MINNESOTA TECHNOLOGY CORRIDOR

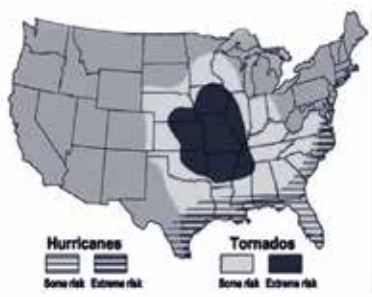
Minnesota Tech Corridor

- The Corridor is a collaboration effort for economic development.
- Partners include: Anoka and Washington counties; the cities of Centerville, Columbus, Forest Lake, Hugo and Lino Lakes; Connexus, Great River and Xcel Energy; Comcast, Arvig, Zayo, Century Link, MIDCO, and area real estate representation.
- Project sites range between 20-250 acre parcels.
- There is abundant fiber, water and power access.
- Within 20 minutes of downtown Minneapolis and St. Paul.

Why is the MN Tech Corridor the Perfect Landscape for Data Center & Technology?

- Disaster Avoidance – Low Risk (Both Man-made & Natural disasters)
- Network Access – Network capabilities from two separate sources and two separate geo-graphical directions
- Financial Investment and Return – Almost double the return compared to other local sites
- Tax Structure and Incentives – MN has some of the best tax incentives in the country
- Economic Cost of Power – after incentives, some of the most competitive cost of power in the United States

This Site Appeals to these Key Areas in a Positive Manner with Strong Benefits



CATEGORY	BEHAVIOR OR METRIC
Airport/Military Airfield	> 3 mi from active runway inside a 1x5 mi runway extension
Adjacent Properties	Depends on the type of facility
Transportation Corridors	> 1 mile Freeways, rail lines, natural gas lines, electrical transmission
Fire Station Response	• < 5 minutes – Exceeds • 5-10 Minutes – Meets • > 10 minutes – Fail

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City of Centerville Site

Key Attributes

- Location: Shovel ready in Anoka County
- Zoned: Industrial Park
- Utilities/Power Capacity:
  - 3 MW Current
  - 6 MW in 2021
  - Proximity to Multiple Power Providers
- Fiber providers:
  - Currently Comcast, Zayo, Arvig
  - Other Tier 1 Providers are Nearby
  - 20 Acres for Current Site Evaluation
- Additional Acres Available for Future Use
- Warehousing, Technology or Data Center

Technology/Data Center clients have greater needs than warehouse or industrial

What are the key differences when constructing a technology facility?

Traditional Building

- Land and Development
- Space Construction
- Network Access
- Power
- Water Supply

Technology/Data Center Facilities

- Increased Power Capabilities
- Higher Network Access
- Water Supply
- Racks
- Conditioned Floor Space
- Environmental Monitoring
- Physical Security
- Disasters Risks
- Generator & Switchgear
- Distribution Switchgear
- UPS
- PDU
- HVAC Air Handlers
- Fire Detection
- Fire Suppression

Financial Incentives

- Purchases of "enterprise information technology equipment and computer software for use in a qualified data center."
- The exemption ends either 20 years from the date of the first purchase of "enterprise information technology equipment and computer software for use in a qualified data center" or by July 1, 2042.
- Electricity used or consumed in the operation of the qualified data center also is exempt, but as an upfront exemption. To be exempt, the sales and purchases of the electricity must be made by July 1, 2042.
- Data Center models on this site show an overall reduced cost lower than other sites, no significant risk factors, and generates a higher return on investment over other sites.