

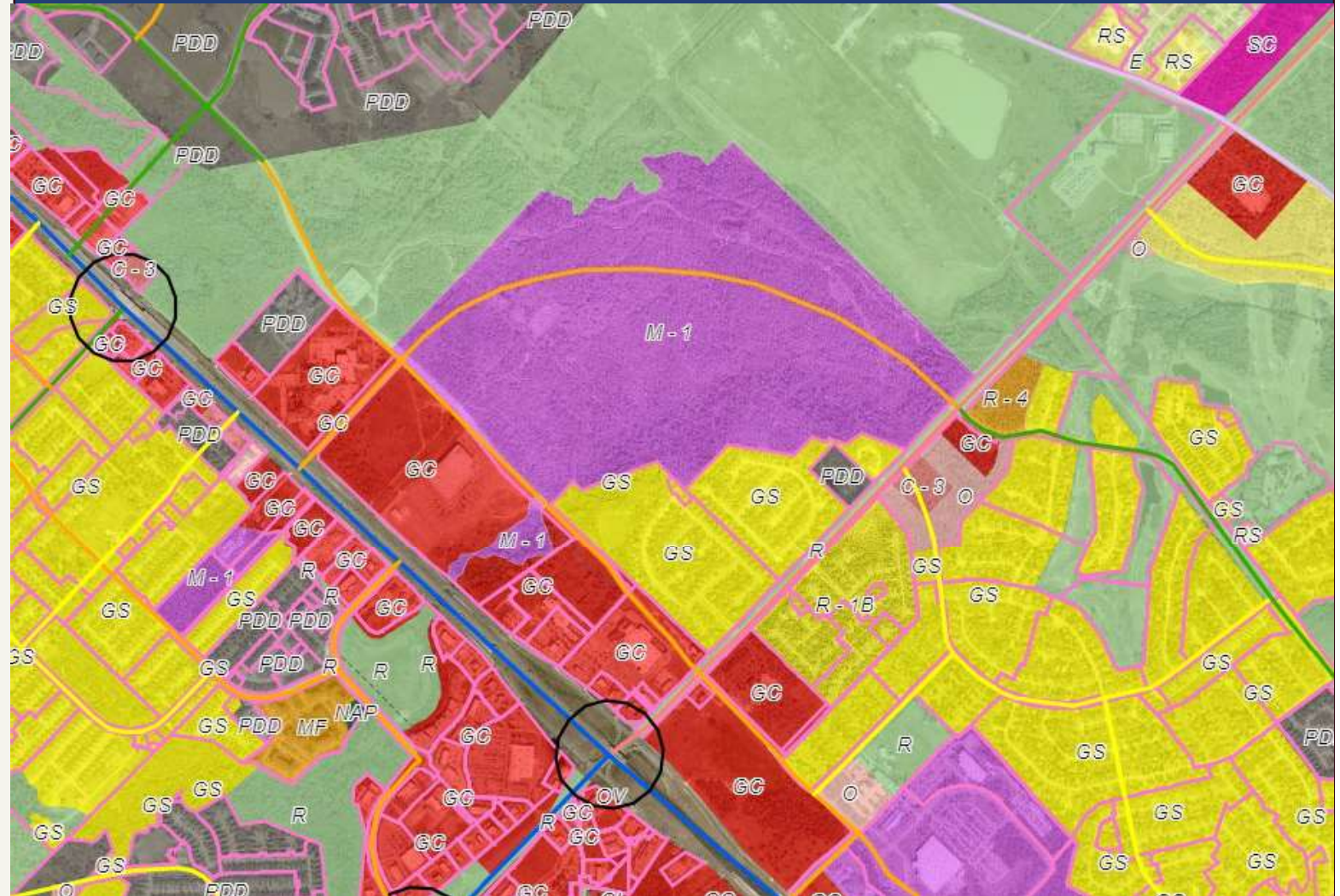


City Council

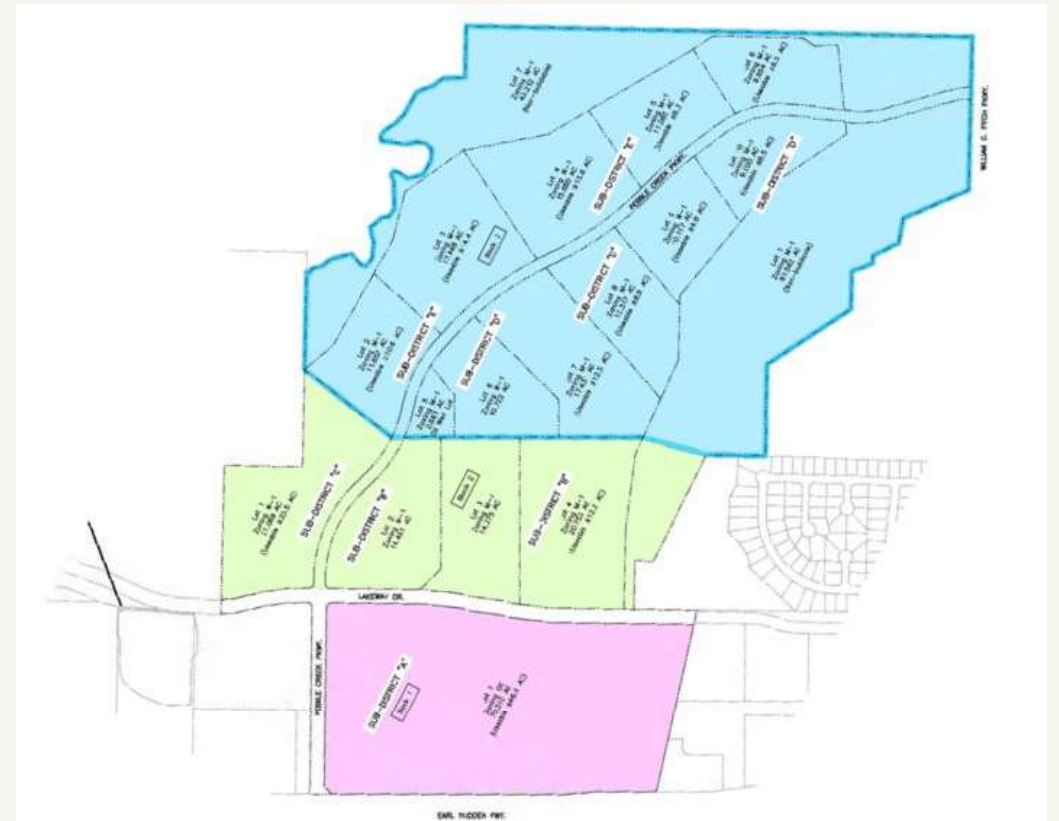
September 11, 2025 – Item 9.5

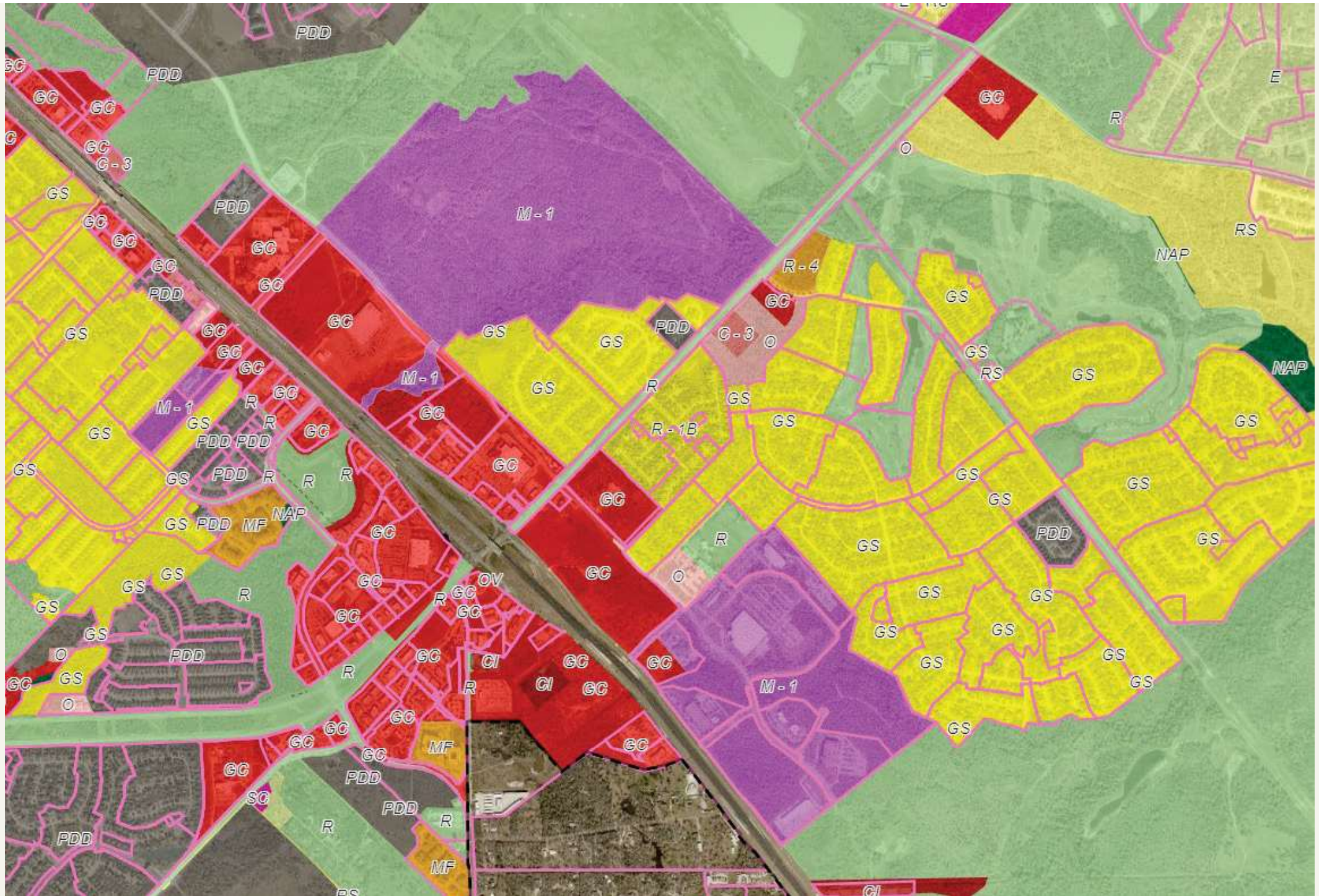
- City acquired 339 acres in 2000 for an industrial park
- Zoned to M-1 in 2000
 - The M-1 Light Industrial district allows for a variety of uses, including manufacturing, processing, fabrication, assembly, packaging, storage, warehousing, distribution, and others.

Midtown Business Park



Midtown Business Park







Process

- Priority Power made initial contact on October 2, 2024
- A Non-Disclosure Agreement was executed on November 12, 2024
- The project was presented to the City Council on November 14, 2024
- Since that time, discussions about the project have continued with both the City Council and the Economic Development Committee
- Once the general terms were established, the contract was put on the City Council agenda to discuss the land sale and project, as well as possible action

Potential Options

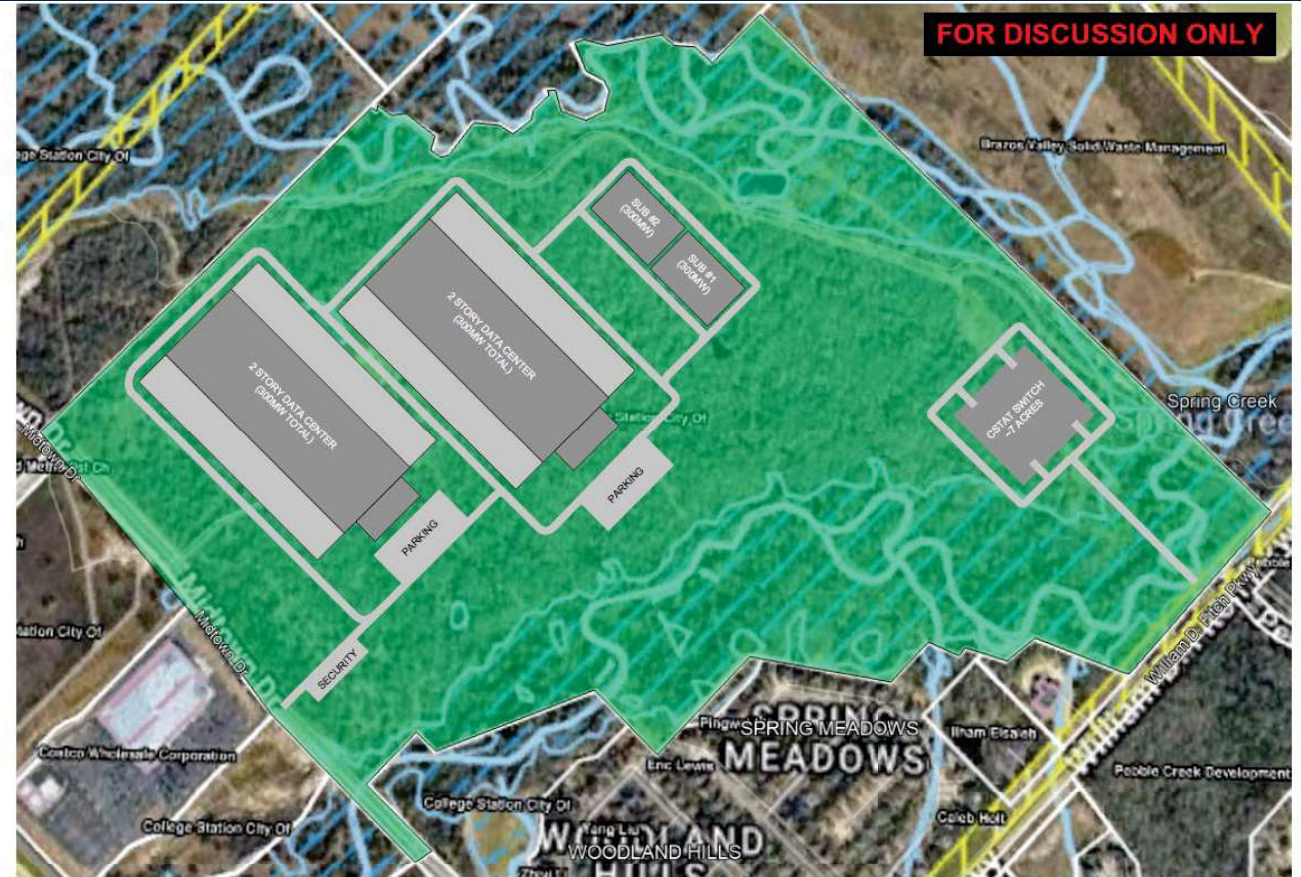
1. **Approve as presented:** This option still requires additional agreements for power and water, as well as a sound study.
2. **Approve with amendments:** This option allows for modifications to the proposal.
3. **Deny:** This option rejects the proposal.
4. **Postpone for future consideration:** This option postpones the decision to a future meeting to gather more public input and address any questions.

Project

- 2-3 story data center project in Midtown Business Park; could be multiple data centers based on power capacity
- Will design around power capacity – power study needed
- \$1-\$4 billion in capital expenditures
- Jobs – 45 FTE, 2,500 construction
- Timeline – due diligence is 6-14 months, construction is 18 months



PriorityPower



PriorityPower
432-620-9100
WWW.PRIORITYPOWER.COM

DRAWINGS ARE INTENDED TO CONCEPTUAL AND INFORMATIONAL PURPOSES ONLY. THE DETAIL AND DIMENSIONS PRESENTED WITHIN THE DRAWING ARE SUBJECT TO FURTHER VERIFICATION AND SHOULD NOT BE CONSIDERED FINAL OR BINDING.

PRELIMINARY ONLY

REV	NOTE	BY	CHK

PPM DATA, LLC
PROJECT AGGIE
CONCEPTUAL SITE PLAN

Concerns

• Noise

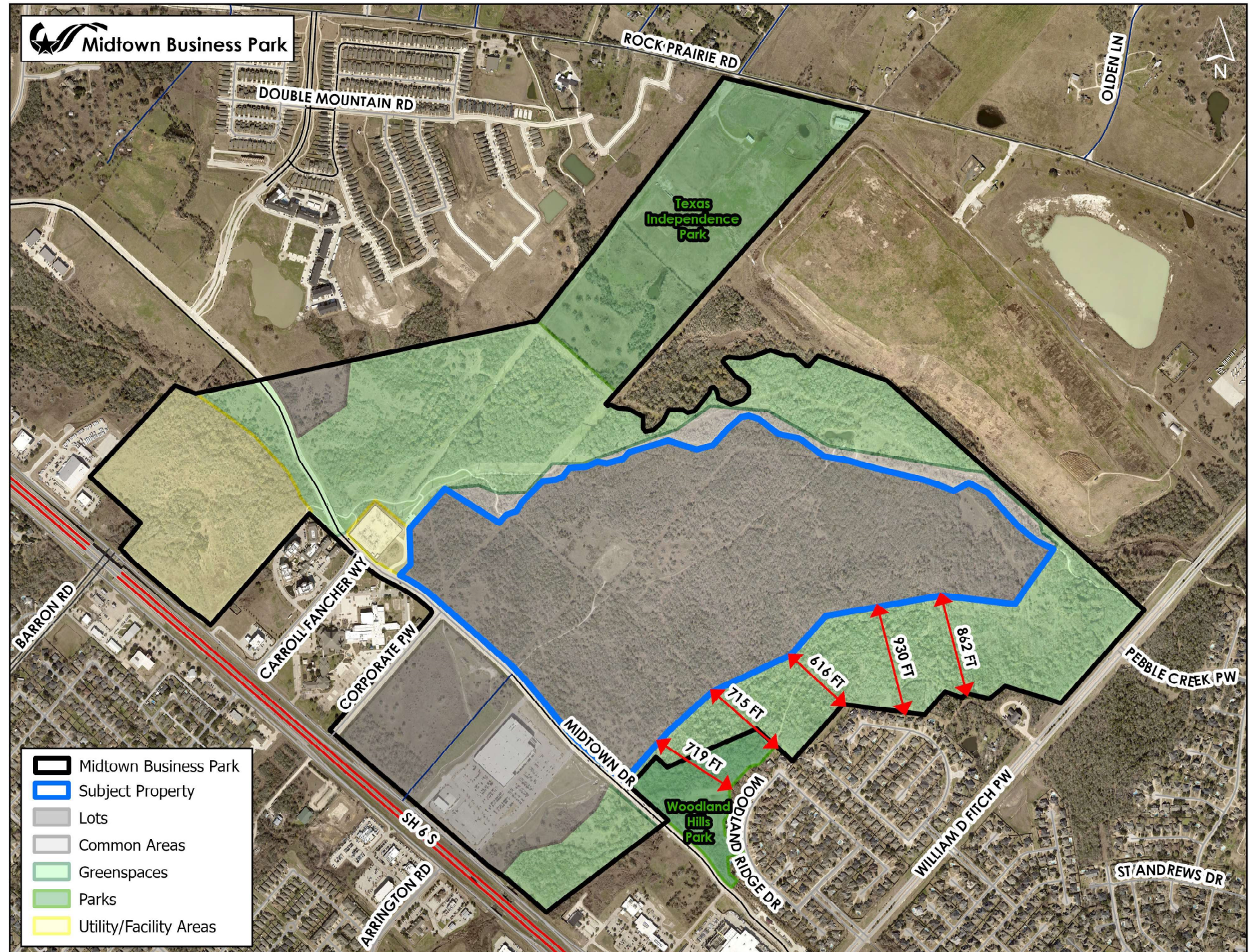
- Required sound study
- Noise ordinance, 63/56 decibels
- Vegetative buffer (600-900 feet)
- Increased setbacks

• Power

- Additional agreement

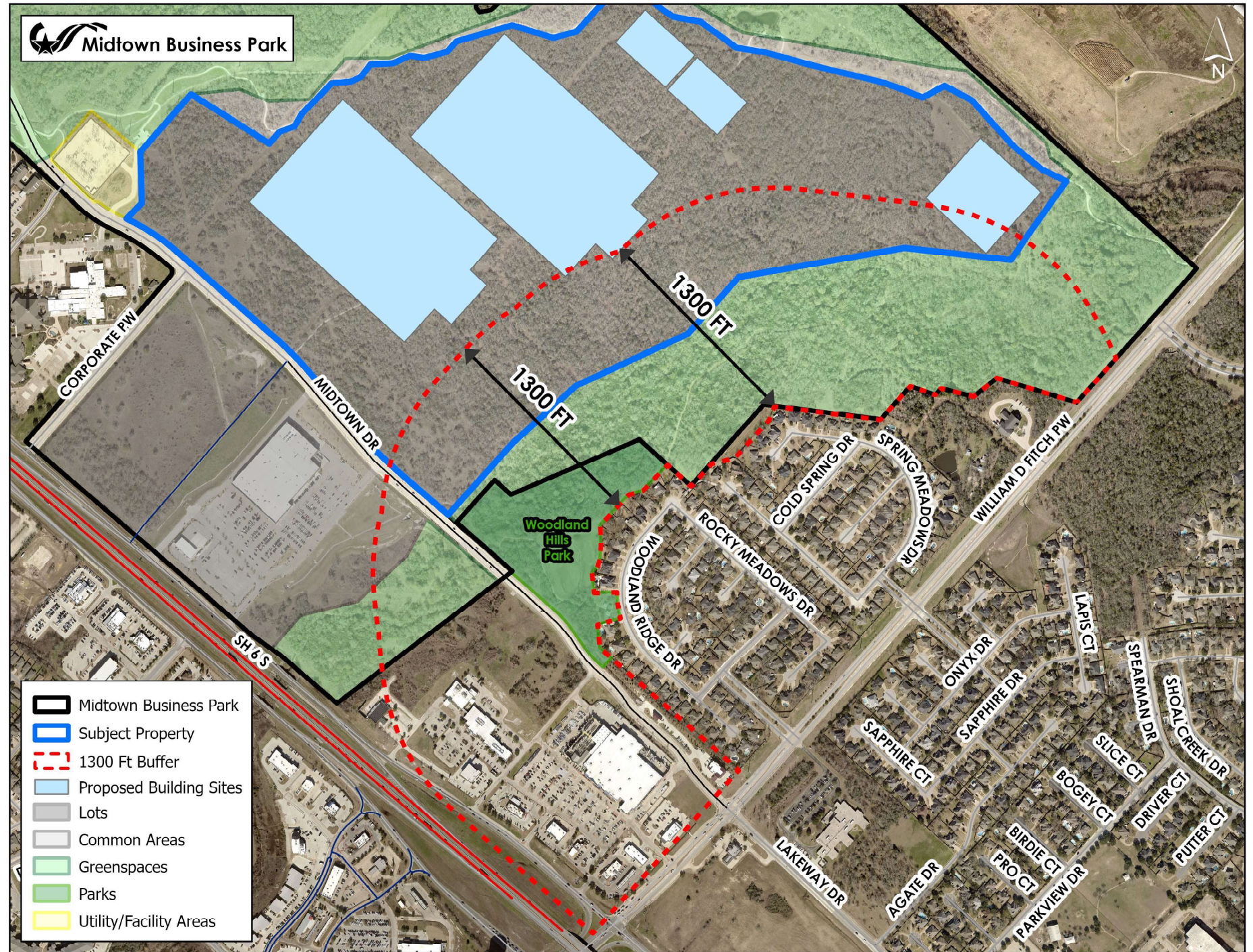
• Water

- Additional agreement



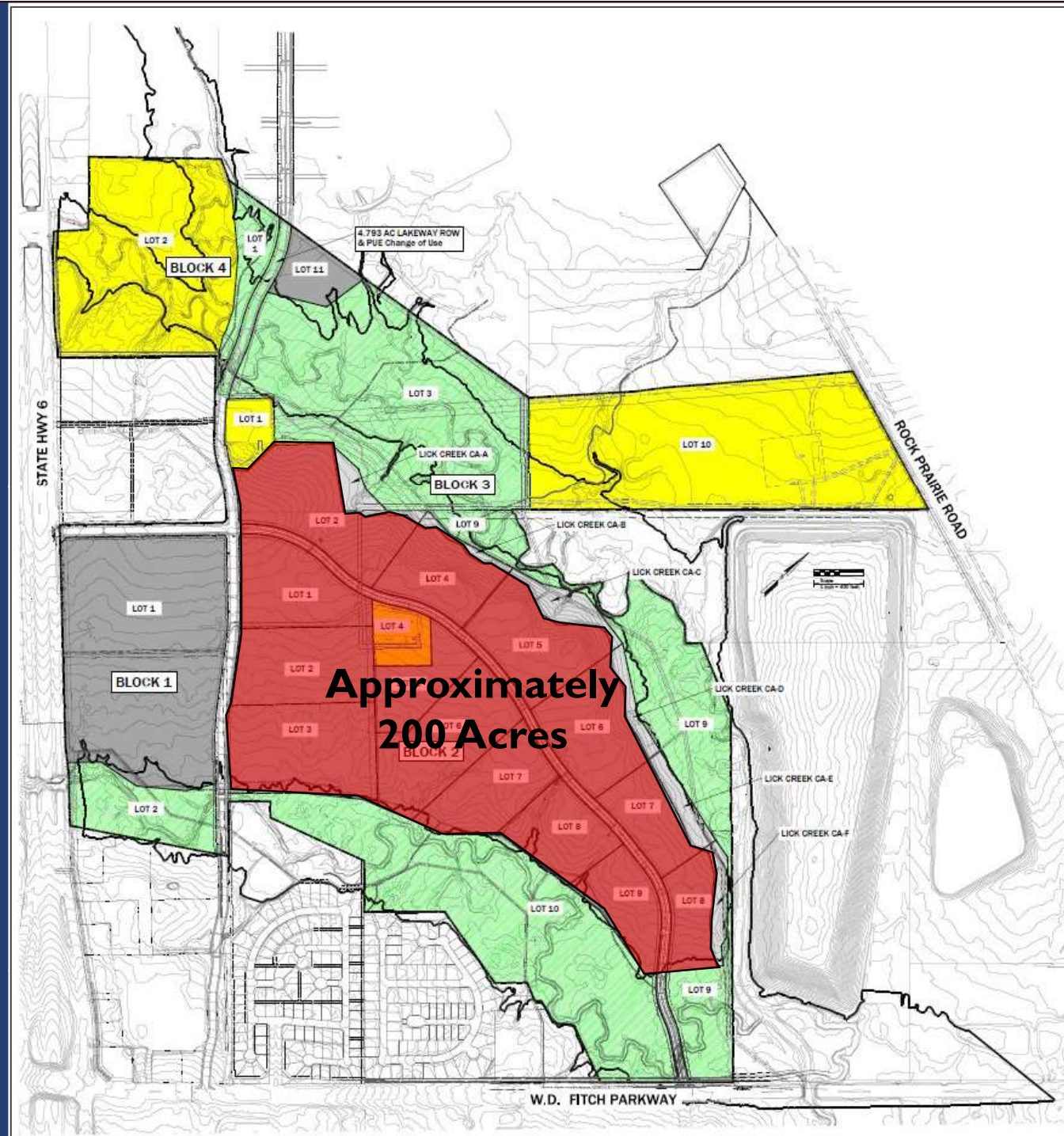
Concerns

- Noise
 - Required sound study
 - Noise ordinance, 63/56 decibels
 - Vegetative buffer (600-900 feet)
 - Increased setbacks
- Power
 - Additional agreement
- Water
 - Additional agreement



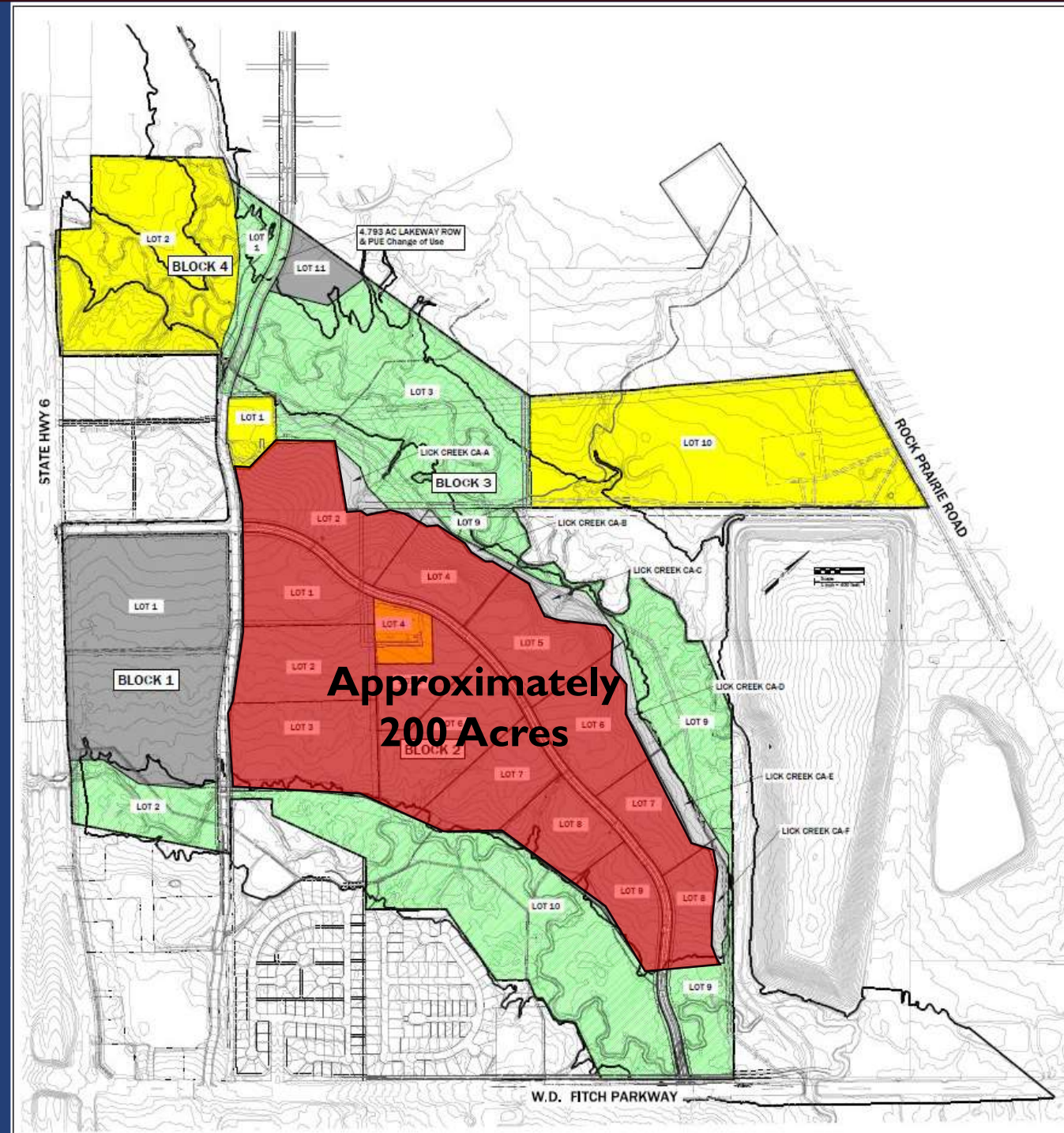
Contract Terms

- 1.2 - \$150k per acre (\$30 million for 200 acres)
- 1.7 - Retained land along frontage
- 1.9 - Feasibility
 - 180 days - \$1k NR, \$15k earnest
 - First extension - 180 days - \$10k NR
 - Second extension - 360 days \$200k (\$50k NR and \$150k earnest)
- 1.11 - Plat/Survey, Buyer to pay
- 1.14 - Power and Water Supply Agreements
- 6.1 - City reserves groundwater rights
- 9.2 - Right to repurchase if Buyer does not commence site development within 365 days of Closing
- 9.3 - Buyer will perform sound study



Financials

- Land sales revenue:
 - \$150k per acre (\$30 million for 200 acres)
- Infrastructure cost savings:
 - \$25-\$30 million
- Ongoing tax and other general fund revenue:
 - \$10-\$22 million annually
- Valuation
 - \$600 million - \$2.4 billion is 4%-16% of city's total valuation



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