This is one of the things that we think about in this environment. This isn't the middle of Texas. This isn't Arizona, so free cooling means we have the ability to just use regular ambient air to

Multiple Speakers
help provide an assist

Jason Green, Raeden
to

Multiple Speakers
these types of devices. It uses less energy

Jason Green, Raeden
when we do that.

Multiple Speakers
That means all of our cost, so I understand that the river

Jason Green, Raeden3
going through the heat exchangers to get rid of heat as per what

Multiple Speakers
he was saying

Jason Green, Raeden3
up to 450,000 gallons a day of water. Now, what does it do to heat the water and then put it back? Even though you're not polluting it, but heated water back into the river.

Multiple Speakers
We're not, we don't have

Jason Green, Raeden
any ties to the river. There's no open system.

Jason Green, Raeden3
Why are you using?

Jason Green, Raeden
So, the the cooling typically is a combination of water, and then some form of

glycol.

Multiple Speakers

So, it's a it's a similar way to think about that, but it it has it's non-toxic. So, but it it

Jason Green, Raeden
has it's non-toxic.

Multiple Speakers

So, glycol is not toxic. That loop is not in its resident. So the only, the

Jason Green, Raeden
only time they're exposed, the only time they're exposed is if there was a leak. And so there was, somehow, one of the pipes.

Jason Green, Raeden4
Wait, is non-toxic.

Speaker 2

You could drink it if you wanted. No. It's not a hazardous material. It's not toxic. It's a not a hazardous material. So it

Multiple Speakers
doesn't it's the same

Jason Green, Raeden4
stuff you put in your motor home when you want to put it in the winter time, and you want your tanks to freeze. So, being toxic, doesn't come up. It's non toxic.

Jason Green, Raeden

So, the end of the day is is that the goal is to keep that system just running. Unto itself. Well, so you do have to do maintenance on these types of systems. There's no question. That's why you have systems that are there. You have to do. So yeah, so when you do maintenance, you're going to do quarterly and annual maintenance and it's very limited, so

Multiple Speakers

that's why we talk about how much water is actually

Speaker 5
needed. You change it, take it out.

Multiple Speakers
You don't take all of it out at all, so you're going to go actually maintenance

Jason Green, Raeden
on the equipment and the pipes themselves. No, no,

Speaker 2
no, so there's no you don't have any waste of water disposable.

Jason Green, Raeden4
It's permanent, once you put it in, it's permanent.

Multiple Speakers
This is going to run in a second.

Speaker 7
You never purge this system to clean it.

Multiple Speakers
I'm sorry, no, you don't.

Speaker 9
Everybody else hold I came here with a vengeance to defend our community in the waterways. I've been re researching this for the last two days. I understand you're using, but you defend it. You're using 600 gallons loop system.

Multiple Speakers
No, no. The flood is etc.

Jason Green, Raeden
The only water uses that we're using are for the staff that's actually working there. It's convenient. So, it's bathrooms, wash your hands, drink water, things that So, in order to do the 100 megawatt center, you're

Speaker 9

going to have to use like a true waterless zero evaporation cooling system, right? Correct. Okay. And that is truly a glycol water mix, and it circulates continuously, and the maintenance on it is almost endless. There's no end, no maintenance on it at all. All right. My my concerns are, is that to run that megawatt system, you need to use DTE is needs to use 300,000 to a million gallons of water a day to cool their systems.

Speaker 9

All right, I researched that, and but federal standards and EPA and everything else, I call EPA today, and they say that is recycled and there's under such restrictions that that's recycled and filtered and put back into the river where they get it from has clean water on the GT side. Exactly. Now, your water that you're going to get for your system. Now, I'm not sure how many of those closed systems you're putting in one system. It's just one system.

Speaker 9

One system. Okay. But we're pulling water, and you're put you're tapping that water into the municipal water. You're drawing that water out of municipal water. Right.

Jason Green, Raeden

So they what

Multiple Speakers

you're call what you're talking about is charging

Jason Green, Raeden

the system which

Multiple Speakers

basically day one setup when we set that

Jason Green, Raeden

up you use you're getting the initial water is going to have to come from the water allocation to that site,

Speaker 9

that's correct my thing is, once you're up and running correct go through, all right, under under your uh hold on, I've been doing this thank you under your your uh nondisclosure agreements that protect your inside all that if you decide to update on the inside, I don't, we don't get to know what's going on right so if you update on the inside, and cooling towers, no, they don't use a cooling tower,

Speaker 9
they use a fan, whatever almost like a radiator,

Speaker 8
continuously that's on the inside,

Speaker 9
soation if you're pulling water, my thing is that if you don't have, if you decide to update, we don't know.

Multiple Speakers
Actually, it's a very good point. So, we're not allowed to

Jason Green, Raeden
just arbitrarily use water. The city doesn't allow us to do that. So, when we go through with our master plan for this site, we're committing to the total amount of gallons that are needed for that site.

Multiple Speakers
We don't get to, then we don't

Jason Green, Raeden
then get to just randomly say we're going to use more water. If we needed to make a change, you guys would all know about it. It has to actually go to the various approving authorities within the city when we petition and say, Oh, by the way, the world changed. All of a sudden, we need a whole bunch more water. We we can't, we can't just go the NDAs are between us and our customer just in terms of how we actually feature this to businesses. From the technical perspective, we're wildly exposed. We're supposed right now like all of the operational states of this building are part of all of the planning commission documentation that we have to

Multiple Speakers
prepare, that are done by third party

Jason Green, Raeden
engineers,

Multiple Speakers
so that you get to review that,

Jason Green, Raeden
you can read that.

Speaker 9
So like the city does with us with our water.

Unknown
Sure. We have meters. Yep. Are there going to be meters at your facility?
Absolutely. So we we know that, or the city knows that how much water you call
without question. We we don't get that high. We're very exposed. Okay.

Speaker 9
I just want to find transparent You don't know what's going on And also to the fact
that With noise and your decre I don't know if you know, but we have American bald
eagles nesting In our waterways now.

Unknown
I was really upset when I heard that the site was at 2800 Jefferson, which is this
steel site, but there the NR NRL for Super fun. Correct. All right. Goes right
around this. It wraps around the entire property And Army Corp of Engineers supposed
to be starting in 26, 27, and starting to clean up this area. There's been some
remediation done. You're right. There's still work to be done. Now you're purge your
things, and you have waste. Where's that waste going to go?

Jason Green, Raeden
So are you have like an onsite in inhouse treatment plant, or is it going to go to
from the water perspective? Yeah. So the water is just like what we call is
convenience use, right? So what you do is there's literally a standard for how much
water an employee of just going to the bathroom, washing their hands, how much they
use. That's the metric that we're using. That's the same amount of waste water
metric that goes back in. So it's bathroom use, washing used, and drinking water
use. That's the only thing that this facility is generating and that's also metered
as well.

Speaker 9
Sometimes systems you have to do, you have blowouts, or there's a leak, you have to
blow it out. So the salts that get accumulated can build up, and that has that's an
endanger. So where does that go?

Jason Green, Raeden
So all of those closed loop systems have filtration that's built into them, because
by definition, you don't want to have to take that apart. What you're describing,

there's a break or there's a breach. That's a major issue. When I tell you how many data centers I've operated that we've ever had a loop burst, the answer is zero. So it doesn't happen with any frequency, but we guard against that. So when I say we guard against that, is that we typically have trucks that would come in, because just turning on a faucet isn't going to make that happen.

Jason Green, Raeden

So we would have water replenishment trucks that would come in so that

Multiple Speakers

we can tap into our system

Jason Green, Raeden

and get more of that cooling medium, br up to speed, in the event that there was a break. If

Multiple Speakers

you're talking about the cleanup side

Jason Green, Raeden

of that,

Multiple Speakers

this is all

Jason Green, Raeden

highly regulated.

Multiple Speakers

So, we have to go and we have to report to say, Hey, you know,

Jason Green, Raeden

there was a break in this pipe. And we have to show this is what our cleanup is, and this is how we're operating.

Multiple Speakers

There's nothing there. There's no mystery to that.

Speaker 9

Now, your facility that you're using, which has already been like resided and everything and that was full of PCs and everything inside that plan. Yeah. Now, how are you going to eliminate that, and make sure because if there are drainage ditches out around that plant, then throughout and two the area, just how you protect that.

Multiple Speakers

Yeah. So, basically the remediation you're talking

Jason Green, Raeden

about at this site is one of the critical pathies. So, we're looking at two areas of remediation. There's some out buildings that are on that property that don't need to be there anymore. So, for our purposes, we need to take those buildings down. In addition, the inside of the building as well as the facade all needs to be remediated. All of that work is done inside, and what we have to do is hire environmental consultants that we've already hired to go review this. They give us a remediation plan. So, I'll give you an example of where I've had to do this before. I've already developed two former chip fabs in data centers in my career, and it's the same measure as a seal plan.

Jason Green, Raeden

All kinds of chemicals, all kinds of things that are concerning and challenging. You have to follow very prescriptive rules to go remediate that.

Multiple Speakers

And the reason is that the workers that are going to do that, they're all ocean protected. So, this is one of those things you talk about transparency.

Jason Green, Raeden

We would have no problem publishing what that plan looks like and which engineers have validated that. They're all local engineers, by the way,

Multiple Speakers

because we don't want to be putting anything outside of that

Jason Green, Raeden

building that doesn't need to be outside of them.

Multiple Speakers

What you will see if you open there, however,

Jason Green, Raeden

and

Multiple Speakers
we already exhaustively

Jason Green, Raeden
gone through there.

Multiple Speakers
It's really what we call a

Jason Green, Raeden
core and shell. Now, there's just a single what's called a kneeling line that's there today, and it's basically rolling up steel into these into these uh these these bins, if you will. So, you take these long steel plate, you roll it up. That's what's there today.

Multiple Speakers
So, there isn't

Jason Green, Raeden
fabrication going on. There is not a large number of chemical repositories. It's pretty clean to be honest with you over time. We still have work to do. So we doest testing. We do air quality testing because you're exactly right. We just willy-nilly thought we could knock things down. That creates problem. But all of that is, is, is capable of being provided. We have denied.

Speaker 9
So your all buildings that you spoke of correct away from where you're going to go.

Unknown
Does EPA involve? I talked to a guy with me at EPA. Sure.

Speaker 9
And she told me that anything out into that they army corp of engineers has to work with you, or whatever is going on to make sure that is done in a manner that it doesn't disturb the soil. It's going on

Jason Green, Raeden
a pun, but it's going on 6:30. We've all got a lot of questions.

Jason Green, Raeden6

I apologize before we do this, can everyone stand because I'm hearing impaired and selfishly, I would like to hear what everyone says, so I can read your lips. This is as tall as I get.

Multiple Speakers

I appreciate

Jason Green, Raeden

I'll I'll repeat, I'll repeat her question.

Unknown

So go ahead, please. Okay.

Jason Green, Raeden5

So a couple of things, you had indicated that there these places are all around us. We're just not aware. Sure. Um some people have brought up some other states, some issues. Sure. Could you give us a good reference that are local to us, that some are not aware so that we can kind of gauge that going by that community and how it's impacted that community. I have seen recently like I caught on to this late in the game, because I'm on social media now, but I did notice that there's been many cities that have refused to um refused us or sites like this.

Jason Green, Raeden5

I don't know,

Multiple Speakers

I was going to say we we have

Jason Green, Raeden5

your company, but they have refused sure,

Multiple Speakers

you know, it's this is become this

Jason Green, Raeden

is this is we're in a very real state, so ma'am her question I want to repeat her question, can you hear me I can. Okay, great. So, her question was, I made the comment that there are data centers all around. She wants to know where they are,

and she would like to know where there are specific data centers in this overall region, so that anybody here can start to inquire to those communities and say, Is it good? Is it bad? Did you even know it was here? Things along those lines.

Jason Green, Raeden

That's asking for, she's asking me to give her an indication of where data centers are throughout the greater Detroit region. Does that make sense?

Multiple Speakers

So what I, what I would say, is this.

Jason Green, Raeden

Um there are data centers. There's a couple of resources, and I'd be more than happy to give you the resources, is that there are actually data center map websites that you can log on to, and you can see the exact locations of all of those. Why don't you have the answer?

Jason Green, Raeden5

Why don't you answer?

Jason Green, Raeden

I I I am, I am answering, is so you have data centers that are private data centers that are not disclosed, and I don't even know where those are. You have data centers that are what we call the collocation data centers, the ones that we operate, and you've got a handful of those that are in Detroit property in the state of Michigan, you have others that are outside of this region. So in terms of exact addresses, they range from very small. We talk about the ones that we work on.

Multiple Speakers

So 615 West Lafayette

Jason Green, Raeden

in

Multiple Speakers

downtown Detroit

Jason Green, Raeden

is a data center that we developed for Bedrock to go and enable the internet to actually function through the city of

Multiple Speakers
Detroit.

Jason Green, Raeden5
So it's

Multiple Speakers
approach apples

Jason Green, Raeden
to apples in this region. You guys don't have data centers of this size.

Unknown
It's a very good question.

Jason Green, Raeden
No, no, I'm telling you that there are data centers all over the place, but in terms of in terms of this scale, we're in a state of this world that No, no, so just explain.

Jason Green, Raeden5
But I want to know the impact to other communities. So I I understand what you're talking about, like and we all need internet.

Unknown
Nobody's denying that. We all understand that the more we're using it, the more we're relying on it, we're creating the problem.

Speaker 8
We are And now that we've created the problem of internet, we don't want the problems of internet. So that's It's a little bit of a circular thing.

Jason Green, Raeden5
Yes. But we don't want this being the environment that it's very we have we have housing.

Unknown
This is not conducive.

Jason Green, Raeden5
That's why I want apples to apples.

Multiple Speakers
I don't want your Here's your apples to apples. I I'll give, I'll give

Jason Green, Raeden
you the one that you can look at. The the

Multiple Speakers
largest one that fits is the data center that's in

Jason Green, Raeden
Grand Rapids, and

Multiple Speakers
so that is

Jason Green, Raeden
switched data centers. You can go a little bit. It's way bigger. Okay.

Multiple Speakers
It's bigger. So this is being contemplated

Jason Green, Raeden5
to Grand Rapids to to any of their like how we have it here. It's

Multiple Speakers
actually a very similar

Jason Green, Raeden
project, cuz I forget the name of the furniture manufacturing company that had a massive manufacturing plant warehouse that was there, and they took over an existing building and then, and then they took over Steelcase. That's right. I I always forget the name. Thank you for that. Um so Steelcase was the owner. They left and then the data center company came in and they not only redeveloped that existing site, but they built other data centers in that area. How long has it been there? Um, when it's been at least 10 years.

Jason Green, Raeden

Okay. So we can actually test. Absolutely.

Unknown

Yes. I would imagine that. That's why I want to look at it. So it's like Yes.

Jason Green, Raeden

So ma'am, so she's asking, it's okay, but I'm going to be your proxy. I got you. So the the question was that these systems from DTE, should we receive DTE power, it, they'll require upgrades and what is the impact financially? What are the costs to each and every one of you for us to be able to get energy? So I'm going to answer. So there is a Michigan state law that we have to pay for all upgrades. Any business that requires an upgrade to the utility system and infrastructure is required to pay for it.

Jason Green, Raeden

You can go look it up. It's a Michigan state law. Furthermore, there is a program that almost every utility in the United States references, which is called a contribution in aid of construction. It's called a kayak, and that is the economic investment that a company like mine is required to make with the utility to obtain the energy that we want. So, we're going to look at pricing in two different ways. Is what you call capex, which is the capital the onetime expenditure.

Jason Green, Raeden

How do we pay for something that needs to be built? And then the operations costs, the ongoing, what are your monthly bills going to look like? So, there's two things that need to be accounted for at the capital side, the onetime cost. I have to pay for all you pay. You call DTE, you can go ask them. You can look at the state of Michigan. I couldn't even try to make you pay for it if I wanted to. Even if you offer it, I can't take your money. So, we have full responsibility for that. On the ongoing bill side of the equation, running utility, and I don't want you to have empathy, cuz I asked you to.

Jason Green, Raeden

I'm going to explain briefly. Running utility is hard. Not one person here uses a consistent amount of energy. You don't. None of us do. Me included. You use energy at peak times more than others, but you know what you require? You require the ability to get that energy anytime you want. If it's 2 in the morning, and you want to turn on your washer, your dryer, charge an electric car, you want to grow marijuana in your basement, and you want to play video games on every TV that you possibly own,

Jason Green, Raeden

DTE has to deliver you that power, But yet, on the rest of that time, you're not using any of that power. So, it's hard. So, here's where we, here's where we're, and I don't know what's going to want to hear this. I understand this. We're a benefit to the bill side. We're taking a large amount of power, and we're using it consistently, which means it costs them less to actually operate. Their charter is for residential and smaller businesses, because they have to be able to manage their overall cost to do business.

Jason Green, Raeden

So, we effectively, we lower the rate, and they will stand up to this. I'm not speaking for them, but they'll explain to you that when they have a more efficient offtaker at scale, who is us, everybody else's rates actually improve because of efficiency. So, I have a lady in the back. I don't know. Hold on one second. She's been raising her hand for quite some time.

Speaker 21

You guys go through the proper channels in which to go through all the that needs to be assigned as a council forever. I want to know about if Raven's history in a data center that you've built with your company, has that happened and how did the community respond? And also, I would love to know your personal moral thoughts on this because we are a room full of the community, and we are saying we don't want this.

Speaker 21

This is going to hurt, and it is so frustrating to be begging to work, to beg to work hard to fight for our fellow. So please just hear us. Sure. I moved here to I live less than a mile away from the proposed plan site, whatever it's called. I can't imagine what it's like live here for so long. I just moved here one week ago. I want to know what Raven has done when they have gone over their water, and how many facilities have you built?

Jason Green, Raeden

All so it's very, it's a very good question, and what this goes to is the evolution of the technology that makes the data centers work. So 15 years ago, wherever my gentleman was that left, we used water towers. We used open system. We used ambient cooling. We had all of these, all of this water managed equipment where everything was waterbased. And by virtue of that, we needed a ton of water at almost every facility.

Jason Green, Raeden

So when folks are bringing up statistics about how much water data centers use, you have to look at modern data centers. Over time, we've evolved that. We're not going backwards, so there isn't an instance in which the future state of the way that these buildings are operating, that we need more water. So when we look at the ways that the largest companies in the world, so Nvidia for example, if you've never

heard of Nvidia, they make all of the computer equipment that enables AI to function. They're the most wealthiest company in the world.

Jason Green, Raeden

when they make their computers, they are creating the mechanism by which we have to build buildings. The more powerful the computers they create, the more specific the buildings need to operate. And the water-based consumption you're describing simply can't keep up. So, for everything that you're explaining, I agree with you, and you asked for my moral compass. I went to an agricultural college. I understand from an environmental perspective, we now live in a space where the gentleman who said he builds chillers that he understands that chiller technology today is about 70 to 100% more efficient than it was 8 to 10 years ago.

Jason Green, Raeden

It requires less water. They require less energy, so that's our trajectory, so I've never had to go back and say, Oh, we made a mistake, can we get more water? Or a customer came in and all of a sudden they just really like aquaculture. That's not how that works. We want to try to maintain efficiency and all the evolution of the technology we need to use is making an improvement there over time. We're not going backwards. You have a followup, please.

Speaker 21

I have a followup. That's a different and separate question. I've heard you say multiple times that Raven has hired engineers engineers has hired XYZ experts to come and survey the land, survey the building, etc. etc. Has there been other experts, any other consultants, any other engineers other than paid for by Raven, that have come to look at that site

Jason Green, Raeden

that I don't know. I mean my job is to go and make sure that what we provide to the planning commission and what we deliver to the city is from an accredited authorized STEM engineering firm of which we use local folks because we don't bring those out of the area, I think, which should be helpful because we're not asking someone to be piloted in here and Those reports are then subject to what we deliver, so there may be folks that have issued reports that I haven't seen anything to the contrary.

Multiple Speakers

We hire our own, we also don't

Jason Green, Raeden

believe anything that we've seen, when we get a report for a site where some real estate person says everything is perfect.

Unknown

That's my scariest day.

Jason Green, Raeden

I I can't there's no way, so we want to know the good, the bad, and the different. This gentleman is talking about super fun. He's talking about all of the hidden challenges, if we don't know that and we spent a lot of money, which by the way, there's a lot of money being spent on this site. If we go through and we purchase it, significantly more than it was of value in any way, shape, or form in its current state.

Multiple Speakers

I better know where we're all here because my investors

Jason Green, Raeden

are going to lose their minds if I turn around and go, Sorry, it's going to be another \$300 million to go fix this. So, there may be reports, but we we we've only commissioned our own.

Jason Green, Raeden7

So this two questions are, first of all, have you looked at the environmental impact of your data center versus Mac before, I think people need to think about that has been there, they've been running all their stuff for years you know, the second question, and that's that's interesting,

Unknown

the second thing are you asking for Bens or the city of Jerome tax. So, sorry question. Go ahead. Yes or no? Okay. If you're asking for tax abatement, Sure.

Jason Green, Raeden7

How long? And if you decide to close up before the tax abatements are expired, is there going to be something in the contract that says you pay us back taxes?

Unknown

Good question.

Jason Green, Raeden

Yeah. So let's start with the comps, right? So how do this site compare to a steel manufacturing lab or parallels? The only benchmarks that we're looking at are, frankly, power and water consumption. Those are really the only ones that we can really view as as a comp. We require significantly less water, which we talked about. We've gone through this, and there's conjecture and I understand that our our

our processes don't require water, as we've said. So, it's a significant reduction in the amount of water that a comparable plant at that site would require versus what we're doing.

Jason Green, Raeden

On the energy side of the equation, we require more energy more consistent. So, we are going to be a larger volume user of energy at a higher rate, which makes us more efficient through DTE, which we were talking about a little bit. So, those are the two comparative points that we have. What's hard is they're two completely different businesses. So, those are the only benchmarks that we can really apply. I don't want to seem like I'm vilifying them, because if they try to compare me to them, that's it's not an apples to apples comparison, other than those areas.

Jason Green, Raeden

So, on the tax side, which I'm sure plenty of people are going to have questions about.

Multiple Speakers

So, the state of Michigan does have a

Jason Green, Raeden

sales and use tax abatement for data center. If I stood up here and told you that I wasn't interested in that, then you would should think that I'm absolutely crazy. I don't know about any of you, but if you were told that if you had the ability to save money for your business, and it was through a legal channel, and one that was approved, you should probably do that. So, on the sales and use tax, you are absolutely right that we are fully planning, should we go forth with this project, in petitioning for that sales and use tax paid.

Jason Green, Raeden

It is not a blanket across all potential taxes that are generated from this site. And it is a statemandated program that they hold us to that includes things such as total capital expenditures of the project. You have to spend a certain amount of money \$250 million. You have to hire a specific number of jobs that are local jobs, and they audit those. And each one of those jobs has to pay 125% minimum of the prevailing wage.

Jason Green, Raeden

So those are our obligations and commitments.

Multiple Speakers

No one's blessing us and just saying, Oh, you tax payments.

Jason Green, Raeden

We have obligations on our own. By the way, every job that we hire has to follow that threshold. So,

Multiple Speakers

we don't get to say, Oh, we just hired 10, we made

Jason Green, Raeden

it. Okay, that's great. We have to hire all of our jobs at that minimum, which is why I mentioned earlier that security staff, janitors, and whatnot, are paid a minimum, and we've done the metrics on this, so it would be \$77,000 a year. We're also hiring facilities engineers. We're hire operations staff. We're hiring technical folks that need to work in the facility. The client is going to also hire their own folks. These are highpaying jobs. That's part of the obligation that we have under that fatement program. We are still required to pay property taxes.

Jason Green, Raeden

We still have other taxes within the state. It's just sales and use, so we don't get the luxury of walking away from all taxes local or county. So, the the state program is only their state taxes. You're exactly right. There's layers to these taxes. We do not get a blanket abatement through local and county taxes.

Speaker 5

All these cards is great for the environment.

Unknown

It doesn't make any noise. Correct. All these all these jobs up to 100. Well, that includes the exercise. Yeah.

Speaker 5

So, it's the greatest thing, but everywhere they're put in, people are against it. What are the down, what's the downside that you're not telling us?

Multiple Speakers

It's a really good question, and I think the downside

Jason Green, Raeden

is the unknown, and it's the and it's the environment.

Multiple Speakers

So,

Jason Green, Raeden

when I say not the environment like wildlife and trees and things of that nature, it's the environment of where the data center is going, and what I would tell you right now is, is that we live in a world I think mentioned it earlier. We now have all of this internet access where we can research

Multiple Speakers

anything for our

Speaker 5

electricity, because step up their

Jason Green, Raeden

game. Absolutely not. I pay for all that. DTE will stand up here and tell you that they are not charging you anything because

Speaker 23

just did a report in November. How much electricity costs are rising because of data centers which is hold one other thing. PTE, you just got a great increase. They came back 2 days later asked for another one. The system down here, a lot of this system is 50, 60, 70 years old. It can't handle much more load, so you say our electric costs aren't going to go up everywhere else it has. Why would this place be done?

Speaker 23

So let's finish.

Jason Green, Raeden

So in many markets with many utilities, they have not enacted management processes that are going to secure their rates. So DTE now has a data center tariff, which is a specific rate and it's a series of obligations that any data center company has to abide by.

Multiple Speakers

It's different than it's different than McDonald's. It's different than your house and they are

Jason Green, Raeden

increased costs that go to us to pay for infrastructure. So, in order for me to get any power from DTE, I have to go through an engineering study that I have to pay

for.

Multiple Speakers

The study is not guaranteed to say anything. I just have to pay for it.

Jason Green, Raeden

When the study comes back, it includes upgrades that you're describing. So their system can not suffer like you just described. If there's 50 to 60 year old equivalent, I'm going to be running at a level that's not going to be efficient. The study says that, and I get a number and he comes back and says, You, Jason, are going to owe \$4.8 million in order to get this amount of power. That's just the upgrade costs. Then there's transmission and distribution costs, the new lines that need to be fed in, substation costs, all that belonging.

Jason Green, Raeden

So that is the Michigan state mandate, if they're increasing your power rates. And I'm not ducking this. It's not because of me. I've been living in a completely different world. It's almost like I'm walled off from the way that you're functioning with one exception. The power that they buy from their sources, the myo sources, that is their generation. That's how they get their power. The more efficient that they're able to use that power, the less that they're able to charge each of their folks. They can lower their rates.

Multiple Speakers

So if you end up with more high efficiency, it cost less.

Speaker 23

You say you lower their rates. Every time we turn around every year, they come back. And who pays the tariffs? Ask if you'll publish three things.

Unknown

First of all, the environmental impact study facility. Second of all, you either have to have a pollution prevention plan or integrated contingency plan.

Speaker 23

In your case, because there's heavy metals in there, Environmental health safety, yes. Yeah, and integrated contingency plan is going to be required. Sure. And this, you're talking about power. Will you publish those so we can all read them online?

Multiple Speakers

I don't have a problem publishing any of that. That's proprietary.

Speaker 23

Can you get that done, say in the next 90 days?

Multiple Speakers

That's not a problem.

Jason Green, Raeden

We've already done a

Multiple Speakers

lot of that. So, hold on. She wait patiently.

Jason Green, Raeden

No, we won't.

Speaker 24

I just want to verify. You said that your your place is going to use 100 megawatts of power, right?

Multiple Speakers

Initially, yes,

Speaker 24

initially that is equal to 100,000 homes. Yes. Just to put that into context for everybody because that's a lot of power. But I I'm concerned with that initially in regards to

Jason Green, Raeden

So that's a really good question. I don't know how familiar everybody is with team load shaving, but basically what this means is that when you have high users, um, when you have like large consumption, if you will, of Yeah. So when it gets hot during the hot times of the year, that puts a lot of stress on they will offer a program to companies like ours that will say, don't use our power, just shut it off.

Jason Green, Raeden

So you so in that event, we would then use generators to supply. We can't stop again.

Multiple Speakers

Just bear with me. Bear with me.

Jason Green, Raeden

This is an optional program. Our customers our customers are the ones that dictate this. Very few data centers like this. It's called curtailment, or people shaving. Very few data centers sign up for that.

Multiple Speakers

So it's really it it depends on our customers. We offer it because they will actually

Jason Green, Raeden

give us a rate discount if we do that. So there's an economic benefit and it depends. So the answer is that we can tell which customer this is going to be. I don't have I don't have Yes.

Jason Green, Raeden8

Um, so you mentioned that you picked this site because part of the reason why is because it's surrounded on most sides by super fun sites, and not clean land. The other side that borders this property is Humbub Marsh, which is a Ramsar wetland of international importance, and was saved from development by probably several people in this room when I was like 10 years old. I can't take credit for it, but I work there now.

Jason Green, Raeden8

And we owe everything to where we're at because of the people that stood up against development. I know you're not trying to develop humbug hug bug bar specifically, but the the sound, the noise, the wow, everything. There's osprey nests on that property on a a a big tower like the people have voices and um Yeah. Yeah, and then the bunk house.

Jason Green, Raeden8

Obviously, I already talked about that, but

Multiple Speakers

um No, I

Jason Green, Raeden

agree with you. What I would say is is that we've gone through an environmental study, because we're required to do that. So, like when we look at any piece of land things species, things are endangered species like it's literally endangered species report. So our engineering firm has gone through those settings.

Jason Green, Raeden8

Did you talk to the fish and walley service who owns the property directly across the street from you?

Multiple Speakers

Our engineers did. I did not. So, our engineers did the assessment locally,

Jason Green, Raeden

and

Multiple Speakers

what

Jason Green, Raeden8

on behalf of fish I

Multiple Speakers

understood, and talk because the first

Jason Green, Raeden8

thing we ever heard from the city of Jibral's

Multiple Speakers

website understood.

Jason Green, Raeden

So again, going back to you talk about noise, you talk about, you talk about like we're not allowed to project more than one distance past the property boundary. So that's a very diminous amount of light. We have no light projection pass. The noise decel rate can not be 55 dB, or higher, which, by the way, is allowed truck driving past that road, which is outside of our site. So these are these are all mandates for us to actually be able to do anything. We can't go construct just what we want.

Jason Green, Raeden

So you guys go figure out. So this is all part of our city submission plan. We have to adhere to these requirements. We don't have a choice.

Speaker 24

Will you be doing continual testing on the hearing?

Multiple Speakers

You have to, so you're audited annually. So

Speaker 24

like once a month or

Multiple Speakers

every day mandate.

Jason Green, Raeden

So, in terms of our audit compliance, all of the appropriation of those generators for example. So all that package is what's approved by the city.

Multiple Speakers

It's design doesn't allow us to operate outside of those boundaries.

Jason Green, Raeden

You can't go change the way that it was built and installed in design.

Multiple Speakers

So you it's a very valid point.

Jason Green, Raeden

There's not a switch where we go and say, Oh,

Multiple Speakers

it started to be like this

Jason Green, Raeden

and then it ran

Multiple Speakers

somewhere else. That's not how the site is set up. So, whatever we submitted

Jason Green, Raeden

is what we have to actually install and operate at. Otherwise, we're not allowed to

get approved. There would be no building. So,

Multiple Speakers
that's why we have to do all the

Jason Green, Raeden
forward engineering

Multiple Speakers
together. So, it's Can I finish my question though? Oh, yeah.

Jason Green, Raeden
I'm sorry.

Jason Green, Raeden8
The question that I have, which is on behalf of our reckons manager who couldn't be here, but has not heard from anybody on behalf of this project, is that we the current property owners of the high cal site mouth steel have an easement that goes through humbug marsh to the um handler drain,

Multiple Speakers
which is the water yes, there's a, there's not a waste water

Jason Green, Raeden8
so if you plan to use that

Multiple Speakers
we Can I

Jason Green, Raeden8
use the, the easement at all for the water?

Multiple Speakers
You don't need it. Okay.

Speaker 23
Give that easement up.

Jason Green, Raeden

Yes. I don't see why. I don't need it.

Jason Green, Raeden3

Could that change? Could you need it later?

Multiple Speakers

No. That goes back to the latest question about the evolution of our cooling technology.

Jason Green, Raeden

We don't need the water. It's not. And that's not going to change. Hold on. I got a second. I got I got, This lady has had her hand up possibly, if you were forever seized before.

Unknown

talking about and then you talk about, you know, still companies and others that, um, compet

Speaker 20

How can we trust you to say that you're going to be doing this when, when all around you see other factories and other other places

Speaker 3

have people pay that's the one it seems to be boiling down to the noise affect your health,

Speaker 20

but you really haven't answered that question. I mean, we still, I think most everybody in here still is wondering about that noise and how it's going to affect them and their health. And what is your company actually going to do to make sure that, I mean 55 is a lot if you're having that continuously, that's like a truck going by all the time 247.

Jason Green, Raeden

Correct. But it's within the site of the and the enclosure itself. So I think it's a very good point is that there is equipment that's going to be running continuously. You're not allowed to project anything louder than that past the boundary levels of that site. When you look at where we're going, we'll show you that I can show you how to plan is where the potential of the equipment that would make noise generators, when they run, which by the way they're run once a month, and then the cooling equipment, which is below those levels.

Jason Green, Raeden
We don't

Multiple Speakers
have anything else that projects noise

Jason Green, Raeden
past the site.

Multiple Speakers
So again, a very important point to reference is is that the loudest devices that could Get close to that 55 decel level,

Jason Green, Raeden
are the backup generators. They run at most once a month for an hour. But you said in the summertime they could run. So this to this lady's point is, if we were enrolled in a program where, let's say for example, and this is a very important measure of this overall area is, you have a very tempered environment, so you don't have a lot of hot days the

Multiple Speakers
worst not hot no, I when when I say when I say hot,

Jason Green, Raeden
you have to understand what we hear is hot, so hot is going to be above 90 F and above 85 you're above 85% humidity.

Multiple Speakers
You don't have you don't have we've done the metric charts.

Jason Green, Raeden
We've looked

Multiple Speakers
at all of these in terms

Jason Green, Raeden
of where DTE runs into a process where they are hampered by a certain load. It's not

a lot of things. If we enroll in those programs, where we would have to run our generators, it's not a continuous thing. It ends up being an hour to two hours on a given day, if we enroll. We haven't made that decision. So beyond that, when you're talking about noise, there there isn't a consistent noise in flux. One of the things that we looked at in this building for example, is the way the building is built.

Jason Green, Raeden

It maintains an envelope, the outside of the building that you can't hear what's going on on the inside. The computers themselves aren't that noise, but when you have this envelope. It's one of the reasons why that site. So I think all the factors are leading into here is, is that the one potential noise concern is limited in its use and can't project past the site. I mean that, and I can I can I can prove that to you in terms of how we have to register and function in the back in the red.

Jason Green, Raeden

Yes.

Unknown

Thank you. For sure. Um, so the question I have is this.

Speaker 25

Your engineers have done a lot of studies and I and I like that, but but here's the dynamic that I like to understand. So, in Michigan, we have a monopoly. There's two two companies that run our state for energy. So, the question I have is this because our current administration in the state is handing away abatements and freebies to the data centers all over Michigan. Your engineers are doing a load study to see how much energy they can handle in the existing grid as it exists today.

Speaker 25

Correct. So, the question I have for you is are your engineers forecasting the load on all the data centers that are popping up because it's not just Seline, there's communities throughout Michigan that are building them like they're, they're McDonald's on every single corner. So, the question I have is this. If you're doing a low carrying capacity for the energy that you need now. The energy that you need now is on the existing legacy infrastructure.

Speaker 25

Sure, it's not what the structure, what the infrastructure needs to be to support all the data centers that are popping up all over the place. So, one of the things I'd like to understand is, did your engineers do the modeling not to what the infrastructure looks like today, but what the forecasted infrastructure looks like. That's not the it's not us. You're right.

Unknown

Yeah. So I think there's a blend of that was the preface that was said the baseline for my question. Oh, sorry. Sorry.

Speaker 25

So, if you guys have if if DTE already can't they have a abysmal record uh nationally for keeping the lights on, if you will, you know, for outages and stuff. So, if they already have, um, an issue with that now, how do you think that your facility would contribute to, uh, less time for energy for the consumers,

Speaker 25

and the other part the other part of the question I have is this, we've talked about water we've talked about energy, the other part is electromagnetic uh, frequency, because anytime you have power generation, like people live next to high tension power lines, there's a high rate of cancer and other kind of maladies because of the energy waves are given off, so the question I have for you is really, um, twofold. One is how, how would your model look like if the, if the grid can't handle it, and secondly, how much, um, electromagnetic frequency waves are your is your facility giving off.

Jason Green, Raeden

Okay. So I can, I can answer that for you succinctly. So on the, on the energy capacity side, as a gentleman said, that's DTE's planning. However, we're part of that process. When you petition to build a data center or a factory, anything that's going to need a large volume of power, you go to the utility, and they put you in what's called the queue. And the queue is all of the people, and all the companies that are asking for large amounts of power. And then there's an order in which you're going to be able to actually obtain that power based upon studies. So when Seline made their petition, they're asking for 1.4 GW of power.

Jason Green, Raeden

It's a large amount of power. DTE had to go through a massive study to understand how to support that. Our only participation in that is to make sure that we're telling them how much power we would like to achieve, when we would like to achieve it, and they come back and tell us when we can get it. So, our participation really is making sure that we're just living up to their approval standards, and we're paying our way, which is the only way to get any power when that delivery can actually occur.

Jason Green, Raeden

They do all their own engineering settings. On the electromagnetic side, we're not generating electricity. We're using electricity. So, by virtue of that, there are, and and there, so if you've ever heard of electromagnetic protection. So, EMP is the way that you build a building to prevent any signals from coming in and out. We don't have that type of process in our facilities because the computers

Multiple Speakers
and those devices are

Jason Green, Raeden
consuming power.

Multiple Speakers
Generation is where that's derived from. The distribution of that is where there's
lower levels.

Jason Green, Raeden
The cancer incidences that you're describing are around the generation plants
themselves. We are a

Multiple Speakers
consumer, so no more than the feral

Jason Green, Raeden
site that receives a fair amount of power isn't creating electromagnetic related
diseases, as far as I'm aware of. That's not something that is applicable to the use
of it's

Multiple Speakers
a very good question,

Jason Green, Raeden
but we're not a generator.

Jason Green, Raeden5
Okay. So, minus two people. How close do you live to one of your facilities that are
just like this?

Multiple Speakers
How close do I live currently?

Jason Green, Raeden
I live two miles away from a

Multiple Speakers

data center. Just like this. Yeah, it's a 70 megawatt data

Jason Green, Raeden
center in California.

Jason Green, Raeden5

Okay. And then, my other part is we talked about, and I I'm not honest, but what do you think are going to benefit us? Have you looked at our infrastructure? Um, DTE is right now still trying to replace I don't even know how old our lines are, so they're out there doing that. Our, our water lines. Um, have you looked at your alter as a whole and our infrastructure? And I understand you're only going to be using the mineral water that you're planning to use. However, you're going to be putting clothes on us.

Jason Green, Raeden5

Sure. And how are you going to then benefit us? What is the benefit to us? You're talking about jobs. That's irrelevant. You're only going to be hired 7 to 100 people. This is a large area. I, you're not carrying just from, you're going to be going out and Arbor or whatever. Um, so with that said, what, what are we going to gain?

Speaker 2

Sure. From having you here.

Speaker 5

So there's, there's three layers to that. It's a great question. So what's in it for us? Yeah, it's a great question. You look around here. This is uh people are into outdoors.

Jason Green, Raeden

She made this. So I think it's, it's so the what's in it for you guys.

Unknown

Hold on.

Jason Green, Raeden

Hold on. I have to answer her question. I have to be fair to answer her question. Call I I owe her the right to answer her question. Right, so obviously in our perception, you know, if I just sat there and told you what was good for you, then I'd be your mom and that's not fair. So I'm not going to do

Multiple Speakers

No, I'm asking how you're I know exactly. So, essentially,

Jason Green, Raeden

how do we benefit?

Multiple Speakers

So you did hit on this

Jason Green, Raeden

is that

Multiple Speakers

there are jobs

Jason Green, Raeden

and I know I get I

Multiple Speakers

get

Jason Green, Raeden

Well, we have to hire locally, so you do have to understand we have to hire locally. And one of the things, one of the things that we've already looked at are where, and we've had enumberal conversations with local folks about the talent pool that's here. That's also a reason to come here. People that work on

Multiple Speakers

legacy

Jason Green, Raeden5

we already

Multiple Speakers

talked about the city. So now, so then tax base, we're

Jason Green, Raeden

paying a significant amount more of property taxes and other related taxes in this region than what that site generates

Multiple Speakers

today, because we're automatically

Jason Green, Raeden

reappropriated into what we paid for. So the existing site as the way it is today operates based upon its existing purchase basis. When you buy a new piece of land, you buy a new building, then your taxes are derived off of that basis. This is a 4 to 6 million purchase, which is significantly higher than that. So that's those are the tangible pieces. So there's a tax benefit to this entire region. The last one is one that I'm sure is not going to be left with a lot of favor, but I'm still going to explain it nonetheless.

Jason Green, Raeden

Is one of the slides up here illustrates the way that everyone here utilizes technology. You were actually one that mentioned this. You talked about there's a dependency on the internet. We all have that. For everyone here that's done research, you use the internet. So we get all that. This isn't just about internet. The evolution of the way technology is functioning today is one in which you need proximity of service to the people that use it. So the devices, the computers that actually are the behind every single cell phone device query that you make, everything that you do technologically, and things that you're not aware of, requires a computer somewhere.

Jason Green, Raeden

The further away you are from those devices themselves, the lower the performance, and the lower the quality of

Multiple Speakers

service

Jason Green, Raeden

in there might not necessarily be the things

Multiple Speakers

that we're not necessarily directly correct.

Jason Green, Raeden

It's an underpinning of all of that to the city. Benefits to the city is that all of the technology infrastructure that everybody uses is currently relying upon systems

that are way outside of benefiting my and so it is benefiting. It's benefiting me as a computer.

Jason Green, Raeden5

I said my city, my infrastructure, my my area

Jason Green, Raeden

that's going to be, that's going to be your tax. I mean, I I can't I can't see if women had to be generating much money. Well, I I think it's much more than it's all, it's all the local,

Speaker 3

it's all the local

Multiple Speakers

down.

Unknown

Thank you. is very, very congressman with the help of a lot of good people here and at the same time it's not only going to have But it's also on the CO2 and climate impact.

Multiple Speakers

It's a great question. So that's where we're subject

Jason Green, Raeden

to the Eagle program, and the Eagle process. So your state has implemented and initiated standards that we can't exceed. They said, and we've been asked this multiple times about auditors, who comes in, checks and verifies.

Multiple Speakers

So all I can tell you is is that we are governed by their process.

Speaker 24

Go ahead.

Jason Green, Raeden

Uh, I don't know the numbers right off the top of my head. I apologize. The total amount of CO2 tonnage, I I don't know off the top of my head, but I can

Multiple Speakers

certainly, if you want to follow up with

Jason Green, Raeden

me, I'd be more than happy to get all that information. Jason,

Unknown

which is probably not a good word to use,

Jason Green, Raeden9

but you're the middleman because your company is the one that's

Multiple Speakers

going out, researching,

Jason Green, Raeden9

trying to find is also because you said you don't know who the end customers are going to You have to have some kind of an idea of who might be wanting to put their servers. We do in that building.

Multiple Speakers

Yes. Yes. I can talk to you about

Speaker 8

the classes of those types of

Jason Green, Raeden9

customers.

Speaker 2

Go ahead.

Jason Green, Raeden9

Are you still in that building, as well as the company? as the company?

Jason Green, Raeden

We are the owner and operator of that site. So, we don't leave. We are here for the duration. We are hiring, and managing the operations staff that is there, the

security staff. They are a Raiden employee, so we're not developing and walking away

Jason Green, Raeden9

And then that, whatever that company is is hiring whoever they need to do what they need done in that

Speaker 2

building as well.

Jason Green, Raeden

It's a great question. So, the the technical terminology, if anyone wants to go on Jeopardy for computers, is called moves, adds, and changes. This is what happens inside of a data center. meaning that the computers themselves, they require maintenance. Cables need to be installed, disc drives need to be removed and put back in place. Memory chips need to be installed, things of that nature. That company will hire also their own technology, folks, to be able to do that day-to-day work.

Jason Green, Raeden9

So the other question is, is because that is true that some companies like to have their privacy as to, like, who is in that data center, whatnot. I get that. So, is your name the one that's going to be on that building? Yes.

Multiple Speakers

Not that sub there. They are our tenants.

Speaker 2

That is correct.

Jason Green, Raeden9

And the reason I asked that question, and I hate to bring this up, and you all can shoot me for it. I don't care. It's my opinion.

Multiple Speakers

There's a lot of people here that won't let you. I know.

Jason Green, Raeden9

I know, cuz here comes the guns. Because yes, we have missile attacks over in the Middle East that are specifically going after data centers.

Multiple Speakers

They recently targeted three of the Amazon ones.

Jason Green, Raeden9

We know. Okay. Do I believe we're going to get attacked here in the States? No,

Multiple Speakers

but I'm not going to say I don't

Jason Green, Raeden9

believe it could never happen because it could. So if there's a Amazon, a Microsoft, or something over there, and they want to disrupt, they want to disrupt our data. Sure. United States data that could be targeted for that exact reason. So, How so, with it being your name on the building, But they know what you do, there's a good chance they could still target it. No.

Jason Green, Raeden

No. So I appreciate that. This is why we anytime a data center is built anywhere in the United States, you're required to register with the local police department. You're required to register with the fire department.

Multiple Speakers

They come through, and I' I've already met with these folks as part of the preliminary assessment. We have to then publish

Jason Green, Raeden

plans for how we manage emergency contingency. If you go look at the assault on data centers of this size in the United States in the last 10 years, it's zero.

Speaker 24

We weren't at war.

Jason Green, Raeden

So from what you're seeing in the Middle East, you're not incorrect that in a world in which they're sending drones, and we have problems that are going on over there. Now look domestically in the United States, but I'll also raise you if you were somebody of a terroristic nature, which clearly you're not,

Multiple Speakers

but let's make you went home, and you're like, I'm going to go get them,

Jason Green, Raeden

and so if we thought about that, and we said, where would you go? This isn't your data center. The data center you're going to is Northern Virginia.

Multiple Speakers

The data centers that you're going to are

Jason Green, Raeden

the ones where the

Multiple Speakers

largest amount

Jason Green, Raeden

of internet and other traffic exists. By the way, blowing up one data center in Qar, or cutter, or whatever. Anybody wants to call it from Amazon. About disrupted nothing, and so

Multiple Speakers

the reality that

Jason Green, Raeden

somebody sitting there thinking that's a

Multiple Speakers

target,

Jason Green, Raeden

this is a scattershot of what's going on of just geopolitics in the

Multiple Speakers

United States. I'll tell you what's a much greater risk.

Jason Green, Raeden

Now, I go look up how many instances of attacks on utility substations there have been in the last 10 years. I live in California. People like shooting at them with 50 caliber weapons, and if you notice, there aren't any utility substations with walls around them.

Unknown

So, we have fences, and there are security guards, there are cameras. We have to put protocols in place,

Jason Green, Raeden

so I share your sentiment about the overarching concern and I'm not also trying to minimize our project and act like it's not important, but in the whole scheme of things of a natural national security presence, that's not what we're doing.

Unknown

It's a fair question. All right, so I have a few things to say. First of all, you said you have an agriculture correct? I know about agriculture.

Speaker 2

My mom has a PhD in environmental.

Unknown

That study, maybe environment wetlands, brown things like that.

Speaker 2

On the site, we're required to absolutely Correct, so my question is with you having all this water usage We don't have water usage.

Unknown

Your plan?

Jason Green, Raeden

We don't have water usage, and I

Multiple Speakers

apologize, I'm not trying

Speaker 2

to betray I'm not using water.

Unknown

There must be some water.

Speaker 2

It's 200 to 500 gallons ahead.

Unknown

Wetlands are protected. Correct.

Jason Green, Raeden9

We all know that wildlife is protected. Wildlife, birds, things like that that have come back in California thing. People shooting California, you're six bullets to your magazine. I know that. Why? My boyfriend was a gun collector from California. So, it's not like people in California.

Unknown

So,

Speaker 3

for your little I almost feel like,

Multiple Speakers

in a legal sense, I want to say, where is our direction I

Speaker 3

just want to make sure I'm getting a little fine,

Unknown

I understand what I'm saying Here I'm going to tell everybody in the room,

Jason Green, Raeden9

this I think we all need to get together, and pass the word on that we don't want this here,

Speaker 25

and really think about the administrators we elect to our city office My son works at a dance center. There's no noise. We have a sexual

Multiple Speakers

apartment about being mom

Jason Green, Raeden9

devices. You use the electricity devices. They won't have none. So I feel like you come from California different policies out there, and you truly don't understand, and my really poignant question here, I want everybody in the room to think about this. You keep mentioning you have investors, correct? Maybe they're angel investors, maybe some

Multiple Speakers
other kind people,

Jason Green, Raeden9
but what is their rate of return on their investment in this project? Because obviously you're getting something more than the rest of us are doing by buying a piece of land that you and them can afford, but the rest of us aren't going to benefit from I don't hear talk about how this is going to hold that government.

Jason Green, Raeden
No, it's not government. We're generating significant amount of tax. That's, that's how you benefit. There isn't, I mean we don't live economist where we're going to share all of our profits.

Jason Green, Raeden6
question and the only two benefits so far that I have heard are faster internet, which is ever changing and then the abyssal job growth, the job growth and the whole point of the AI center is to make the internet better and grow and everything but the AI data centers are taking jobs from people, and other things not just this, so for the 60 to 200 jobs that you guys are saying full part time and all of that. What is the duration of it? Because is it once it's built?

Multiple Speakers
That's right.

Jason Green, Raeden
So that's a very good point. The

Multiple Speakers
constructability of it requires exponentially

Jason Green, Raeden
more jobs. In order for us to build this, we're going to require to build it. And that has once built on the next project, right? However, you know what I can't do? I can't use AI to go and perform the main generation,

Speaker 25

but that takes like one or two people.

Jason Green, Raeden

Oh no, no. We got so inside the facility, the engineering and operations staff, and security staff are all working 24 hours a day. This is a 24/7 shop.

Multiple Speakers

Okay. So 60 to 200 different jobs,

Jason Green, Raeden

and 140 different people. No, you're saying I'm

Multiple Speakers

thinking just different jobs. No,

Jason Green, Raeden

there's going to be 60 to 100 permanent jobs, and I put 200 on there because all of the supporting vendor companies that have to manage all of these are going to have to hire in somewhere on the order of about 100 additional staff across power and cooling and the overall building support. We have contracts to do all of that for you.

Jason Green, Raeden

Okay. And are they required, like you were saying in the communities?

Jason Green, Raeden

Well, if they all live here, they can't respond fast enough.

Multiple Speakers

So, here's why this is important.

Jason Green, Raeden

So in these buildings if there's a disruption of service to the computers okay the customers are paid penalties by us. So if the data center is not functioning I owe penalties to my customer, so then what we do is we sign up for 2 hour, 4 hour, 8 hour, 16 or 24hour contract for those vendors to send people out. If they're not local, they don't get there fast enough. So we have to have parts and products on site. We have to have vendors locally that have people staffed here.

Jason Green, Raeden

We do this. This is every data center in the United States. Like if you don't have the local staff, I'll give you an example. I built a large data center in the middle of nowhere in Washington State. We didn't have people. So we literally had to go put together training a program, so we could get people trained up because they have to be. So, it's an urgent question.

Speaker 5

Hey, she she just in our

Jason Green, Raeden5

council meeting on Monday, you mentioned that you've been looking at this facility for over a year.

Unknown

Who is your contact within the city? Contact well. We reached out who have you been working with?

Jason Green, Raeden

So, as city administrator, so Rachel knows we were submitting all of our approvals.

Unknown

So,

Jason Green, Raeden

prior to that so prior to that we do all of our app for we

Multiple Speakers

didn't we don't until we know this is actually

Jason Green, Raeden

something that we're going to invest in, which we've already invested a lot of money, we don't

Multiple Speakers

we don't go and

Jason Green, Raeden

reach out to anybody, we have to do our own diligence.

Multiple Speakers
So it's only within

Jason Green, Raeden
where are we at March 2 and 1/2

Multiple Speakers
months ago that we said, okay, we have enough data,

Jason Green, Raeden
we have enough information we've hired our local engineers to put together plans, now we will call the city and go, we need to buy this site, we're going to go through this process, and we need what is your process to submit, so prior to that, it's basically like if we don't do our homework, we're wasting everybody's time, we're in the world of now there's there's so much perceptive opportunity in the data center world, you of all of these developers that have never done this before, and it wastes a lot of people's time. I'm not trying to act like we're special. I've just done this for a long time.

Jason Green, Raeden
So until we have conviction, I don't want to call you and go, I'm going to go over dinner next Thursday and I'm not showing up. That's maybe longing for them, but that's that's that's what we're managing. So it's only within that last two months we had conversation with the mayor. We had a conversation with Rachel. We've had meetings with all of the requisite city officials, fire police, city planning here's what we're thinking about doing. Now that we're here, and then a city. Planning said things like, also in this. Process, and then they come back and. Said, you did it wrong.

Jason Green, Raeden
Now you do it. Right, and it's a give and take, so. That's the dynamic of when we felt good. Enough

Multiple Speakers
to get started, we let

Jason Green, Raeden
that. Happen.

Speaker 3

Is your engineering season right?

Jason Green, Raeden

No. How well is our engineering. Department? So how well is that voted.

Unknown

On? Yes sir. Sorry. Yes. I'm sorry. How many questions? How many. Construction jobs you estimated?

Jason Green, Raeden

So, for a typical 100 megawatt project including electrical, mechanical, overall trades, and whatnot. This is going to have somewhere between 500 to 700 jobs that are need to be dedicated to this site over a 12 to 18month period for the first phase to get that money. Are those going to be union jobs?

Multiple Speakers

They are union jobs. You're a union territory. So union, no hold on, let me explain really quick to his point. So there's a name on here on purpose

Jason Green, Raeden

is Hassel and Builder Electrical is here. I've worked with Hassel for a very long period of time. IBW nationally. We hire union jobs. This is what we do. So, we don't just do this in our constituent base. And, for example, to what this gentleman's question is, we may have providers that are going to deliver equipment that don't have a union shop. They have to work with a union provider to have it delivered here. I know my homework. So, very good point. So, that that's very good point.

Multiple Speakers

So, that that's unalienable.

Jason Green, Raeden

If, if

Multiple Speakers

you come in and you don't

Jason Green, Raeden

do that right, then, then there's problem. Yes, ma'am.

Unknown

Yeah. Um, I have a question uh about environmental impact. I'm sorry. Say it again. I apologize.

Jason Green, Raeden1

Question about your environmental impact. Yes. Yes, sir.

Unknown

You're right across from the Humbok March, which is the International Wildlife Refuge, which, by the way, I worked six years in space. Sure. I've been here for 50 years. Yep.

Jason Green, Raeden1

And I can not see that you're not going to have an impact on the wildlife.

Unknown

Right.

Jason Green, Raeden

Well, I mean, that's where our environmental studies going to have to prove that to you, and we'd be fully more than happy to disclose it. All I can tell you is I

Jason Green, Raeden1

don't want environmental impact studies from your company and the people you hire.

Unknown

I want to see it from outside. Well, that's for six years because they tried to six years.

Jason Green, Raeden1

They tried to develop that property. I worked for six years to save it, and now you have to come in and build this gigantic data center.

Multiple Speakers

No, no. It's no bigger than the existing building, man.

Jason Green, Raeden

I'm not knocking that building down.

Multiple Speakers

I'm not changing anything on the outside.

Jason Green, Raeden1

You're wondering where the old Mloud steel is, right?

Jason Green, Raeden

No. No, ma'am. No. 27800 West Jefferson. So, it's it's it's a legacy steel plant. It's 560,000 ft.

Multiple Speakers

We don't have the ability to build. Okay. I apologize. I Okay, that's right across from It is directly across the street. International Wildlife is one of the very few.

Jason Green, Raeden1

We only the nearest one is in Ohio.

Multiple Speakers

Understood. I, I agree with you.

Jason Green, Raeden

This is where we wouldn't have gotten to this point. If there was any potential encroachment on anything that was wildlife related, I wouldn't be standing.

Jason Green, Raeden1

But you're not going to guarantee that you're not going to have any impact on any of the wildlife in that.

Speaker 2

There's no, ma'am. That's, there's no there's no impact. I just want, I just only have so

Speaker 22

I've been listening very carefully. I hear you saying things more than once. I really respect your patience. I respect our patience as well. I hear you saying that you're going to follow all the applicable laws. Sure. Please understand. And whether you know our area or another area, laws change and we ended up in some very terrible places, wildlife, environmental concerns because it was all legal at the time.

Speaker 22

And even if it wasn't, we'll pay the fines and override it. It was perfectly legal.

Yes, we worked really hard. Thank you to the folks that did to conserve some of this area. You can talk about something that is defined in black and white, but there are intangibles. For example, light. You can say this many candles can't pass the fence, but you also can't tell me it doesn't affect migratory birds.

Speaker 24

You got it. Yeah. Yeah. Yep.

Speaker 22

So there's the law and there's the natural world, and they don't always meet in the

Multiple Speakers

same place. That's fair. So what I would ask you,

Jason Green, Raeden

and I haven't I haven't had the opportunity. So you give me an opportunity. So I appreciate is, this is. What if we committed? If we said we came to you, if you're wearing a refuge strong shirt, and we said, hey, look, let's do this together. If we commit to transparency, which we would, and we said, let's go collectively. We're going to tell you who we think we should hire to go study this, we're going to come up with some report, and if the report doesn't work, and it's not up to your satisfaction, and there's no mitigation for it, then it doesn't work. Would, would you be up for some partnership in that as, at least from a dialogue and review?

Unknown

Is that fair? I, that would be agreeable. Yes.

Jason Green, Raeden

Because I think one of the things is here, and this is one of the reasons why I chose to stand up here. I have no belief I'm gonna convince anybody to, I'm not saying but not so I'm not crazy. The goal is to have discourse and have dialogue, but it's also to make sure that the people are heard, data centers don't typically do this. We

Multiple Speakers

don't stand here and have these conversations because I'll be honest with

Jason Green, Raeden

you, some start building so voluntarily, we've heard, and I don't want anybody patting on the back and say

Multiple Speakers

well, now you're special. That's not at all.

Jason Green, Raeden

But there's a viability to making sure that we're a good partner in the community. You don't just pay taxes and go to whomever said isn't worth it. Well, I mean, okay. So, we're better participants. So, in that people have asked here for a lot of disclosure. If we published things like our audits and we showed people what the numbers were, god forbid you might actually understand it because maybe I don't, but we actually published those numbers, and we showed some transparency as we work through this process where I felt, and the council's at least one council member that's here.

Jason Green, Raeden

I sent an email only to the council, and I thank them for the opportunity, and the word that I used was balance. So if, as the council is investigating the efficacy, and the concern of the data center, we can get to certain levels of partnership and transparency. It sounds like that's something that could be considered. I'm not saying you have to agree to it today. But if we're sitting here and saying look, there's going to be auditors that are going to audit this on this regular basis, and you get a report and you can go review that, and all that means is that we're publishing our data that doesn't violate anything that I that that there's no concerns to me for that.

Jason Green, Raeden

And if you come back and say, See, you missed it by 0.1, then that's a problem, because then there are oversight for each one of those things. So, I just want to let you know, I hear you, and I'm not saying this is lip service. You have to follow it, and hopefully that that's fair to at least say let's find a path to make you to give you the ability to see that what this is is going to work for what you're asking for as Yes, sir.

Speaker 26

Yeah. Has Raeden acknowledged the executive order from the White House to prevent rate increases to households just like Amazon and Google did?

Multiple Speakers

So it's a that's a really,

Jason Green, Raeden

that's a really tricky question for the following reason. So Amazon and Google, as well as Meta, as well as Oracle, they all met at the White House, and they made a bunch of comments that don't actually have then an end state to them, and that's not knocking them. They're asked, say how are you going to solve this, and the solution

that was put forth by the president was called BYOP, which is bring your own power.

Multiple Speakers

So the solution is, is you know what, you know how

Jason Green, Raeden

you're not going to cause any problems,

Multiple Speakers

you guys go generate

Jason Green, Raeden

power. So in this instance, our ability to go become a utility, if you will, is fairly limited in this space. We have talked to DTE, as we do with many of our other utility partners about whether it's monetary and economic incentives that we provide to them, or even sponsoring projects on our own, that will add power to their grid. That's the most that we can do here. We just don't have the resources. If this was a 500 acre site, and I could build an energy plant and I would be satisfied.

Speaker 8

Yes, ma'am. How did you pick this area?

Jason Green, Raeden5

No. I do you have Did you have somebody who called you from the city?

Speaker 27

You said that. I was asking a question real quick. No, but somebody from the city called him. That's how he found out about this.

Multiple Speakers

No, that's not how I found out.

Jason Green, Raeden

No, I have, I have a real estate broker. That's what my question. So, I have a real estate broker who I've worked with, who is local, who called me and said, Hey, I've got an old steel plant. I don't think anybody's going to ever want this, as far as I understand it. Would this be good for a data center? I said, I have no idea, which is my stock question. I don't know. And so I said, let's talk about it. So we started from the, all right, let's take a look. That's how I'll begin. And so I've looked at Lord knows how many buildings and land parcels in this entire region because we've already been operating here, and our customers have said things like,

you know, how are we going to serve the greater Detroit region?

Jason Green, Raeden

So I have a real estate broker who is local who serves this region, who said you might want to take a look at this, otherwise I wouldn't know. Hold on one second.

Unknown

Let me go to her. Is that right? Yes.

Speaker 22

Jason, I just want to say I came here knowing nothing about the information you have provided has given me a lot of good information, I totally appreciate it. Your your boards here are great. Um, I would never ever say that nobody in this community does not want because you can't say that. But what I see, number one, people

Jason Green, Raeden9

asking questions and not allowing you to answer them totally. Then you answer the question, and two minutes later the same question comes up.

Speaker 22

Sure. Because people are too busy talking and saying, Oh, how bad this is. This all comes back to fear of the unknown. Sure. What may happen, that we may be, we may be bombed because there's a postcard company out here

Jason Green, Raeden9

that might happen. We might be bomb just because we don't know. It's all about fear of the future. And it all comes back to what has always been known as nimi

Speaker 22

not in my backyard. And that is so wrong.

Jason Green, Raeden9

This is a, I I feel you confidently that you have the environmental um test you have done. You say no noise. It all says no noise. People aren't listening to 50 to 60 minutes a month, I hear more of that from the the boats out here, and and the trains.

Speaker 22

Don't get me started. Yeah.

Jason Green, Raeden9

And so for people to say this is a bad thing, it comes back again, fear of the unknown and

Unknown

new um to to that point,

Jason Green, Raeden

and I we don't know each other we don't know each other,

Multiple Speakers

but she knows her um I can't agree with her sentiment more,

Jason Green, Raeden

because we recoil now in a day and age with a lot of information where I'll give you background, both my parents, my dad's a government physician, he will tell like if you get sick, the worst thing you can do is look at your neck. He's like, Don't you dare. You know, there's a guy who ran veterans hospitals for 45 years because he felt the vets deserve great medical care. The preponderance of information is challenging and valid. Just like it's challenging to sit here and listen to me. I mean, I give everybody credit.

Jason Green, Raeden

You took your time. You took your evening. I probably owe everybody who's willing to have a beer. I appreciate that. This isn't easy? I get it. Is that there is so much that's out there, that we don't know about, and then we've got a lot of folks where they're railing against the things that they think are concerning.

Multiple Speakers

I'm going to, she's giving me an opportunity. I'm going to tell you right now, there are bad data centers

Jason Green, Raeden

that have been built.

Multiple Speakers

There are data centers

Jason Green, Raeden

that haven't been great for their communities. There are data centers that weren't thoughtful in terms of the regions of what they were built. There are examples that

reinforce every single thing that has been negative that's been put out here, and I'm not acquiring and I'm not sitting here trying to tell you that I'm going to save the world. We have a business to run, but we also have a business to run within the right confines, and as I'm committing to and I don't walk back on my promises, we have no problem being transparent. There isn't anything that we don't need to share in terms of the way that this operates, so I do think that fear is natural.

Jason Green, Raeden

Fear is reasonable, and if we go through the day and age, I mentioned earlier my mom's a PhD environmental toxicologist. There's some really scary stuff out there that you might not know about. All I can tell you is, I'm building a box to put computers in. So it doesn't mean that that's still not something to think about, but I think there's validity. And this is where it's my favorite word. I felt the council did a great job on Monday. It was balance. And mind you, in my email, I said, You might think I'm absolutely crazy, but I thought you did a great job when you passed the moratorium against me.

Jason Green, Raeden

But you gave me a window, and you sent me to learn more, and I committed to fly out so we could have a conversation. I flew home for 10 hours for anniversary, and came back. This was that important. I'm not lying. I went home for 10 hours, and came back, and thank God my wife was still with me after 31 years. So we're trying to make that happen. Um sir, I owe you. So you had a question. I apologize if I lose trans there. Someone from DTE was supposed to come, but I I I don't know what she looks like, so I apologize. The gentleman that I

Multiple Speakers

work with is

Speaker 6

Where are they? Well, the one question I had, why did you choose diesel generators over jets?

Jason Green, Raeden

It's a great question. So, for backup purposes, the startup times for a diesel generators are much quicker. We need to have that engine on within a 5 to 7 second run rate. Otherwise, it disrupts the entire system internally. The turbines that you're talking about are great for generation, but for backup,

Multiple Speakers

their start and stop response times aren't as efficient. So that that's why Well,

Speaker 6

I know they're they're cleaner and they are cleaner and I know backup generator firmly, like you said, will start almost instantly.

Jason Green, Raeden

Correct. So, what we do is as part of the EVO program for the air quality, when we buy generators, they come with a kit that's called an STR kit that almost negligibly reduces all of the air pollution. So, you're already getting a unit that's supposed to operate efficiently, but Eagle asks for you to include a package that costs more money, but it goes and reduces those emissions. That's how we manage that.

Unknown

I know on a on a good day, I'm talking sunshine for the solar panels and wind for the turbines and we've got every unit running in this area. Edison will produce about 12,000 megawatt. Correct.

Speaker 8

It's a massive amount of

Multiple Speakers

power that a

Speaker 6

good day. Now, you got some of these power plants going to periodic outages. They're down maybe one or two units are down for 30 45 days. So you can lose 1,00500 megawatts there. Fmy goes into a refill outage or a periodic outage, and maybe every year and a half they're down producing 30 45 days that's over,000 megawatt.

Jason Green, Raeden

Correct. And when when you translate this 1,000 megawatt is a gigawatt. You know we're now in back to the future territory, we got whatever Delorean side. U these are massive amounts of power. We're talking about 100. So this is a much smaller increment than that and our overall impact is lower in that realm as well. Ma'am, I'm sorry. I promised you. So then I'll announce you sir.

Speaker 23

Obviously there's a lot of negative feelings this evening. Some of us are open-minded. We can't get alert. But let's The majority of this community feels this is not a good idea. Have you looked at alternative sites other than this?

Jason Green, Raeden

We have. Yeah, we have. Tell us where they're at. So, we we spent probably about a year looking at a site. Um, the site fit a lot of the criteria, but the energy part

was really challenging. So, getting the actual power, it's not easy to just go get energy where you want it. And DTE isn't kind of a self-service organization where I call up and I go, can you put it over there? And they're like, here's a blank check. It doesn't work that way. So, ultimately we were not able to get the amount of power that we felt was going to validate the investment.

Multiple Speakers

There weren't really any other criteria. That was probably the biggest

Jason Green, Raeden
challenging point. The

Multiple Speakers
realistic

Jason Green, Raeden
nature is, is that for the types of buildings, the size, quantity, whatnot, the disposition,

Multiple Speakers
and frankly, I'll be honest with you, the story is important

Jason Green, Raeden
to us. Taking legacy site the way that we described it, that doesn't necessarily have future state use that can be considered reform, the adaptive reuse, that story played a role. So we have looked at other places. I look at the end of the day is we're Not going to necessarily be systematist. And push a rocket for the rest of our life. Like, that doesn't make any sense. This is part of the process. If it's going to end up being so much of a challenge that people here aren't going to even be able to be civil to people that work at this project, that's not good for anybody.

Jason Green, Raeden
Last

Multiple Speakers
thing I want to do, and I travel all

Jason Green, Raeden
of our projects, I'm on the road all the time. The

Multiple Speakers
last thing I want to

Jason Green, Raeden
do is come and eat at a local restaurant, have someone throw their food at me. Like, I mean that seriously because it's not about the food being thrown at me. It's that we've disrupted some, so as you said, there's an education process. Everyone came here even the ones that are frustr I mean, I can tell you data centers don't cause cancer. Data

Multiple Speakers
center, I can tell you all these

Jason Green, Raeden
things, but there's going to be some self-determination there. So this is part of the process. That's why I committed after Monday. There were multiple people that came up to me after the city council meeting, like are

Multiple Speakers
you still going to come on Wednesday?

Jason Green, Raeden
Absolutely, and there may not be a project, but I still can. So

Speaker 8
yes sir, I can talk about

Speaker 6
when can you talk about what the project timeline would look like from when you think you'd be ready for site approval, then remediation, then construction to turning on the switch.

Multiple Speakers
Yeah.

Jason Green, Raeden
So we're in a chicken, chicken and eggs and chickens, and it's ridiculous. I'm living in this schizophrenic world that's going in circles. I got to have power. I have some power in the site.

Multiple Speakers

So there's 16 megawatts of power in the site today.

Jason Green, Raeden

It's not a lot for what I actually need. The next available tranche of power to get me to that call at 100 megawatt is it's not determined right now. So we're working with DT. We don't have an answer on that. Ignoring that, so I just want to give you that's a real triggering point for me. We lived it for site plan approval as 30 to 45 days from submission, if we've done it right. So if we've done it right there's a lot of hand stop, like no you did it wrong, do it again, do it again, checking your work, I feel back when I was a high school teacher, so I feel like I'm going back into all that.

Jason Green, Raeden

So let's say perfect world, 30 to 45 days. Then we're going to do what we're going to call building site remediation. That's going to take somewhere between 3 and four months. That's getting the interior of the building ready, the exterior of the building ready, knocking down those existing buildings and removing the debris, getting that up and going. And then, in our fastest world, we're probably 6 to 9 months from having the first phase up and running. So you're somewhere in the range of an at best parallel path 9 month process, and an at worst somewhere 12 to 15 months to have the first set of computers operating in that space fully built out.

Jason Green, Raeden

So I have this fully built out where the customers install, and there's a phase to this once I've built mine and the customer comes after that, they've got to do their working sides and put all computers together and make everything working. That's somewhere going to be in like a 20 to 24 month time frame for the first sales. Thank you. Yes sir.

Speaker 7

Okay. Um, you had said 100 kilow

Multiple Speakers

100 megawatt megawatt, megawatt

Speaker 7

you said

Multiple Speakers

initially initially.

Speaker 7

So what does that mean? That there's a possibility that this thing is going to be larger in the future.

Multiple Speakers

So because of the land around it. No. So, that's a great question. I can't build more than that building.

Jason Green, Raeden

So, this is going to basically boil into however you use your old colloquial phrase of how much blank I can shove into a blank. That's kind of what

Multiple Speakers

I'm dealing with. So, I got a building envelope

Jason Green, Raeden

that can only support so much power.

Multiple Speakers

So, you won't

Speaker 7

be touching any of that land. That's that super fun site. You're not going to be expanding in any way, shape, or form.

Jason Green, Raeden

The only thing that we would like to be able to do with that is if they cap that, we'll be able to put like generators or put the utility substation on that, because that's a place where I'm not trying to knock anybody that maybe likes super fun sites. I don't want kids playing there. So, putting infrastructure there is a logical place for that. That would be about it.

Multiple Speakers

I mean, I can't build building on that which

Speaker 7

does mean then you would be bringing in more power for yourself through generators.

Multiple Speakers

So, not for generators. The generators are backup. The generators are only for

backup.

Jason Green, Raeden

If you're able to get more energy, if you will, that's a DTE question. I might plead. I might hold on to their leg. I would like more power, but it's whether they can give me more.

Multiple Speakers

So, it's a determination

Jason Green, Raeden

of what that lady asked earlier about planning, and how much capacity like this is a very, very complicated Rubik's cube. But if I can get more, I would certainly we know what about the maximum of amount of power we can put in that building, and it has a cap. I can't do any more than that, so 100 megawatt is basically what we're told at the outset, and then we go from there. I just Okay.

Jason Green, Raeden9

So a lot has been said about the environmental assessments on this, but have you done assessment on the AI that will be operating out of the data set that there's a lot of file from AISK.

Jason Green, Raeden

So, couple points to that. It may not be an AI data center. We are talking to no less than 15 potential customers that could go in there. Some are AI, some are not. So, beyond that, I have absolutely no ability to govern what they run on their computers. Nobody does. So, you're not wrong. I'm not going to disagree with you, and I'm not playing to the audience. There should be valid concerns about how our society use and operates and implements AI. And if you follow in what the recent tenant that has gone on with our defense department and some of these AI providers about privacy and sharing, there's a lot of concerns that are there.

Jason Green, Raeden

I'm not trying to punt the can down the road at all. We build the building that is a completely separate halls. So all of that, all of that governance, if you will, that's at the level of the customer that's going to be operating within that space. I don't have they, I just, so you know, I can't even touch their computers once I've built this. I can't go in there and say well that's interesting. What does that button do? I don't have the right to do that. They are very closed in terms of how they operate. This is everyone.

Jason Green, Raeden5

So once this data center gets built, we as a community, are we going to to say in

what goes on in that data? Absolutely not.

Jason Green, Raeden

As far as, Absolutely not, a lot of you.

Speaker 8

I mean, absolutely not.

Jason Green, Raeden

How do you choose? How that's a great question. That's a fantastic question.

Multiple Speakers

Again, hopefully it's come across that. I'm not, I'm not trying to shut you down here.

Jason Green, Raeden

I'm going to be honest with how do we choose a customer? Economics. So, the economics are going to be 100% based upon the credit of the customer. Can they pay their bills? Are they going to pay their bills for a long period of time? And are they going to be somebody that we can

Multiple Speakers

rely on from an investor

Jason Green, Raeden

perspective? One of the biggest challenges is that when we're talking about a \$1.5

Multiple Speakers

billion capital project that then will have another 4 to 8

Jason Green, Raeden

billion of computer equipment in it, we're talking about big numbers. And if billion of computer equipment in it, we're talking about big numbers. And

Multiple Speakers

if you have a company

Jason Green, Raeden

that can't back that type of investment, you got a problem. So, it's going to begin

and end with can you pay your bills? I can't tell you that there's a moral compass to this because that would be in violation of how business is

Multiple Speakers

supposed to work, but I can tell you I have a

Jason Green, Raeden

moral compass. I'm not going to tell you which companies I'm not interested in working at. I have a board of directors. I do own the company, but I can't say that out loud, but we do have the ability to pick and choose, and I've done this through the course of my career. There are certain companies that don't fit with the way that we want to operate. We don't have any concern about the customers that are there, because there's so many of them. We know how they operate. We know how they function. The ones that are at the table have the credit to be able to actually live in that space and pay the bills.

Jason Green, Raeden

Like somebody asked multiple people,

Multiple Speakers

how long are the jobs

Jason Green, Raeden

going to be here? Well, if I sign up with a company that goes bankrupt in a year and a half, and then can't pay their bills, and all those jobs have gone away, no one here's going to be happy about that. So, you're

Multiple Speakers

going to expect my new

Jason Green, Raeden

share responsibility is to make sure that the company can actually sign up and be able to go and and live here for some time.

Speaker 27

Ma'am, I have a quick question, and that the design of the property is beautiful. Let's be honest, it looks a lot better. Than what's there now, and you said you would not build in the surrounding land. What about building up?

Speaker 5

I I I can't.

Multiple Speakers

You can't go up. No, and here's the reason why. It's a great question.

Jason Green, Raeden

And I'm going to give you a kind of analysis back to my school teaching days by analogy. You'll hear about modular data centers. They basically look like a rail car, like a sealand container. The people that make them think it's a great idea. The people that work in

Multiple Speakers

them want to go and commit a crime,

Jason Green, Raeden

I've had

Multiple Speakers

to work in one. It's the worst thing you ever. If you're claustrophobic, you're going

Jason Green, Raeden

to lose your mind. Not quite as bad. Multiplestory data centers are very difficult to operate. You need heavy lifting elevators. You have to move equipment around. It's really daunting to live in one. So honestly, if it makes sense in any way, shape, or form that I can build upwards from a monetary perspective, absolutely. Practically, it makes none. That building is what it is. The only consideration, and it's almost like believing the witness, but I'll follow you, is that it's so tall on the inside.

Jason Green, Raeden

We talked about building a mezzony on the inside, so that way I've given myself more space, but I can't go up. I sir. Yes, sir. We know, for a fact,

Speaker 9

that your planners did not talk to the Fish and Wildlife

Multiple Speakers

Service. Okay.

Speaker 6

They need to do that.

Multiple Speakers

I appreciate that. Noted,

Jason Green, Raeden

and and I'm not paying a service

Multiple Speakers

to that.

Jason Green, Raeden

We will go back to our engineers and say, you said you check boxes.

Multiple Speakers

Apparently, there's one box checking. No, no. I just mean what they tell us.

Jason Green, Raeden⁴

They need to talk to the fish and wildlife service, that is managing the refuge.

Multiple Speakers

Fair. And when I say check the box from me, I have a checklist. And so when I sit there and go,

Jason Green, Raeden

is this done? Is this done? Is this done? Is this done? When I hear it's done, then I don't overqualify. But to your point, I will go back and I take that.

Speaker 9

It's a regulatory issue that they didn't review properly.

Jason Green, Raeden

Okay. Well, and I will ask. So, and again, if you want to follow up with me, I'm not going to dug you. I'll be more than happy to make sure that we follow up. Thank you, sir.

Speaker 26

Yeah. In other location, I'm sorry. No, in other locations, does Raiden partner with or sponsor uh environmental organizations?

Jason Green, Raeden

We don't typically sponsor organizations. That doesn't mean that we won't.

Speaker 26

How about partnering with them?

Multiple Speakers

We would absolutely partner by all. So,

Speaker 26

money or anything, but just to

Speaker 6

work together.

Speaker 26

So I

Jason Green, Raeden

think from the working together, part I can

Multiple Speakers

go back to something that's close to my heart, is that I built a data center campus in North

Jason Green, Raeden

Carolina. We worked very close in Wells Fargo

Multiple Speakers

where we needed a lot of trained staff. You can't go to college for data centers. There's no data center degree and so what we did is

Jason Green, Raeden

the CIO of Wells Fargo at that time said will you go with me to the junior college? So we went to the junior college. We actually built a curriculum with the junior college to train the students on what we needed to operate a data center, so they had jobs. So I know that's jobs related, but here's the commitment here. So when someone says it's important, would you reach this? I mean it's like right here said

this is important. I'm here to hear what's important. So it's clear and evidential that we need to, to the extent that you let me hang out with you a little bit that we got to become friends.

Jason Green, Raeden

I got to learn more, and we'll put in that time. I wouldn't be here if I wasn't in bed.

Multiple Speakers

So that's a fair question, sir.

Speaker 9

Yeah, but are you committed?

Jason Green, Raeden

That's a great question, so the way it's written as I understand it, um, I think I can read decently, but I'm not, I'm a little tired. So I'm sorry. Well, actually the council itself can preempt that. So if I've heard what I've heard right on Monday, it's a maximum of a year, but it can be rescinded at the point of time that the council feels comfortable, and all of the constituents say yay or nay. What I will tell you is that I can't stand here and spend money continuously without a determined outcome.

Jason Green, Raeden

So, if it's, Hey, Jason, you keep coming out, and you hang out, and everybody's cool, and you got new friends, and they like you, but they're still going to not do this at the end, or you have no chance. I can't. So, there's got to be a I figure that after we've said Monday,

Multiple Speakers

there's got to be some

Jason Green, Raeden

period of time in which we're collaborating, and providing information, and there's continued discourse. I'll gladly come back out. I'm in Detroit often, so I have no problem. I mean, I made it there anyway, but

Jason Green, Raeden2

having more

Jason Green, Raeden

dialogue, I just got to know where

Multiple Speakers
we're going.

Jason Green, Raeden2
So, it's a great question. Yes, sir. Um, at the beginning, you say that uh everything will be restricted to the steel mill site. Yes. Surrounded by a super fun site, but then you, if I understood you correctly, you said if we could get some super fun site, I would like to push some equipment off onto that.

Jason Green, Raeden
Agreed. Yeah. So what I understand, if you don't mind, just real

Multiple Speakers
quick, is that in order to allow even

Jason Green, Raeden
equipment to sit on the super fun side. So

Multiple Speakers
you're literally going to put a cap on that,

Jason Green, Raeden
and then probably the best servicing for it is equipment that doesn't have people working there, and all the other things that we don't want. For me, if there's a use of that site, and I can get some additional space, some relief around because we got equipment

Multiple Speakers
that seemed to be a logical win-win for everyone because I don't know what else it would be useful.

Jason Green, Raeden2
Okay. But you don't need any larger footprint than the steel mill property to start with.

Jason Green, Raeden
No, not at all. I I don't need it. And it's when I do that as a nice to have. And so, like when I talk to DTE and I say, Hey guys, we're going to need to build a

substation on site to deliver power, I much rather take it off the corner of the road and the corner of the site and put it in the back of the super fun because it gets away from cars and other things that are there. It also puts it in that area that's away from the wildlife preserve. These were all thoughts. They were like that would be great. So, it's thinking about that proactively is where we can put what we call critical equipment.

Multiple Speakers

Even though there's a farm, even though

Jason Green, Raeden

we've got a land separation from the

Multiple Speakers

roadway to the

Jason Green, Raeden

property, if

Multiple Speakers

we can put it elsewhere, that would be preferred.

Jason Green, Raeden2

So, where I'm leaning to is, is there a desire or reason that you would continue to expand on the super fun site beyond?

Jason Green, Raeden

We can't. So, in terms of building more data center, so if that's where you're going, could I build more data center on there? I can't. And the reason for that is the super fun sites. I've got a lot of experience with this. They result in off gasing, and that becomes massively problematic for the data center itself. So, once you go and put that cap on there, you worry about off gasing up into the actual building itself. And that is very problematic for billions of dollars of computer. So there's no world in which I can build data set on this.

Speaker 2

Well, that's not an issue of generation.

Multiple Speakers

So generators are just literally, they're in

Jason Green, Raeden
an enclosure and they're sitting

Multiple Speakers
there. They don't have the same sensitivity whatsoever. So it's a great question.

Speaker 9
But still you have to go give environmental absolutely And phase one, a letter.

Multiple Speakers
Yeah, you need phase one, you're you want I don't just get to go and say it's a great idea. This is a nice to have. Yeah. And this is, if I

Jason Green, Raeden
could have that then I would have, um, there was somebody jumping in the vest. You had your hand raised and you didn't want to make sure

Speaker 4
that I was going to ask, why don't you possibly use solar panels instead of taking all that energy to do.

Jason Green, Raeden
So it's a really

Multiple Speakers
interesting question we get this often, so

Jason Green, Raeden
solar doesn't generate enough capacity without mass but

Multiple Speakers
so I almost feel like

Jason Green, Raeden
I'm

Multiple Speakers
playing the audience,

Jason Green, Raeden

like maybe you've been hanging out. I know you were hanging out this conversation a little bit. Um, is that data centers are evolving in the way that they use power. So,

Multiple Speakers

without trying to bore

Jason Green, Raeden

everybody,

Multiple Speakers

there's two forms of power. It's AC power,

Jason Green, Raeden

DC power. DC power is what's generated from solar plants. We're getting into a world in which the computers require so much power that I can't use AC, which is what you have in your house. That's what your plugs give off. I need a more concentrated form of power, which is DC. So,

Multiple Speakers

one of the potential

Jason Green, Raeden

thoughts, and there was a previous plan that was looked at for the super fun site was to put solar panels across that area. We haven't done any work on that at all. And again, I'm not playing with the audience because you don't put solar panels necessarily where there's a lot of migratory birds. I know a little bit. So, in that realm, there is a world in which solar could be built into a data center, but it's going to be incremental.

Multiple Speakers

It's part of what we call a mix, cuz what's the biggest problem with solar, when the sun's not out enough power, and we heard that the computers like you're not going to be happy if you're doing stuff in the middle of the night at work, and all of a sudden it's not there, cuz more energy.

Jason Green, Raeden

It's a balance. So solar would feed into a mix of other generation sources. It does appear that that site is the best candidate for it, but we haven't done research

Speaker 4

yet, but that's fair. You should look into it because DTE now offers a right team from networks of companies, manufacturers that actually be able to purchase that, over access energy that you generate. Correct. And then you could use that in the summer, in the winter time. So instead of using too much power, hiring everybody's bills, adding all these extra cents to our to our gener saying you wish you could access the way.

Jason Green, Raeden

So you're not wrong at all. What that's called is a power purchase agreement. So it's an actual structure, and the thought process could be, again we'll go back to Don and asked about the super fun site is that can be an area where instead of solar, we can do natural gas generation. Potentially, so generating the own power process in an asset that can be owned by GT that serves this community, that's viable. There are things like that, so we do look at how do we augment, and we have other markets that we work in where these are the conversations that we're having.

Jason Green, Raeden

So I'm very much there you go. Okay. So, but then you can negotiate my next one, so don't worry. There you go.

Multiple Speakers

U either I'll work everybody out, or slay. Are we anybody else?

Jason Green, Raeden

Doesn't look like there's anybody raising a hand. Anybody else? Um, it's 30 minutes before we were supposed to be done, but I'll hang out. If anybody wants to talk at all, uh, I'm good. So there was water spoon. Please help yourself. I just want to thank everybody for your time. So I know time

Unknown

is There we are. about

Unknown

Yes, why? Oh, I need But I

Unknown

hear I'm sorry. All right.

Unknown

One more year. Huh? Where'd it go?

Unknown

Oh no. Happy birthday. Yeah. Well, no.

Speaker 7

No, I doubt it.

Unknown

Oh my god.

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