

Data Center FAQ – Livingston County

1. Will this affect my well water?

No, the company will not affect local water wells. The public water system has the capacity to meet the company's needs, and strict safeguards are in place to ensure wells cannot be impacted. In addition, the company team is working with local partners to source water responsibly and sustainably, designing facilities for water efficiency, and restoring the water we use through dedicated water stewardship projects.

2. How much water will the project use?

MHOG has 12MGD of Production Capacity with a peak demand of 4.5MGD. The current plan requests up to 1 million gallons per day (MGD) for the initial building. Actual demand, however, will depend on the cooling technology selected, and final usage may remain well below the maximum projections. Multiple product types are being modeled to guide infrastructure planning, ranging from lower water-use technologies with modest wastewater needs to higher-capacity options that could require more volumes over time. Each scenario is designed to grow gradually in phases, giving utilities flexibility to plan upgrades as needed.

3. Will this raise water or utility prices for residents?

No, your bill will not go up because of this project. In fact, large customers like this often help stabilize rates for everyone by creating economies of scale. Water use by the company will not overburden the community water system. The system has capacity to meet project needs, and safeguards are in place to protect local supply.

4. Who will own and operate the Data Center?

A U.S. founded and based Fortune 100 company will develop, own and operate the data center. This development does not serve as a profit center for the company. The company does not generate any revenue from this development. The purpose of the data center is to support their core business which supports technology products that people in the community and across the U.S. use every day.

Note: The property owners did not select the offer from the highest bidder. With consultation from various partners who have worked with this group in the past, the property owners selected the group that would be the best fit to become a long-term valued member of the community that has already made positive impacts in the communities where they have similar projects.

5. Will this change the character of our community?

The company will adhere or exceed to all requirements during the Site Plan Approval process. A high standard of review (set backs, landscaping, lighting, buffers, etc.) will ensure the site blends into the community.

6. What about property values?

Historical data from other communities show data centers do not reduce property values. In fact, upgraded infrastructure, stronger schools, and new job opportunities can help keep property values stable or growing. If there are indications this is not true, the company would initiate efforts to address this.

7. How many jobs will this create?

Construction: Over 1,000 local trades and contractor jobs daily at peak during the construction phase.

Operations: As the planned phase becomes operational, hundreds of employees, vendors, and contractors will badge into the facility, with potential for significant growth if additional phases are built.

Job Types: Roles span engineers, network engineers, project and technology managers, energy and water specialists, technicians, facility management, construction management, logistics, safety and security personnel, administrative support, culinary staff, and janitorial services.

8. How does this benefit schools and local services?

As a long term community partner, the community benefits will have profound benefits for current and future generations. The data center will generate millions of dollars in tax revenue and potentially becoming the largest taxpayer in Livingston County. The company will partner with local schools through grants and STEAM programs.

- While the property to be rezoned sits in Howell Township, Howell and Fowlerville schools share the area to be rezoned. Both Townships have already started the conversation to provide clarity on how the schools & local services will share the many benefits.
- Families near the site will see this revenue flow to the services they actually use - especially schools, fire, police, and roads - without raising anyone's taxes.

9. What about traffic and road impacts?

Traffic and road studies are part of the site planning stage. The company will be required to work with the township and county to ensure improvements (quality, safety, etc.) are made where needed.

10. Will this affect farming in the area?

No. The Van Gilder Family will continue to farm for generations to come. Farming and technology can grow side by side, creating a balanced future for the township.

11. Why is this happening here?

- The landowners had their choice of who to pick and hand-selected this project/owner because of their track record/success in other cities across America with similar projects.
- The company parent company will be the end user and become an active member of the community for generations.
- The company team likes this site because there is excess water capacity with the local system.
- This project is not a profit center for their business. The company represents a strong investment in American infrastructure and national security, to keep the country at the forefront of innovation.

Livingston County is uniquely positioned with available land, access to infrastructure, and a strong community. This gives us a chance to diversify the local economy providing a wider range of future job opportunities. Key features for this site being selected include but are not limited to the following:

- Excess water capacity is available near the property
- Excess electric capacity in the grid
- Sites proximity to power lines
- Access to skilled labor market for jobs both during construction and operations
- Large site where there are minimal surface water features
 - This allows the company to construct a project with substantial setbacks that are at a minimum double or triple what is required for code compliance allowing for green space that blends the development into the community (the alternative – a concrete distribution facility that you can see clearly from the road with minimum green space)
 - The company's unbuilt outdoor spaces are dedicated to nature-based solutions and the restoration of native habitat. The company designs their data center campuses to avoid sensitive ecosystems (including wetlands, streams, and other habitats) as much as possible. Acquired properties that may have been degraded by previous uses and areas disturbed by construction activities are targeted for enhancement or restoration per the unique, biodiversity-focused Restoration Plan developed for each campus.

12. Will the community have a say in this?

Yes. Every step requires public hearings, township approvals, and state permits. Residents will have opportunities to ask questions, raise concerns, and shape the process.

13. What about noise pollution?

The company is committed to noise and vibration mitigation as part of being a good neighbor.

- The company will comply with all local noise regulations and take community concerns seriously.
- Each site is evaluated for potential noise impacts before development to inform design choices.
- There is no one-size-fits-all solution - strategies are tailored to local conditions.
- Mitigation measures may include:
 - Adjusting site layout
 - Selecting quieter equipment
 - Modifying operations
 - Planting trees or vegetation
 - Orienting equipment to reduce noise

14. What about air pollution?

The company will comply with all federal, state, and local laws, regulations, and permitting processes. Air emissions from backup generators are minimized and comply with local air permits; generators typically run only for monthly maintenance/testing and during rare emergency power outages.

15. What about light pollution?

Site lighting is designed to ensure user safety while minimizing disturbance (i.e. cut off fixtures), with all lighting directed downward and shielded to prevent glare.

16. What about long-term oversight?

The company will be subject to ongoing monitoring and reporting on water usage, energy, and community impact. Oversight does not end once construction is finished.

17. Why should I support this?

This is where the community truly wins. The benefits are not just numbers on paper. This project would directly improve quality of life for families:

- *Better Schools for Kids*: Millions in new revenue could mean upgraded classrooms, more teachers, better technology, and keeping programs that might otherwise be cut. Imagine every student having access to modern computers and technology training. This keeps Fowlerville and Howell competitive and ensures students do not fall behind.

- *Stronger Services*: Fire, police, and EMS will have more funding for staff, equipment, and training. That means faster response times and safer neighborhoods.
- *Lower Burden on Residents*: This revenue replaces the need for future tax increases. It takes pressure off families while still funding critical services.
- *Better Internet and Infrastructure*: Data centers rely on cutting-edge internet and power. That means upgrades to broadband and grid reliability, which spill over to homes and businesses across the township. Faster, more reliable internet helps families, schools, and small businesses thrive.
- *Local Economy Boost*: More jobs, more business for restaurants and trades, and a stronger local economy that keeps young families here instead of leaving for bigger cities.

This project means better schools, better services, better internet, better infrastructure at no extra cost to taxpayers.