

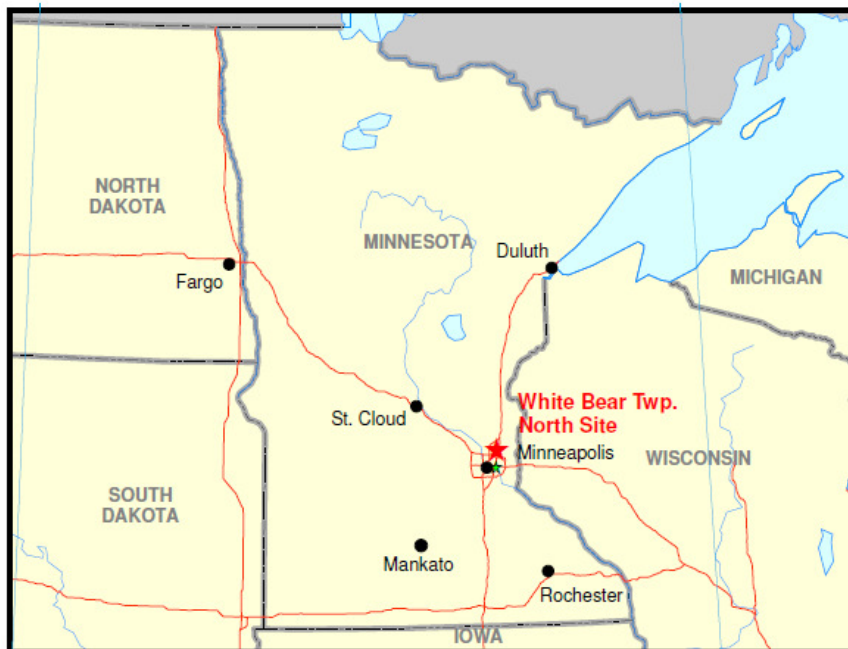


**GREAT  
RIVER  
ENERGY** TM

Data Center Site Assessment and Tiered Designation Program

**White Bear Township North Site**  
**White Bear Township, MN**  
Executive Site Summary

**Deloitte.**



#### White Bear Township – Location Evaluation

• Zoning/proximate uses	Favorable
• Roadway access	Favorable
• Airport access	Favorable
<b>Available Utility Resources</b>	
• Electric	Favorable
• Water	Mixed
• Wastewater	Favorable
• Natural Gas	Mixed
• Fiber	Mixed
<b>Site Security</b>	
• Risk of natural disasters	Favorable
• Distance from rail infrastructure	Favorable
• Distance from gas transmission lines	Favorable
• Distance from flight paths	Favorable
• Distance from nuclear power plants	Favorable
• Distance from chemical plants	Favorable
<b>Community Overview</b>	
• Population	Favorable
• Labor force	Favorable
• Housing	Favorable
• Employment & income statistics	Favorable
• Local Government & services	Favorable
• Higher education	Favorable
Favorable	Mixed
	Unfavorable



#### White Bear Township North Data Center Site



**GREAT RIVER ENERGY**



**CONNEXUS ENERGY**



**WHITE BEAR TOWNSHIP**  
1858 RAMSEY COUNTY MINNESOTA

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# White Bear Township North – White Bear Township, MN

## Executive Site Summary



### Representative Employers

#### Data Centers

Cologix

ViaWest, Inc

DataBank

ipHouse

Cogent Communications, Inc

### Proximate Uses

1. Specialty Manufacturing Co. - manufactures a wide variety of valves and check valves made of brass, stainless steel and plastic materials. Residential to the south of property

2. Schwing America Inc. – manufactures concrete pumps and truck mixers

## GRE Site Status:

Secondary

### Summary Notes

The site at Centerville Rd. is comprised of 3 parcels totaling 41.8 acres, bordered by I-35 on the east and Centerville Rd on the west. Utility infrastructure relevant to data center use is proximate to the site. Fiber infrastructure is unknown at this time. The site is relatively flat, but exhibits many small wetlands throughout the site and requires completion or updating of several key due diligence reports.

Electrical Power Infrastructure		Fiber Optic Infrastructure	
Greater River Energy / Connexus Energy		Fiber A:	Zayo
MW Currently Available	25 MW	CO/ PoP Distance	10.5
Dual Feed	Dual feed potential exists	Multiple Providers	-
Distribution Level	12.74kv on west side of site, along Centerville Rd.	Fiber B:	Arvig
Transmission Level	69 kv/115kv	CO/ PoP Distance	-
Dual Feed Notes	Separate substations available	Multiple Providers	-

### Site Attributes

Acreage	41.8 Acres
Shovel Ready	No. Site requires additional due diligence
Zoning	Light Industrial-zoning amendment required for data center use
Utilities	Utilities (water, sewer, gas, electric) adjacent to site or within ¼ mile of site
Wetlands	Initial delineation survey completed—16 identified wetlands on site
Phase 1 Environmental	Not performed to date
Flood Plain	FEMA map provided and not in flood zone
Storm Water Drainage	Required on site, not currently present
Highway Access	Less the ½ mile to County Rd. J interchange to I-35
Airport Access	17 miles to Minneapolis-St. Paul International Airport



# White Bear Township North – White Bear Township, MN

## Executive Site Summary



- White Bear North Site with vegetation coverage. Boundary on east is I-35 with Centerville Rd. on western side of site. Residential properties border southern portion of site



- Entrance of site, off of Centerville Rd. View facing east from Centerville Rd.



- Site and surrounding area zoned Light Industrial. Substation (red circle) is located less than ¼ mile north of site. Northern boundary is industrial assembly operation for Schwing America.

## White Bear Township North – White Bear Township, MN

### Partner Resources



Great River Energy (GRE) is a not-for-profit electric cooperative which provides wholesale electric service to 28 member distribution cooperatives. GRE generates and transmits electricity to more than 650,000 member-consumers — or about 1.7 million people. Great River Energy serves more than 60 percent of the state of Minnesota, and has 12 power plants, more than 100 transmission substations and 4,600 miles of transmission line.

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Connexus Energy is Great River Energy's (and Minnesota's) largest electric distribution cooperative, and is the electric service provider for the White Bear Township North site. Connexus provides electricity to nearly 128,000 members with the mission of providing high quality, cost competitive, and reliable service that consistently demonstrates the value of member ownership.

**Brian Burandt – Manager, Business & Community Relations**

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GREATER MSP (Minneapolis Saint Paul Regional Economic Development Partnership) is a private non-profit organization (501C3) dedicated to providing public and private sector leadership, coordination and engagement to grow the economy of the 16-county Minneapolis Saint Paul region.

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White Bear Township is a community of approximately 12,000 located northeast of the twin cities of Minneapolis and St. Paul. It is the only remaining township in Ramsey County, and it is included in the Twin Cities metropolitan area which has a total population of 2.9 million.

**Bill Short – Clerk-Treasurer**

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