

Marshall Brooks Technology Project: Community Update & Q&A

Alterra Development responds to community questions and shares progress on due diligence — including key updates in direct response to resident feedback.

We are pleased to provide this update on our ongoing due diligence activities for the Marshall Brooks Industrial Park Technology Project. We want to take this opportunity not only to report on our progress, but to directly address the community concerns that have been raised — and to share how our current plans have evolved in response to the feedback we have heard from Marshall's residents and city leadership.

We have listened carefully. As a result, we have made meaningful adjustments to our development approach that address the community's most significant concerns while still maintaining a goal of delivering a project of exceptional and lasting value to Marshall.

**We heard you.** After listening to feedback from city leaders, residents, and stakeholders, the current concept does not include a power generation plant/facility, we have refined the project's scale to fit the site, and furthering the design approach around community-first principles. The sections below outline our approach.

OVERVIEW

A More Focused, Community-Responsive Approach

- **Power Generation Facility**
The project is not contemplating a power generation facility — directly addressing concerns about emissions, air quality, and industrial scale with this type of facility.
- **Right-Sized Development**
The project is being calibrated to what is appropriate for the site and Marshall — a smaller and high-quality enterprise development.
- **Strategic Operator Partner**
We are focused on anchoring the project with a nationally recognized operator committed to environmental responsibility and community partnership.
- **Thoughtful Design**
Buildings will be designed as premium commercial-grade facilities — architecturally refined and visually enhancing the Industrial Park.

COMMUNITY CONCERN

Water Consumption

This is among the most common concerns raised about data centers, and we take it seriously. While it is still early in our diligence process, we can assure advanced industry standards will be incorporated in our designs and will utilize advanced cooling technology that dramatically minimizes — and in many configurations eliminates — consumptive water use.

We are committed to partner with an operator that will utilize cutting-edge systems, like closed-loop and air-cooled systems, that minimizes consumptive water usage. On a number of new projects in the U.S., current data halls operate with **little to no water consumption for cooling entirely** — standing in sharp contrast to older-generation facilities.

The Brooks Industrial Park is serviced by public utilities. This site will connect to the City of Marshall's existing **public municipal water and sanitary sewer systems**. Our approach will utilize technology that allows us to protect local water supply. Once operational, most closed-loop facilities use municipal water only for standard building needs. In this regard the buildings are **similar to any commercial office building**. This project will have **no impacts on Stuart Lake or Brace Lake**. Water use will be provided by the city's current municipal water system. The project will also require **stormwater management**. These features — provide natural open areas and sustainable storm water management that benefit wildlife.

Project goal: minimize water use.

COMMUNITY CONCERN

Visual Character

Modern data centers designed by sophisticated operators are a far cry from the industrial imagery some may associate with this land use. We are committed to partner with an operator that will feature **clean, architecturally finished exterior facades** comparable to premium corporate office campuses, with **landscaped buffers, setbacks, and screening** integrated into the site design. **Stuart Lake residents** view will still be the Brooks Nature Area. The project will not impact the Brooks Nature area.

This project will look like a high-quality commercial park.

COMMUNITY CONCERN

Noise — Including Low-Frequency Noise

Noise — particularly low-frequency noise from backup generators — is a valid concern, and we address it head-on.

Backup generators are **not primary or continuous power sources** — they exist solely for emergency power continuity in the event of a grid outage. Industry standard practice requires generator testing **once per month, identified upland areas**. Our goal is to **minimize any impacts to regulated wetlands** — we are working with environmental consultants, and if necessary, will be coordinating with EGLE to ensure full compliance and responsible stewardship. Wetlands adjacent to **Stuart Lake and Brace Lake** and are not within the project's boundaries, and we are evaluating opportunities to enhance or expand buffers as part of the site design.

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COMMUNITY CONCERN

Wetlands & Environmental Stewardship

We are committed to a project that minimizes impacts to existing regulated wetland areas. This commitment is not aspirational — it is a **core design constraint**.

On-site wetland delineation is currently underway, and all buildings and infrastructure will be sited in **identified upland areas**. Our goal is to **minimize any impacts to regulated wetlands** — we are working with environmental consultants, and if necessary, will be coordinating with EGLE to ensure full compliance and responsible stewardship. Wetlands adjacent to **Stuart Lake and Brace Lake** and are not within the project's boundaries, and we are evaluating opportunities to enhance or expand buffers as part of the site design.

Responsible & Sustainable Design.

COMMUNITY CONCERN

Impact on Power Rates

OUR COMMITMENT

This project is committed to partner with an operator that will cover any necessary infrastructure/structural upgrades related to the project and pay it's share of the electricity usage.

ECONOMIC IMPACT

Jobs, Economic Impact & Community Benefits

A right-sized, high-quality campus represents a transformational economic opportunity for Marshall. The benefits are meaningful and lasting.

Data center construction generates significant **employment** for local and regional skilled tradespeople over a multi-year build cycle. Permanent operations will **create positions** with great opportunities and salaries **above regional averages**. For every direct data center job created, an average of **1 to 2 additional indirect jobs** are created locally in facility management, security, logistics, engineering services, and vendor relationships. We will be committed to partner with an operator that will maintain an active **workforce development and community engagement programs**, including partnerships with local educational institutions, apprenticeship programs, and STEM initiatives. This project creates a significant new source of **taxable value within the Brooks Industrial Park**, which will create new taxes to directly fund Marshall's schools, infrastructure, and city services. We are **not** currently seeking any local property tax abatement, the project will cover 100% of it's local property tax value.

CLOSING

Our Commitment to Marshall

We believe our approach — refined to reflect community input — and anchor an operator committed to environmental responsibility and community partnership — represents exactly what Marshall and the Brooks Industrial Park has been working toward: a high-quality, sustainable economic project that creates real jobs, supports the community, expands tax base, and positions the city for long-term prosperity.

We are grateful for the continued partnership of the LDFA and the City of Marshall. We remain committed to transparency, community engagement, and delivering a development that Marshall can be proud of for generations.

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