

Hermantown Data Center Community Update

August 19, 2026



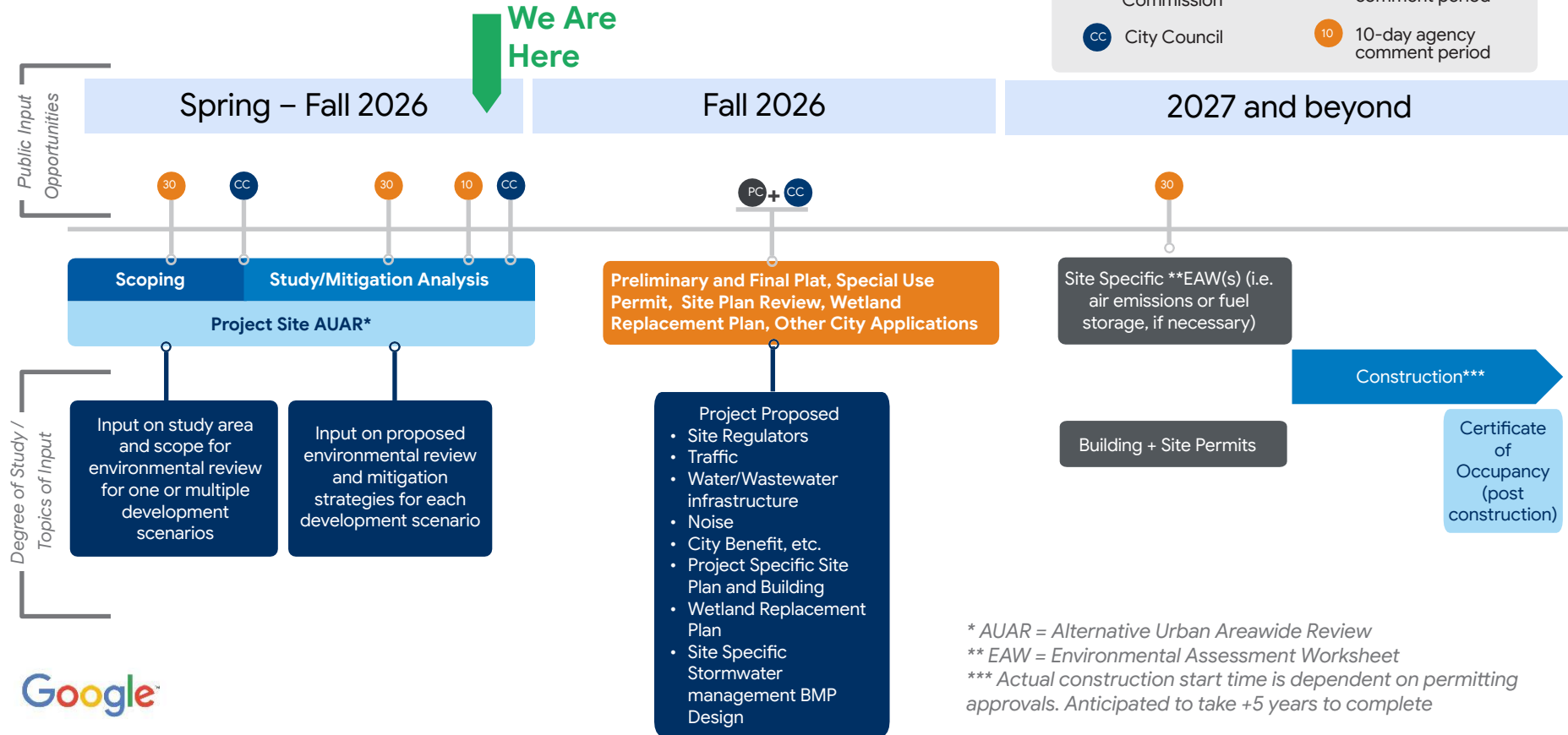
Introductions

Agenda

Meeting Format

- 01 Introductions and meeting format
7:00 - 7:05
- 02 Project schedule update
7:05 - 7:15
- 03 Project design update
7:15 - 8:00
- 04 Community questions
8:00 - 8:30 (or later)

Project Schedule



AUAR vs Proposed Project Comparisons

	AUAR	Proposed Project
Building SF	1.80 mil square feet	↓ 1.66 mil square feet ✓
Wetland Impacts	32 Acres	↓ 19.89 Acres ✓
Impervious Surface Area	115 Acres	↓ 79.1 Acres ✓
Stormwater Green Infrastructure Area	15 Acres	↑ 19.2 Acres ✓
Number of Trees Planted	245 trees	↑ 661 trees ✓
Disturbed Acreage	195 Acres	↓ 180 Acres ✓

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Cooling Technology	Non-Evaporative Closed Loop System	Non-Evaporative Closed Loop System 
Domestic Daily Water Usage	50,000 gallons per day	50,000 gallons per day 
Construction Commission Water Demand (1x upon completion of construction)	6.8 million gallons (1.7 million gallons per building - up to 4 bldgs)	 5.1 million gallons (1.7 million gallons per building - 3 bldgs) 
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Stormwater Best Management Practices	Infiltration, Water Reuse, Biofiltration, or Wet Sedimentation	7 biofiltration basins 

AUAR / Proposed Project Comparisons

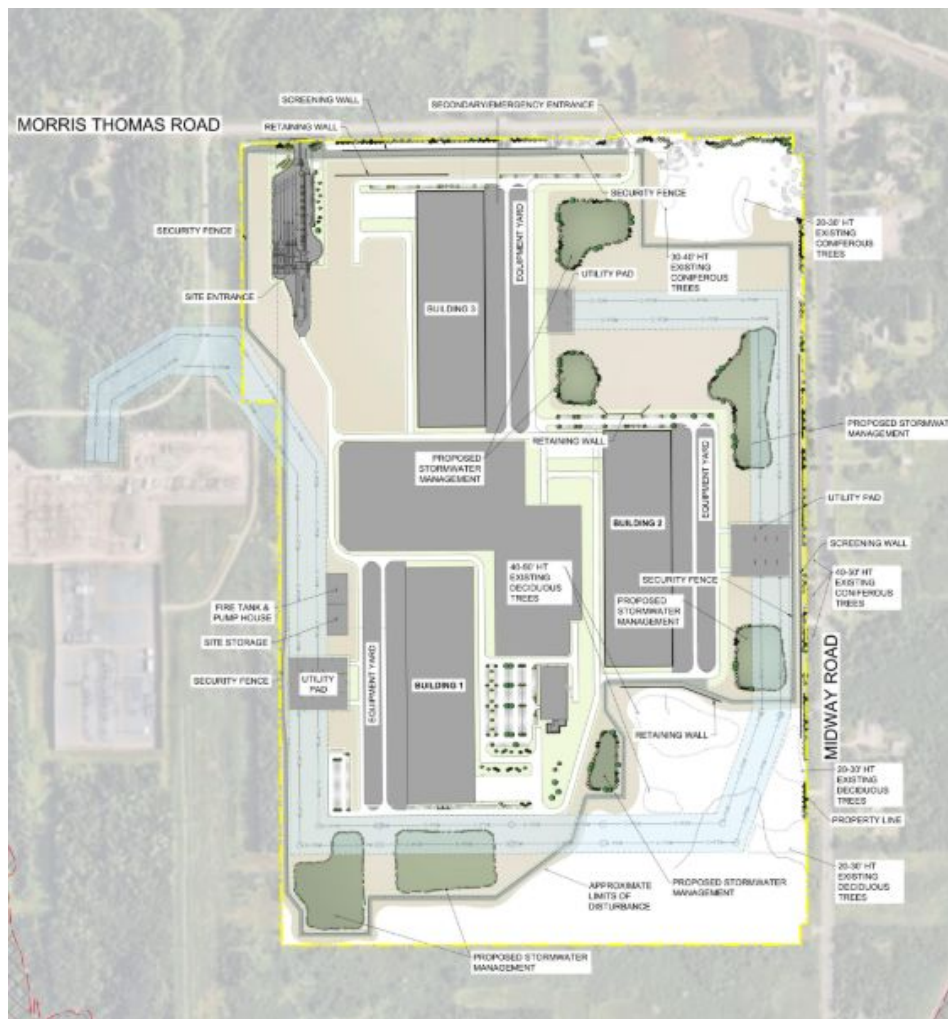
	AUAR	Proposed Project	
dBA Pressure Levels @ Nearby Receptors	L ₅₀ Night : 40-47 dBA	L ₅₀ Night : 43 - 47 dBA	✓
dBc Pressure Levels per receptor	LC _{eq} Night : 58-61 dBC	↓ LC _{eq} Night : 58-60 dBC	✓
Quantity of Generators	Up to 20 Generators	↓ Up to 16 Generators	✓
Fuel Volume On-Site	Up to 99,800 Gallons	↓ Up to 80,000 Gallons	✓
Daily Construction Traffic	AM Peak: 390 Trips PM Peak: 340 Trips	AM Peak: 390 Trips PM Peak: 340 Trips	✓
Operational Traffic	Daily: 1,920 Trips AM Peak: 290 Trips PM Peak: 290 Trips	Daily: 1,920 Trips AM Peak: 290 Trips PM Peak: 290 Trips	✓

Proposed Development

PROJECT OVERVIEW

The data center campus will span a total of 1.66 million square feet total and include:

- **Three data center buildings & three mechanical buildings**
- **One two-story office building & one auxiliary / fire pump house**
- **Supporting site improvements:** Parking, utilities, substations, transmission lines, stormwater management, and landscaping to support the facility.



Site Plan

SITE ACCESS & SECURITY

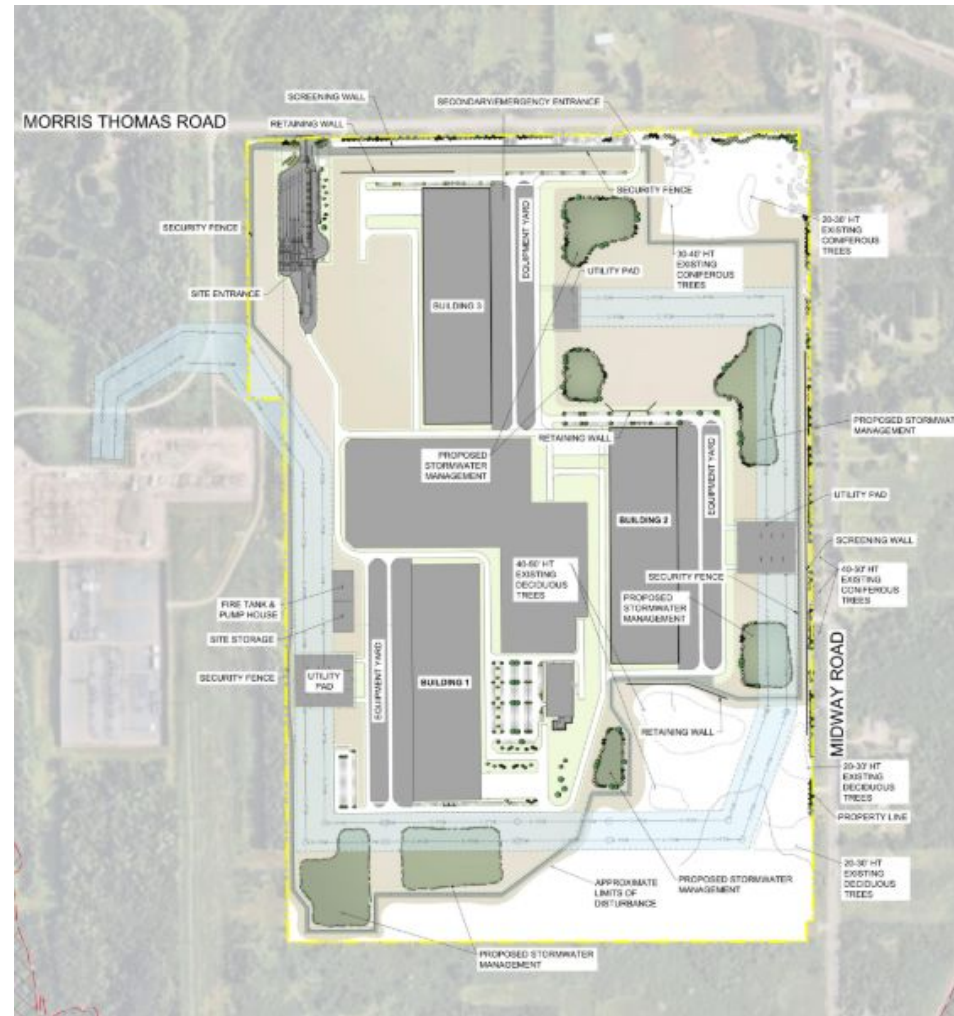
- **Primary Access:** Morris Thomas Road (NW Corner)
- **Emergency Access:** Morris Thomas Road (900' W of Midway)
- **Security:** Secure perimeter w/ gated access control at primary entry
- **Fencing:** 10 foot, black decorative iron, anti-climb fence

INFRASTRUCTURE & UTILITIES

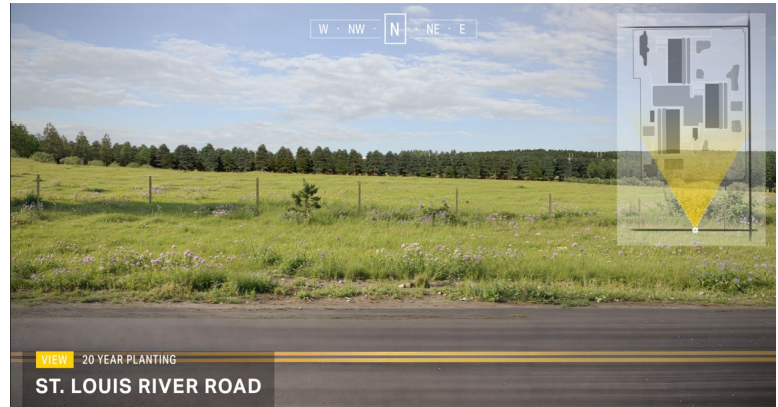
- **Power:** 230 kV transmission lines from Arrowhead Substation
- **Substations:** Private substations at each building
- **Facilities:** 570 parking spaces | Screening & Noise Walls

SITE LAYOUT IN COMPLIANCE WITH BLM ZONING STANDARDS COMPLIANCE

- Min Lot Area • Lot Width • Front Yard Setback • Rear Yard Setback • Side Yard Setback • Max Lot Coverage

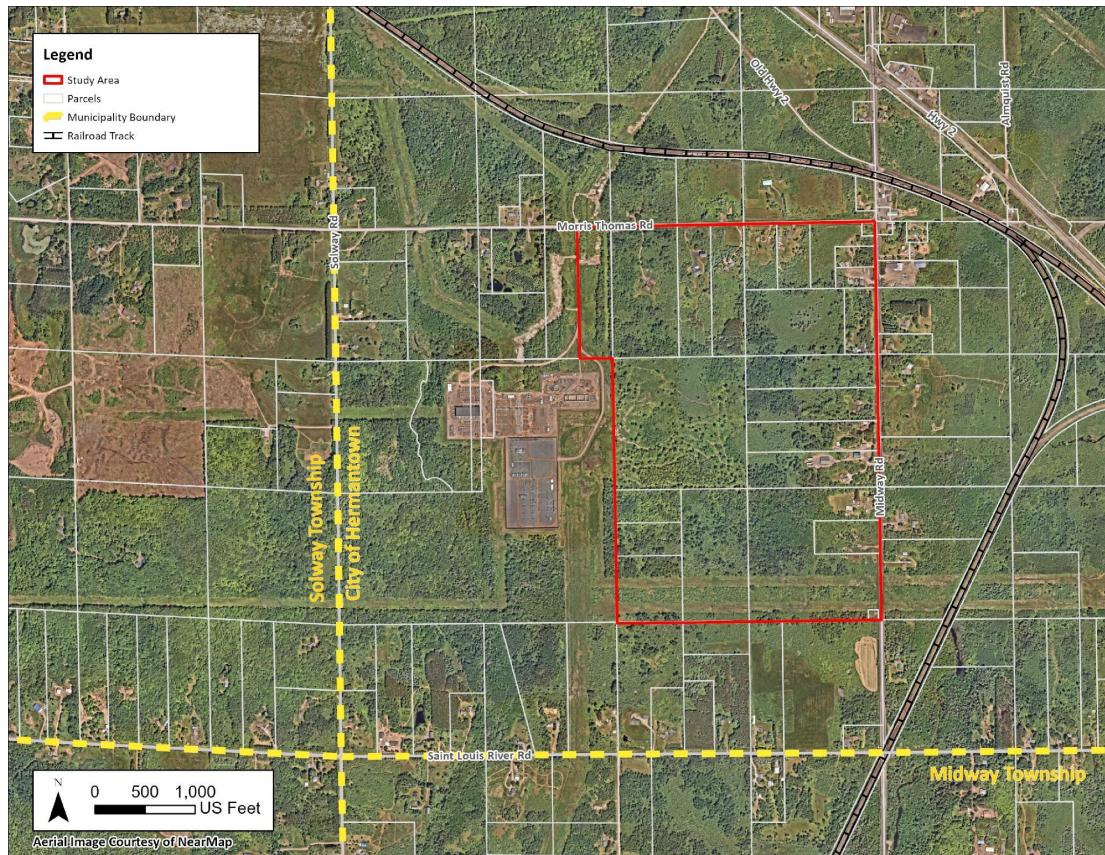


Concept Visualizations



Why Hermantown?

- Google has evaluated data center sites across the country. Minnesota's commitment to clean energy and availability of clean energy resources from Minnesota Power has made this an attractive site for development for a data center.
- This site was identified as the preferred site because it offers:
 - Proximity to existing, reliable power infrastructure, including the Arrowhead Substation
 - A cohesive land area within the City with the ability to extend municipal water and sewer service to the site
 - The opportunity to minimize wetland and tree impacts.
 - Favorable depth to bedrock
 - Convenient access to existing County/State highways for ease of access for construction and operational vehicles and equipment



Groundwater Management

WHAT WE HEARD

Concerns about:

- Water Demand
- Long-term Water Availability
- Drought Resilience
- Private Wells

What we are doing

No groundwater consumption is proposed for this project.

Spring Survey & Thermal

Spring & Seep Mapping

Field reconnaissance survey completed on adjacent consenting properties to identify and map undocumented springs, seeps, or groundwater discharge features.

Thermal Connection Study

Completing a thermal surface water / groundwater connection study as part of the MPCA General Construction Stormwater Permit prior to land disturbance.

Precautionary Design

Avoid Cutoff Wells

No groundwater cutoff wells will be utilized in the project design to preserve natural flow dynamics.

Hydrologic Connectivity

Maintain connectivity to existing wetlands to prompt natural filtering and groundwater recharge.

Buffer Preservation

Prioritizing dedicated buffer preservation around sensitive site boundaries.

Dewatering & Monitoring

- **Pre-Con Survey:** Developer will complete survey of elevations and report to City.
- **Observation Wells:** 6 wells installed along northern, eastern, and western boundaries.
- **Active Monitoring:** Continuous monitoring of groundwater elevations during construction.
- **Safety Shutdown:** If dewatering drops levels >5 ft for 72 consecutive hours, operations cease immediately.
- **DNR Permit (if Required):** Volumes >10k gal/day or 1M gal/year require a temporary DNR water appropriation permit.

Wetland Impacts and Mitigation

Wetland & Waters Avoidance

Proposed site layout avoids impacts to:

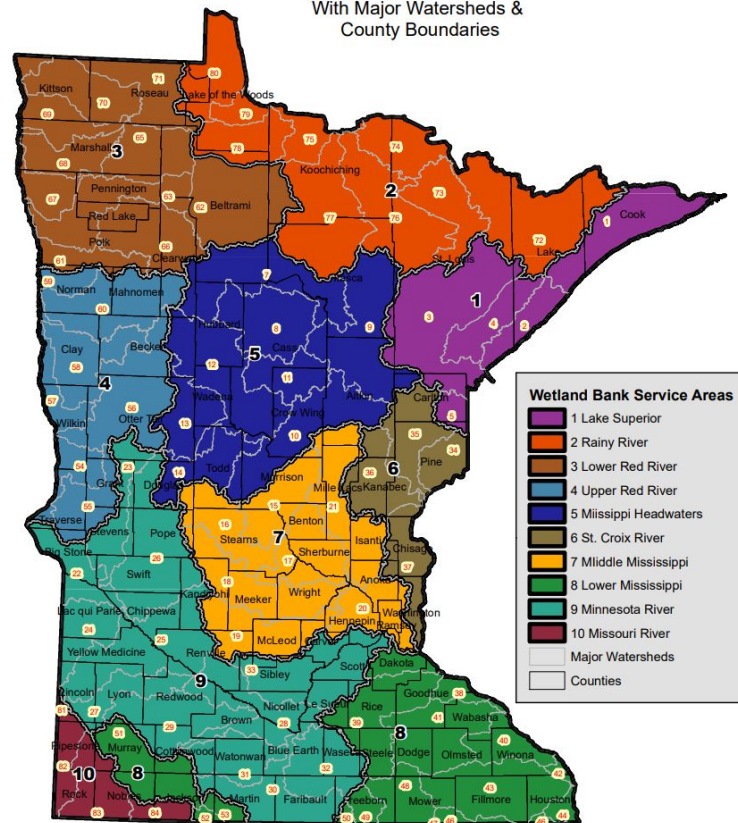
- DNR Public Watercourse
- USACE jurisdictional wetlands
- Preserves W-1, a large wetland complex with off-site connectivity

Proposed Mitigation

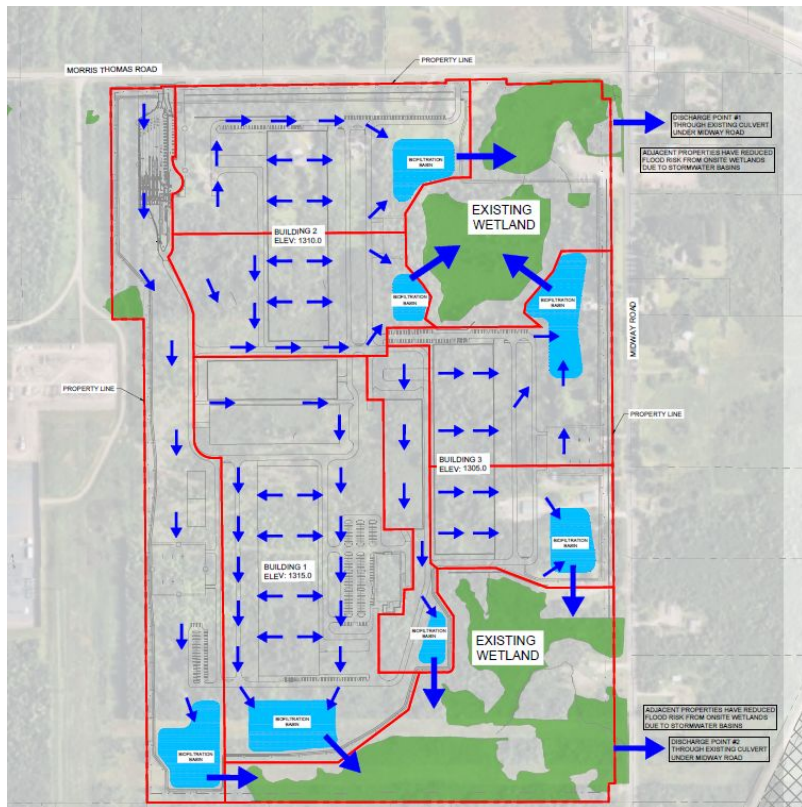
- **Wetland Impact:** Proposed site layout will impact approximately 19.89 acres of wetland.
- **Mitigation Ratio:** Permanent impacts will be mitigated through credit purchases at a 1:1 ratio.
- **Mitigation Bank:** Credits would be purchased from Lake Superior Mitigation Bank / St. Louis County (Acct: 1609).

Wetland Bank Service Areas

With Major Watersheds &
County Boundaries



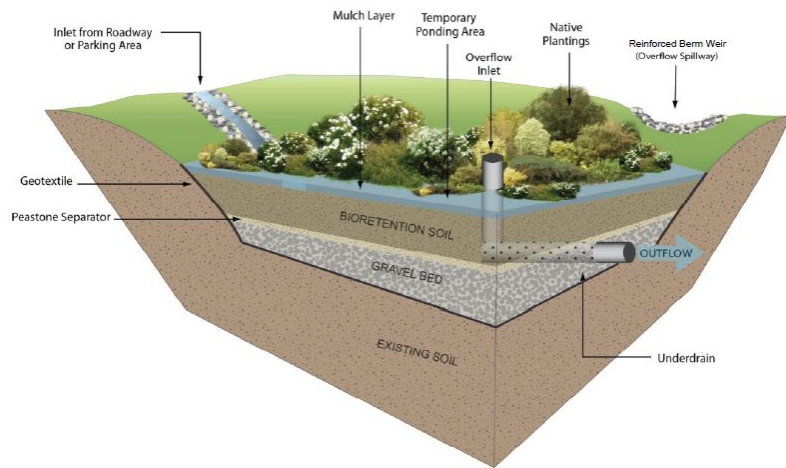
Stormwater Management



The Mitigation

Advanced biofiltration basins with underground drains.

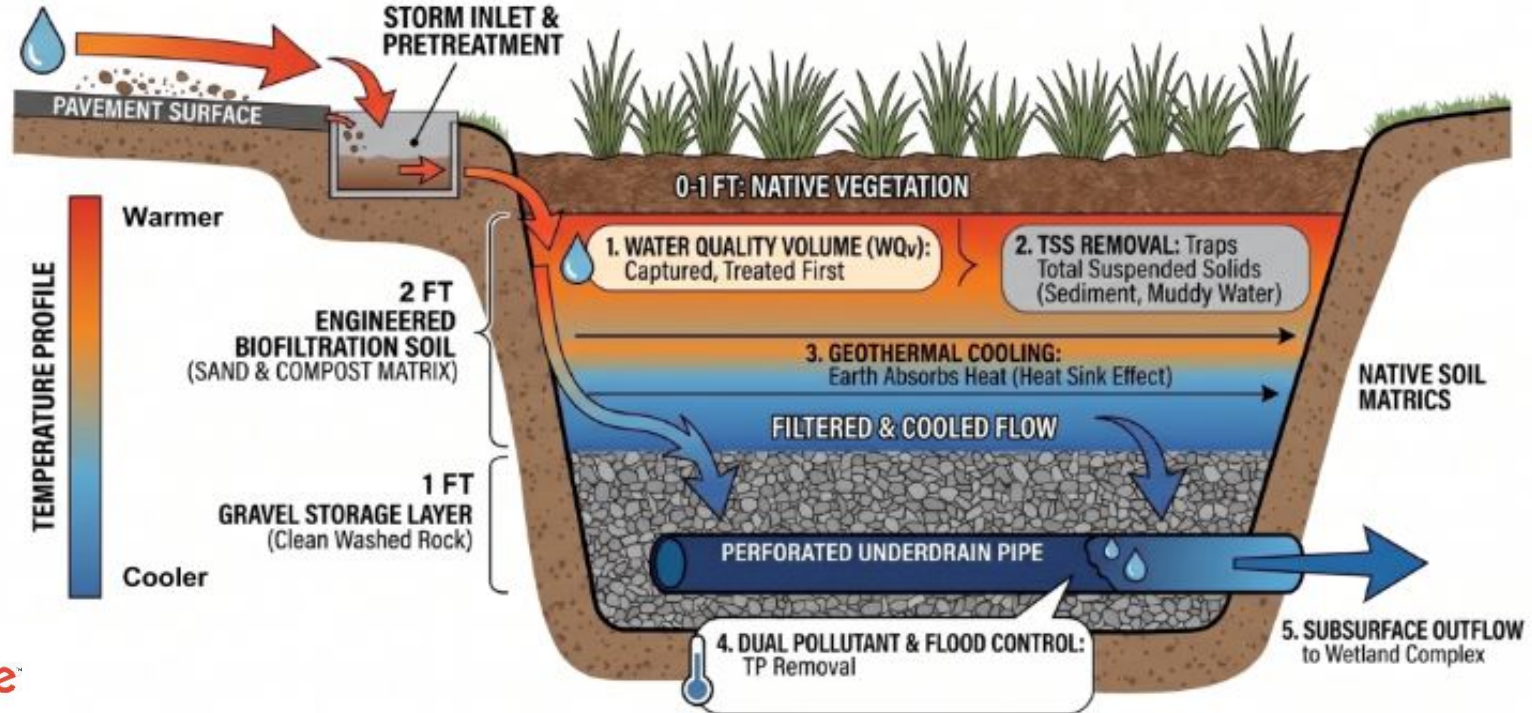
- Flood control within basin storage
- Water Quality within filtration media
- Native and perennial plant uptake
- Deep filtration cools water before outlet



Engineered Biofiltration Diagram

STORMWATER RUNOFF

Warms up from contact with pavement and other impervious surfaces



Wetlands & Stormwater Approval Progression

WETLANDS

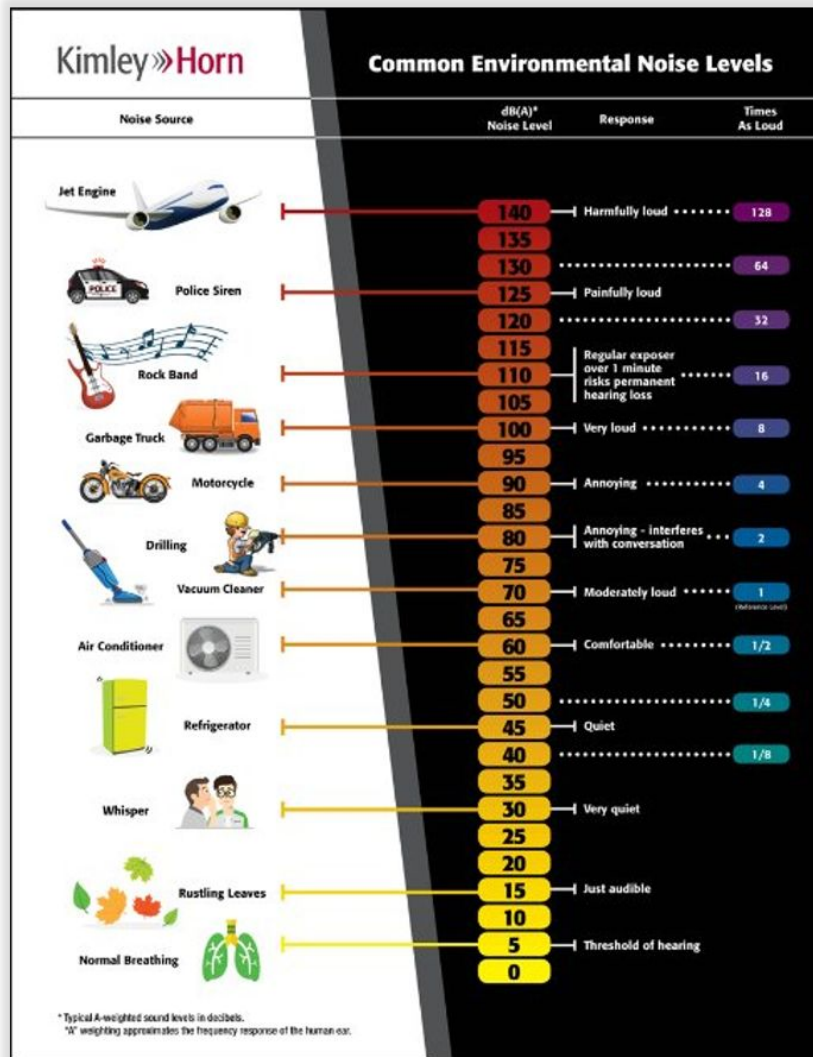


STORMWATER



Noise

- Both A-weighted decibels, or dBA (represents how the human ear hears) and C-weighted decibels, or dBC (sound pressure that emphasizes more low-frequency sound energy) were evaluated related to noise from the cooling technology and generating testing.
- With mitigation, noise levels during operation will not be louder than today.
- Generator testing if needed would only occur between 8:00 a.m. and 5:00 p.m., Monday – Friday and would be required to comply with the state 60 dBA daytime limit

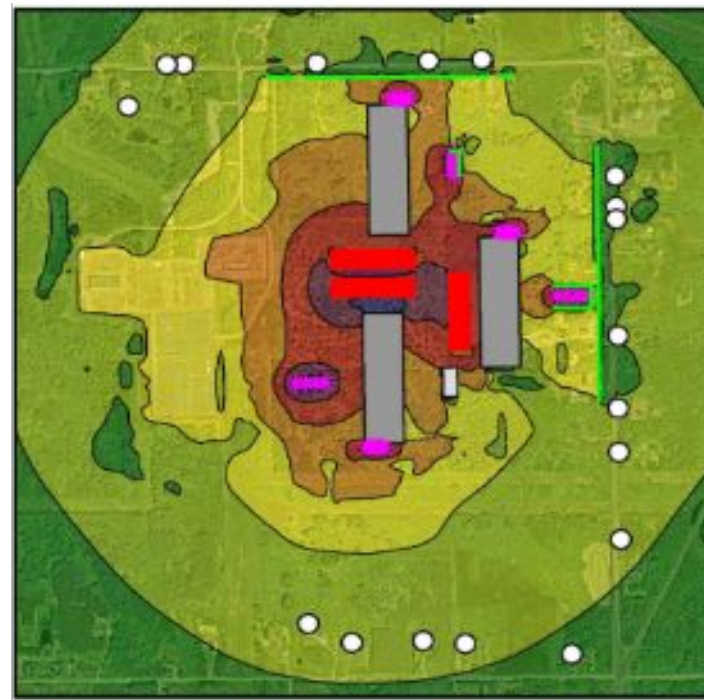


Noise Abatement

Google has committed to a noise level target below state limits to minimize the potential noticeable changes at nearby homes.

MITIGATION MEASURES INCLUDE:

- Equipment will be equipped with noise-reduction features to help minimize sound from day-to-day operations
- Up to 35 feet noise walls will be constructed along the northern and eastern frontages to Morris Thomas Rd & Midway Rd
- Routine generator testing will be limited to daytime hours on weekdays
- Acoustic enclosures, blankets, and materials at the source (cooling equipment, etc.) to provide cross-frequency attenuation to mitigate for low-frequency noise

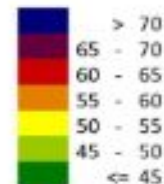


Recommended Mitigation

Legend

- Mech. & Elec. Equipment
- Office Building
- Data Center Building
- Residence
- Dry Coolers & Mech. Bldg.
- Noise Wall

Leq (dBA)



Maximum Scenario for Backup Generators & Fuel Storage

OVERVIEW & TESTING

Maximum Build Scenario

- Studied up to 16 backup generators for potential noise, air quality, and fuel impacts.

Testing Schedule

- Only between 8:00 a.m. and 5:00 p.m., Monday – Friday.

Testing Frequency

- 30 mins/month for maintenance; 1 hour annually for all engines.

Noise Compliance

- Complies with planned maintenance & emergency limits (<47 dBA).

PERMITTING & COMPLIANCE

MPCA Option D Permit

- Anticipated to qualify for projects with high potential but low actual emissions.

Runtime Limitations

- Primary generators limited to 77 hours per year for all operations.

Spill Prevention Plan

- Developer will submit plan to City of Hermantown and EPA with permit.

Spill Management

- Reported and managed strictly in accordance with MPCA standards.

FUEL STORAGE & SAFETY

Generator Belly Tanks

- Double-walled design with leak detection; negligible volatile organic emissions.

Enhanced Containment

- Isolation valves at stormwater discharge points localize any potential spill.

Site Fuel Capacity

- 80,000 gal max (64,000 gal usable @ 80% capacity).

Regulatory Threshold

- Total volume is significantly below the 1,000,000 gal environmental review trigger.

Water & Wastewater Management

Non-Evaporative Closed Loop Liquid Cooling

- **Non-consumptive water usage:** Completely sealed system.
- **Heat Absorption:** Uses water and corrosion inhibitors to circulate and safely absorb heat from servers, transferring captured heat to a cooling unit before recirculating.

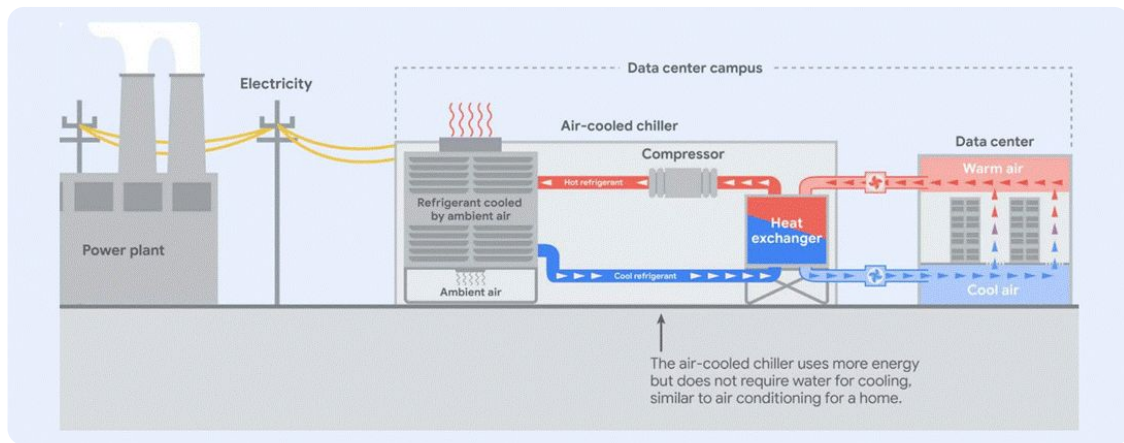
Wastewater Management

Domestic Discharges

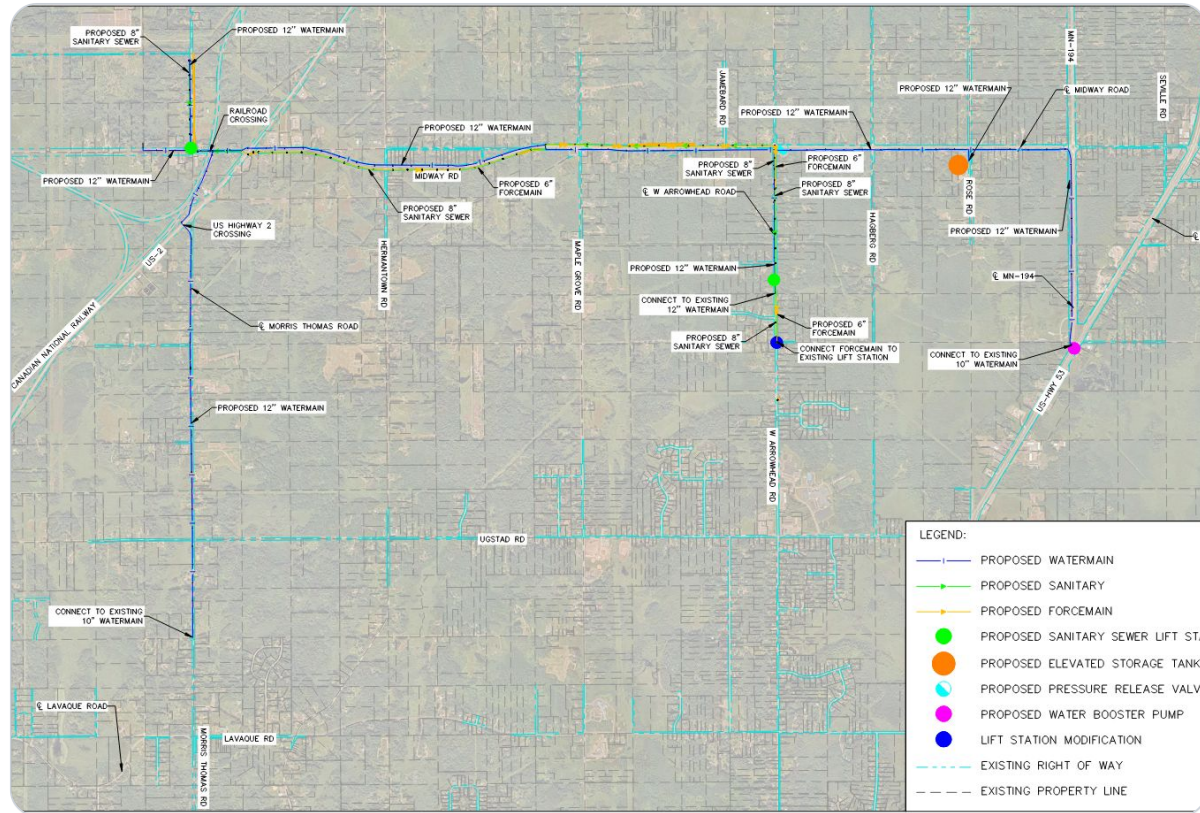
- Standard sanitary waste from daily facility operations.
- Includes: Sinks, toilets, showers, kitchens, and laundry.

Discharge Characteristics & Routing

- Consistent with commercial and light industrial discharges.
- Coordination is ongoing for discharge to City of Hermantown, flowing to WLSSD.



Public Utility Corridors & Improvements



Water Infrastructure

Water and Sanitary would be privately funded and extended to the site by the developer and turned over to the City upon completion.

Sanitary Sewer Project

The sewer would be privately funded and extended to the site by the developer and turned over to the City upon completion.

Traffic Mitigation Plan

Overview

Traffic operations are anticipated to remain similar to the existing conditions with the following proposed mitigation once the data center is operational.

Mitigation will also be implemented to address construction traffic so all intersections will operate acceptably.

Morris Thomas Rd

at Dev Driveway

- Westbound dedicated left-turn lane.
- Driveway will be stop controlled.

at Midway Rd (CSAH 13)

- Northbound dedicated left-turn lane on Midway.
- Eastbound dedicated left & right-turn lanes on Morris Thomas (95% storage).
- Southbound dedicated right-turn lane on Midway.
- Permanent traffic signal & RR coordinate conduit/cable.

US 2 & Midway Area

Railroad Crossing

- Queue cutter signal facing SB Midway, immediately north of Old Hwy 2.

US 2 & Midway Rd

- Conduit/cable to coordinate signal with RR crossing & Midway/Morris Thomas signal.

US 2 & St. Louis River Rd

- Northeast-bound dedicated left turn lane for site traffic.

Operations & TDM

Signal Timing

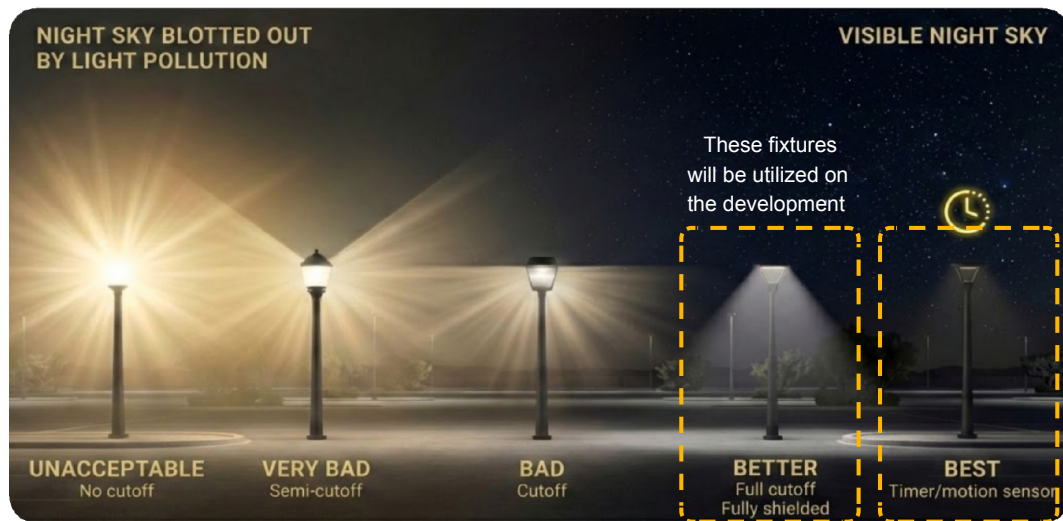
- Optimized signal models for Midway/Morris Thomas and US 2/Midway.
- Designed to accommodate both train and non-train events.

Travel Demand (TDM)

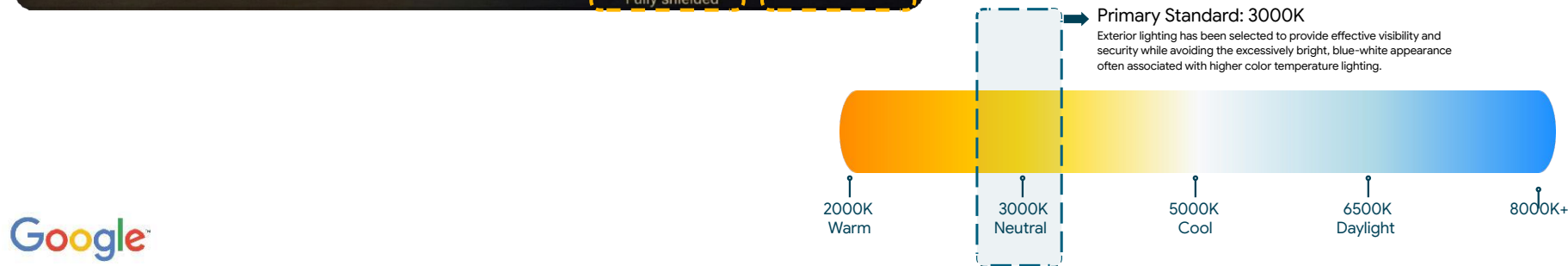
- Completed plan prior to construction.
- Included in project bid documents, agreements, and notices to sub-contractors, suppliers, and employees.

Responsible Lighting & Photometric Design

Comparison of Cut Off Fixture Styles and Effects



Lighting Temperature Ranges & Standards



Landscaping/Screening Plan

Existing:

- Preservation of 20-50 foot buffer along Midway Road

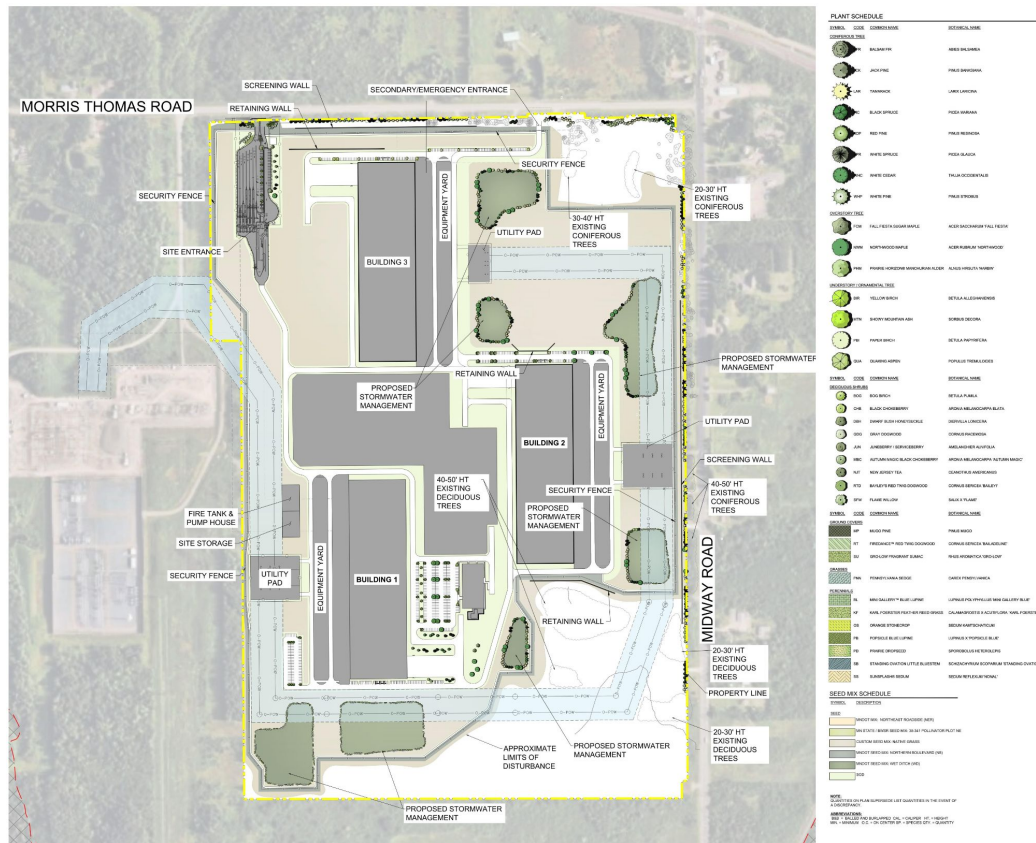
Proposed:

- **Coniferous Trees:** Pines, Cedar, Fir, Spruce, & Tamarack
- **Overstory Trees:** Maple, Alder, & Prairie Horizon
- **Understory Trees:** Birch, Ash, & Ornamental species
- **Screen / Noise Wall:** Walls along Midway Road and Morris Thomas Road

Native Plantings

Eco-friendly vegetation across perimeter and stormwater basins

Seed Mixes: Utilizing State Pollinator Seed Mix for natural ecological support



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Economic Benefits

What we heard

- Concerns regarding the balance between benefits and incentives
- Overall community benefits

What we are doing

- Google would pay an estimated \$448,000 per year in property taxes.
- Over the first 28 years of operations, Google's commitment would total an estimated \$218 million.

New Infrastructure: Google to pay for construction of public roads, water, and sewer lines

\$130 million

School District Revenue from Google Property Taxes. This will generally lower the property tax burden for other taxpayers in Hermantown School District

\$29 million

School Foundation Community Betterment Payments

\$42.7 million

Tax Revenue to City of Hermantown, based on the increase from \$28,000 currently to an estimated \$448,000 annually

\$12 million

Community Betterment Payments to Hermantown

\$4.5 million

Total

\$218.2 million

Google's financial proposal

Jobs

How many jobs will be created?

The project is expected to create **hundreds of construction and trade jobs** during the building phase and **at least 100 permanent, long-term jobs** once fully operational.

This investment is also expected to support local vendors, community infrastructure, and broader economic growth.

WHAT TYPES OF JOBS WOULD BE AVAILABLE?



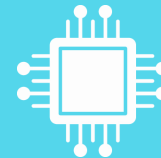
Construction & trades



Facilities & security



Professional services



Technical operations

Artificial Intelligence and Data Privacy

The data center will provide the computing infrastructure that supports services many Minnesotans use every day, including:

- Google search, Gmail, Google Workspace, Maps, YouTube
- Remote work, online banking, healthcare networks, emergency services
- Emerging technologies such as AI

Customer data is protected through:

- Restricted campus access
- Security personnel
- Encryption and advanced cybersecurity protections
- Compliance with privacy regulations and industry standards
- Global and domestic privacy regulations (such as HIPAA and GDPR)

Thank you

Questions?