



# AGENDA

## Special Work Session Meeting

4:00 PM - Tuesday, June 4, 2024  
Farmington City Hall, Council Chambers

Page

1. CALL TO ORDER

2. APPROVE AGENDA

3. DISCUSSION ITEMS

Introduction - Tract, Data Center Development Team

2 - 40

No action requested. This is for informational purposes only.

[Agenda Item: Introduction - Tract, Data Center Development Team - Pdf](#)

4. CITY COUNCIL COMMITTEE UPDATE

5. CITY ADMINISTRATOR UPDATE

6. ADJOURN

## SPECIAL WORK SESSION AGENDA MEMO

**To:** Mayor, Councilmembers and City Administrator  
**From:** Deanna Kuennen, Community Dev Director  
**Department:** Community Development  
**Subject:** Introduction - Tract, Data Center Development Team  
**Meeting:** Joint Planning Commission and City Council Work Session - Jun 04 2024

### INTRODUCTION:

A recent rezoning application has generated interest and questions about a proposed development on the south side of Farmington. The developers, Tract, is a data center and land acquisition company specializing in master planned data center and technology parks. The Tract team will attend the meeting to introduce their company, their planned approach to data center development, and address concerns expressed at the recent Planning Commission public hearing.

### DISCUSSION:

Following the Planning Commission public hearing held on May 14th, Staff and the Tract team recognized it would be beneficial for the Planning Commission and City Council to have the opportunity to discuss the proposed development planned in Farmington. The purpose of this meeting is to provide information about Tract, why this site in Farmington, and address concerns that have been expressed. The intent is to provide factual information and answer questions that the City Council and Planning Commission have regarding the proposed development and identify a process moving forward that includes public access to more detailed site development information and provides more opportunities to engage with the development team. The topics that will be addressed include:

1. Introduction of the Tract Team
2. Data Center Overview
3. Why Farmington
4. Infrastructure Needs
5. Noise and Traffic
6. Job Creation
7. Economic and Community Benefits
8. Sustainability
9. Next Steps

This is not a public hearing - but rather an information session to address questions raised by Planning Commission and City Council. Staff will also be available to provide information on City processes, public infrastructure, and overall development opportunities.

### BUDGET IMPACT:

Not applicable

**ACTION REQUESTED:**

No action requested. This is for informational purposes only.

**ATTACHMENTS:**

[240604 Joint Worksession Presentation](#)

# Farmington, MN Joint Work Session with Planning Commission & City Council

June 4, 2024



## Who We Are

Tract is the trusted partner for planning responsible technology infrastructure.

We create opportunities that bring economic development to communities



Blenheim Project – Hanover County, VA

## What We Do

**Tract Business Model:** Acquire raw land, create shovel-ready data center sites via, zoning, horizontal investment and infrastructure positioning

We are reliant upon positive and cooperative relationships within the communities where we work. We are committed to developing these relationships and accountable to maintaining them for the long term.

**Access to Capital:** We are well positioned to make capital commitments to our project sites and the communities where we develop.

**Value Proposition (Communities):** Thoughtful Master Planned approach

**Value Proposition (End User):** Speed and Certainty

# Leadership



**Grant van Rooyen**  
Chief Executive Officer



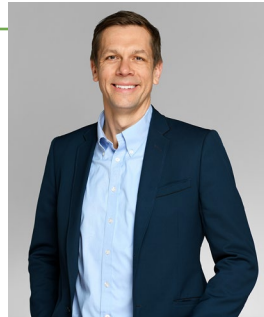
**Graham Williams**  
Chief Investment Officer



**Heidi Diemar**  
Chief Business Officer



**Todd Stockard**  
Chief Financial Officer



**Nat Sahlstrom**  
Chief Energy Officer



**Jessica Bennett**  
Chief Legal Officer



**Matt Spencer**  
Chief Technical Officer



**Jeff Cox**  
Chief Innovation Officer



# Community Impact

*When part of a thoughtful land use plan, data centers are good neighbors.*



01

## Proper Planning

When cities master plan growth, data centers, along with other critical infrastructure (i.e., airports), are best located away from residential centers.



02

## Good Neighbors

New data center builds are aesthetically pleasing, and generate minimal traffic, noise, or light pollution.



03

## Community Partner with Positive Economic Benefits

Data center companies are actively engaged in the local community, investing millions in education, parks, and critical infrastructure.



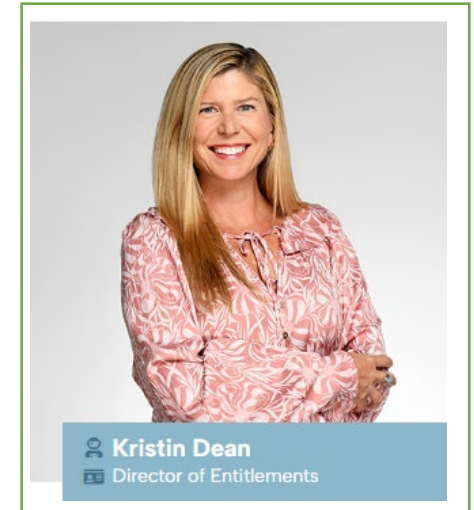
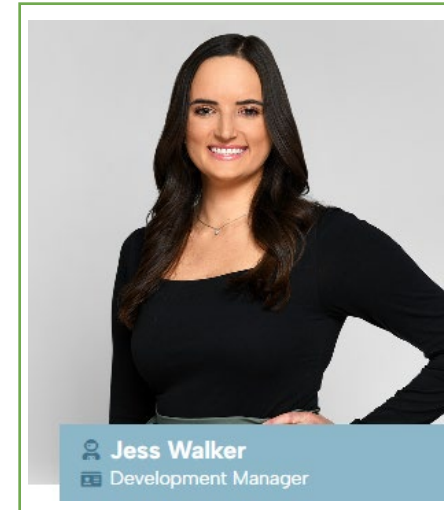
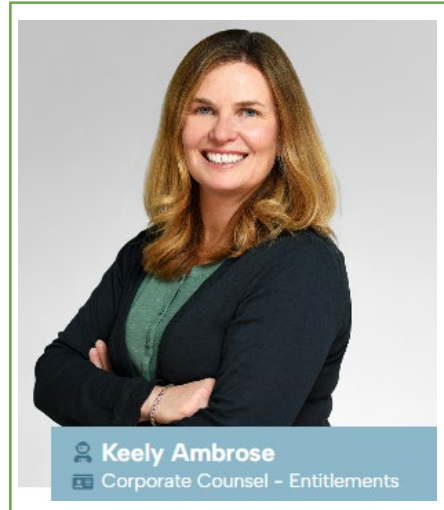
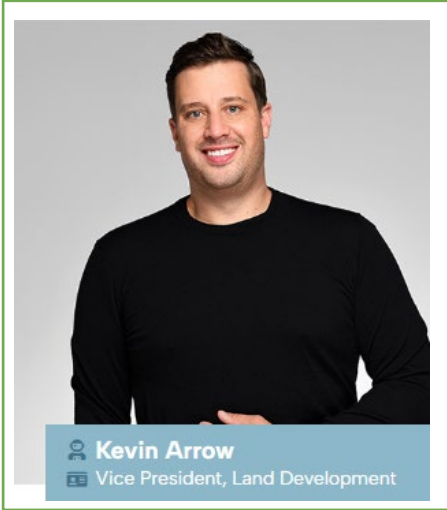
04

## Stewardship

Major data center operators have among the most aggressive climate targets globally.



# Farmington Tract Team



## Local Consultant Team



Alan Catchpool, PE  
Ashley Payne

# What We Do



## Site Acquisition

- Deep experience architecting / siting networks and data center platforms
- Long-term orientation and focus to masterplan scale and efficiency
- Secure water rights and infrastructure



## Power Procurement

- Advance generation and transmission planning
- Contract transmission upgrades and substation builds
- Exclusive renewable energy PPAs and behind-the-meter solutions



## Entitlements

- Master plan and appropriate zoning approvals are achieved through partnership with local jurisdiction
- Development agreements and other necessary approvals are finalized that set the course for continued development of the site.



## Construction Development

- Site grading and preparation
- Power, fiber, water extensions where needed
- Public and private access and easement master-planning



# Why We're in Farmington, MN

## Power

- Existing 345kV on property
- Positive relationship with GRE and Dakota Energy



## Site

- Adequate Site Access
- Availability of water
- Positive environmental qualities



## Connectivity

- Important Site that fits architecturally into overall data network



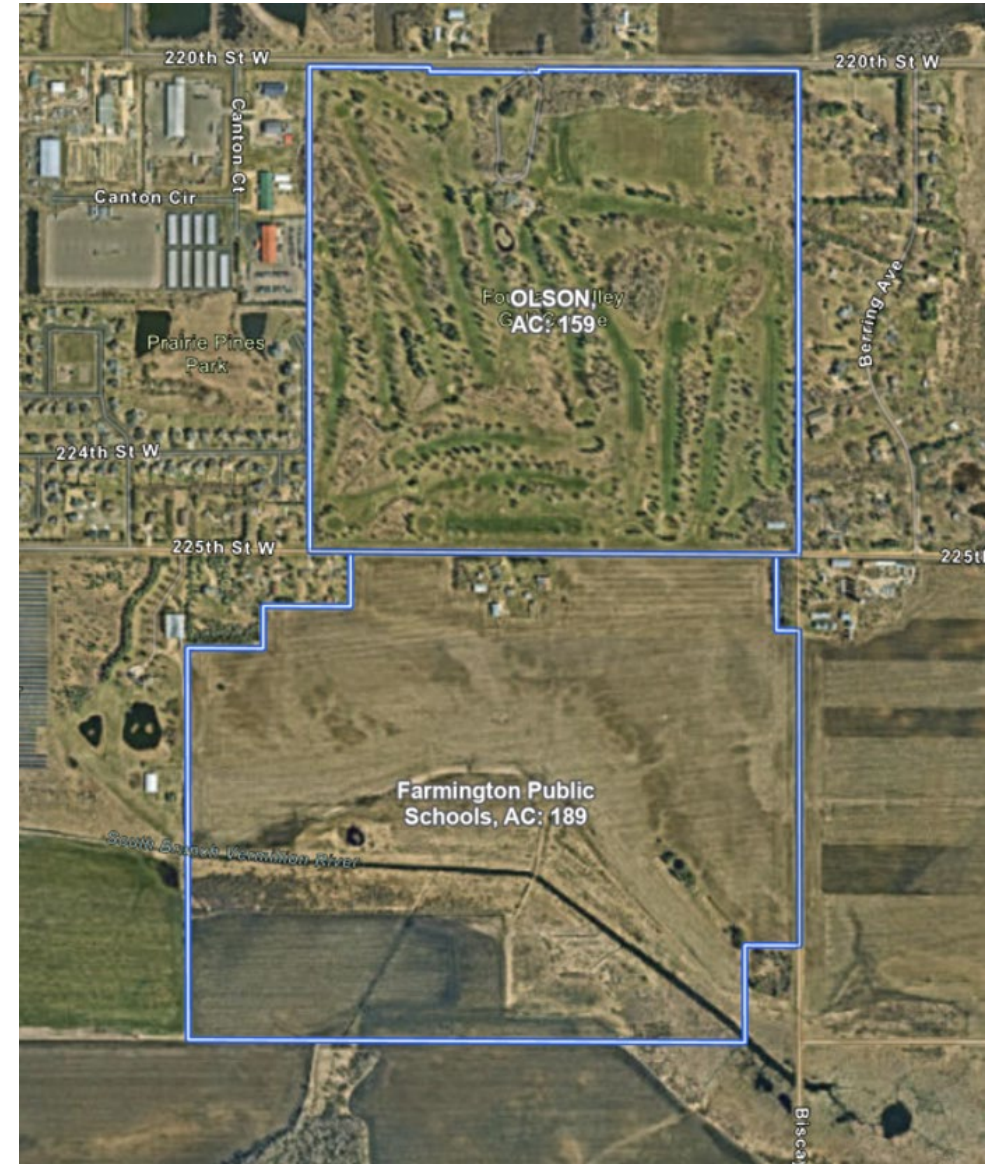
## Local Economy

- Emerging data center market in Minnesota
- Excited to bring economic benefits to Farmington



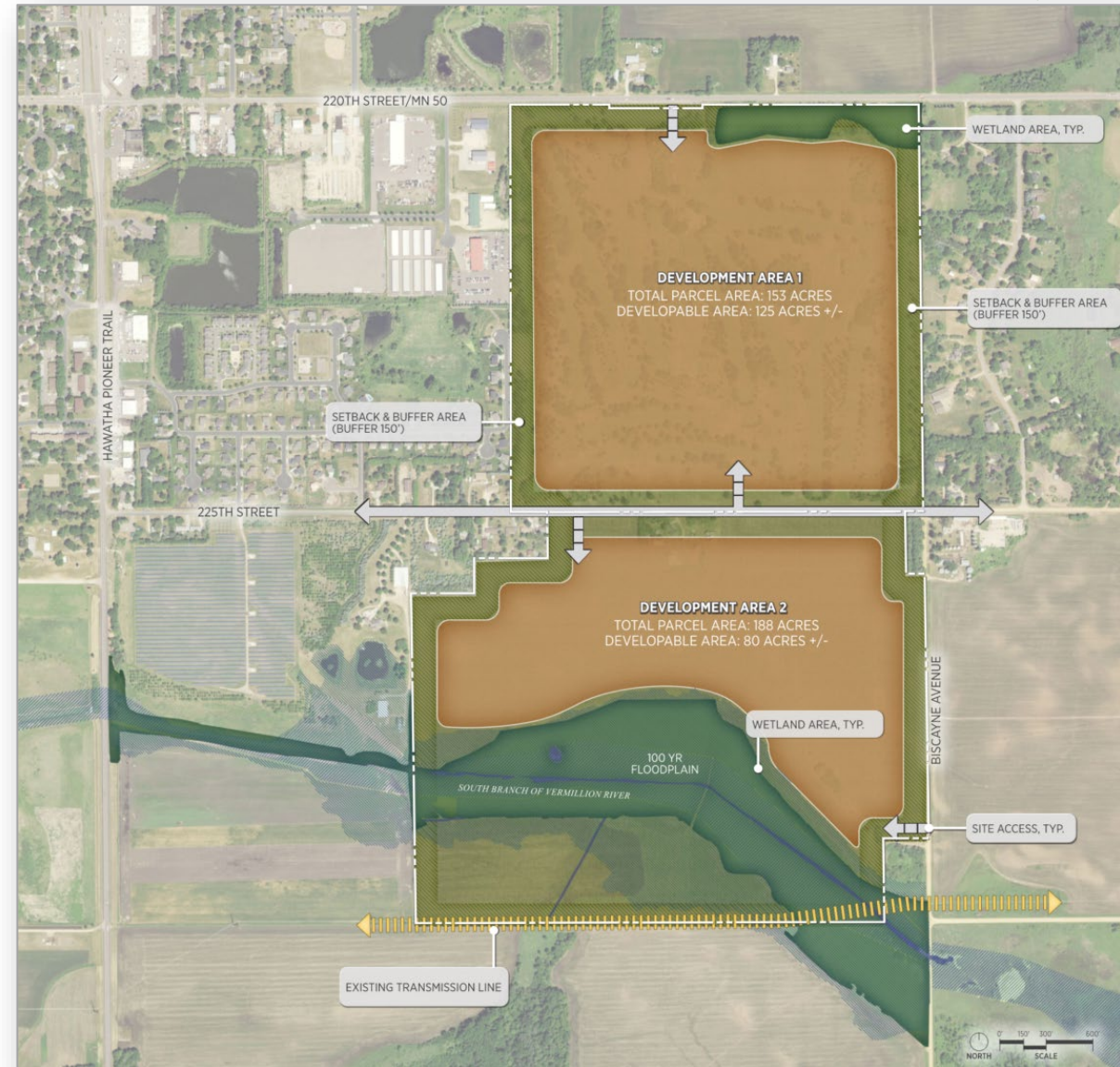
# Why are we Here Tonight

- Following City's Rezoning Process
- Heard concerns and questions expressed at the May 14 PC Hearing
- Re-assessed process with Staff
- PUD process allows us to present more information up front and have more robust engagement with the community



# Farmington Site Location

- Two Sites (348 ac):
  - Fountain Valley Golf Club & Farmington Public Schools
- Total Developable Area: 205 ac (59%)
- Access from 220<sup>th</sup> / MN 50, 225<sup>th</sup> St. & Biscayne Ave.
- Existing power line south of the site



# Processes

## Rezoning + PUD Overlay

- Development Standards
  - Building Setbacks
  - Height
  - Parking
  - Landscaping
- Development Areas
- General Access locations
- General Utility Layout
- Street Standards
- Identification of Environmental Features

## Preliminary and Final Plat

- Establishes lot boundaries
- Location and types of streets
- Location and size of sewer lines and water mains
- ROW dedication
- Easements
- Traffic

## Alternative Urban Areawide Review (AUAR)

- Environmental review process
- Fish, wildlife, and ecologically sensitive resources
- Physical impacts on water resources
- Water Use
- Water Quality-Wastewater
- Impact on infrastructure and public services
- Erosion and sedimentation
- Geologic hazards and soil conditions
- Traffic
- Archeological, historic, and architectural resources.
- Mitigation Plans



- Site is ideally suited with the 345kV line + planned infrastructure upgrades.
- Tract is engaged with Great River Energy & Dakota Electric Association (“Utilities”)
  - Proceeding with Service Application and engineering studies to interconnect to the grid.
- Site is located at the eastern and southern edges of Farmington.



# Traffic

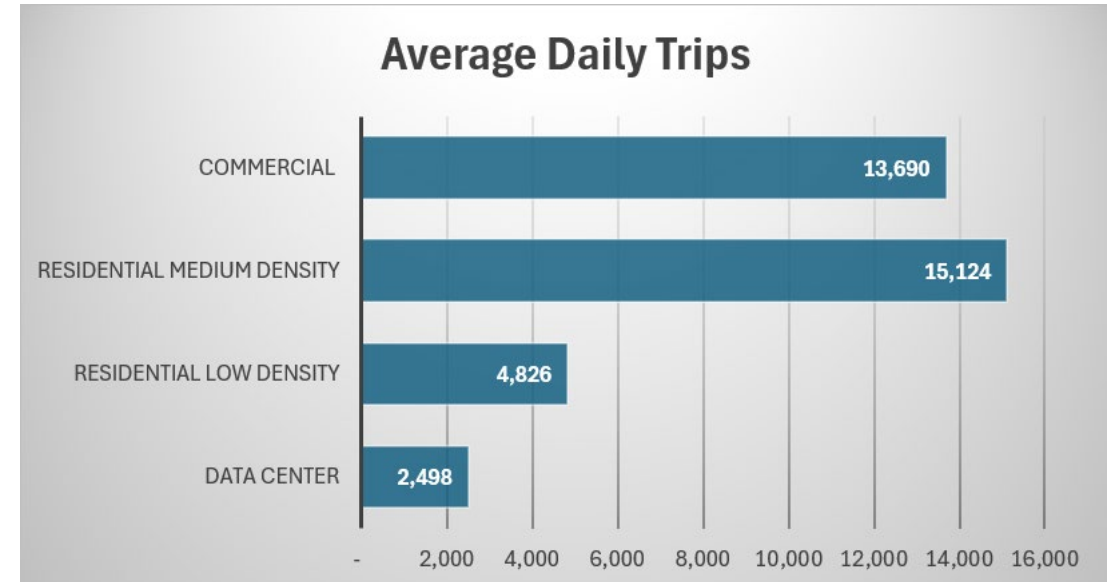
- Traffic Impact Study Completed April 2024

## Average Daily Trips

- At full build-out, campus will generate 273 Employees
- 2,498 Average Daily Trips projected

## Road Improvements

- MN 50 – Eastbound right and Westbound left turn lanes.
- MN 3 & 225<sup>th</sup> St. – Northbound right and Southbound left turn lanes.
- Optimize signal timing at adjacent intersections.



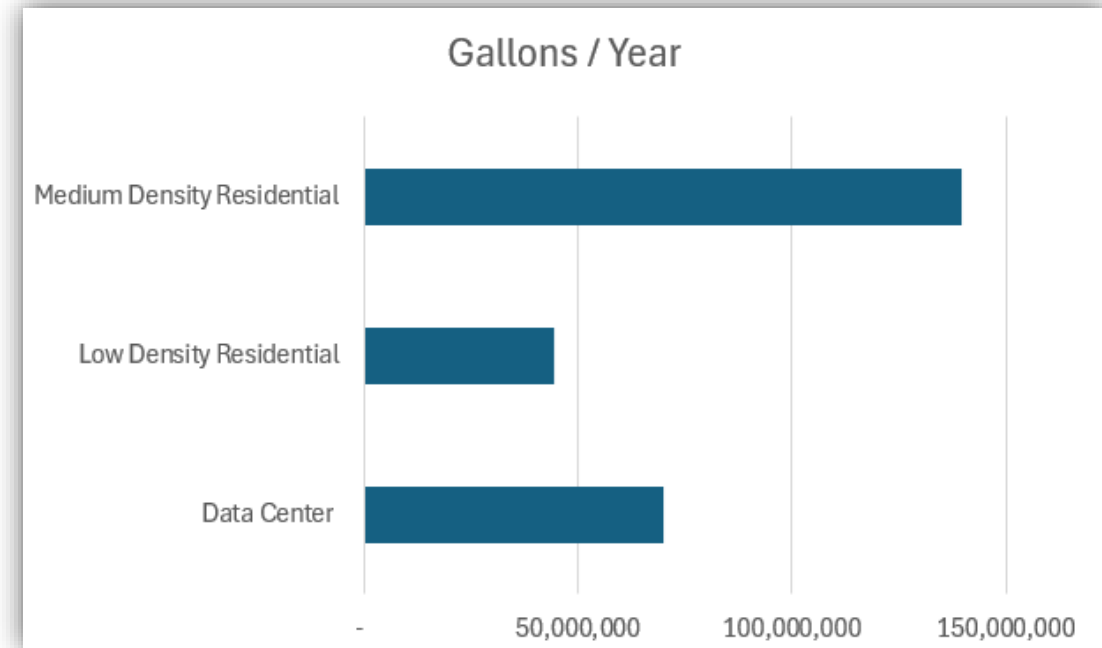
# Water and Wastewater

## Water and Wastewater Use

- Taking advantage of Minnesota's temperate climate, Tract is assuming that future DC developers will utilize Direct Evaporative Cooling (DEC)
- By using outside air that is pulled through a water saturated medium, DEC is the most cost-efficient way to cool a DC while using minimal water

## System Infrastructure Impact

- Capital Improvement Plan (CIP) to support Comp Plan Update
- Campus water and sewer capacity to be included in CIP
- DC industry is motivated to utilize reclaimed water



# Noise

- Noise is regulated by the Minnesota Pollution Control Agency (MPCA)
- Residential (NAC 1): 60 -65 dBA daytime / 50-55 dBA nighttime
- Data Centers are categorized as NAC – 3
  - Noise from data centers cannot create noise that exceeds the dBA on adjacent residential property.
- Noise Studies

**Table 1. Typical Sound Pressure Levels Associated with Common Noise Sources**

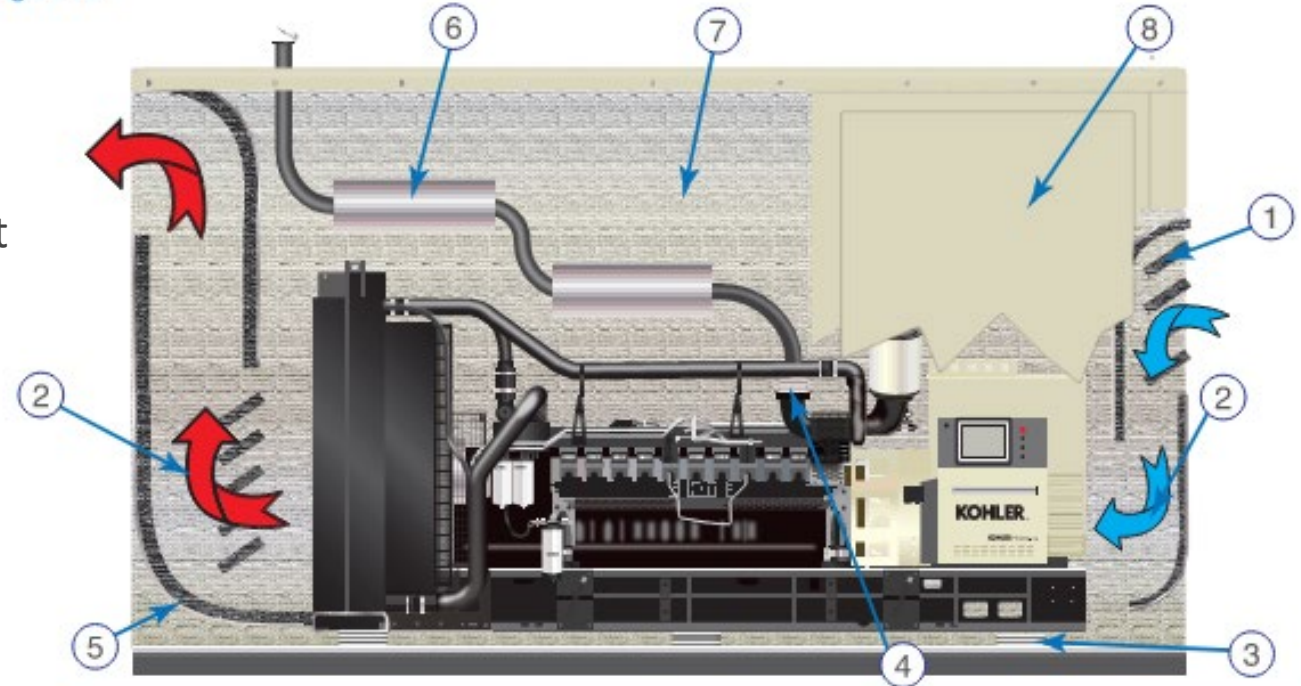
Sound Pressure Level (dBA)	Subjective Evaluation	Environment	
		Outdoor	Indoor
140	Deafening	Jet aircraft at 75 ft	
130	Threshold of pain	Jet aircraft at 300 ft during takeoff	
120	Threshold of feeling		Rock band concert
110	Extremely Loud	Accelerating motorcycle at a few feet away.	
100	Very Loud	Auto horn at 10 ft	
90		Jackhammer at 50 ft	Noisy factory
80	Loud	Diesel truck (40 mph) at 50 ft Noisy urban street	Cafeteria with sound-reflecting surfaces
70	Moderately Loud	Busy highway at 100 ft	Vacuum cleaner at 10 ft
60	Moderate		Face-to-face conversation
50	Quiet	Small town residence	Open office area
40			Quiet dishwasher
30	Very quiet		Bedroom, typical residence (without TV or sound system)
20		Rustling leaves	Audiometric testing room Whisper
10	Just audible		Human breathing
0	Threshold of hearing		

Source: Adapted from *Architectural Acoustics*, M. David Egan (1988) and *Noise Control in Buildings*, Cyril M. Harris, (1994).

# On-Site Generators

- Noise Attenuation
  - Generator Enclosures
  - Exhaust Mufflers/Bellows
  - Noise Deadening Material
  - Louvers
- Air Permitting / Emissions
  - Strict emissions standards per the Clean Air Act must be met
  - All diesel generators require an EPA certified engine
  - Permit limitations on generator run time
  - EPA limits the following constituents as part of its emissions standards:
    - Non-methane hydrocarbons
    - Volatile Organic Compounds
    - Nitrogen Oxides (NOx)
    - Particulate Matter
    - Carbon Monoxide

Figure 10



**SAMPLE DESIGN FEATURES TO ATTAIN LEVEL-3 SOUND ATTENUATION**

- |   |   |
|---|---|
| 1 - Sound attenuated louvers                            | 5 - Noise absorbent lining on ducting         |
| 2 - Ducted air redirected at right angles reduces noise | 6 - Secondary silencer                        |
| 3 - Spring vibration isolators with rubber pads         | 7 - Noise absorbent lining on internal siding |
| 4 - Flexible exhaust bellows                            | 8 - Sheet metal enclosure                     |



Tract: ESG policy / Collaboration Agreement with Silicon Ranch align advanced renewable projects with future Data Center development in Nevada and Utah

- Hyperscalers have Environmental, Social, & Governance (“ESG”) goals to meet based on corporate policies which encourage companies to act responsibly.
- The data center industry is a major buyer of “Power Purchase Agreements” for renewable energy.
  - 2021: Amazon and Microsoft were the two largest corporate buyers of renewable energy in the world through PPA.
  - Meta : Operations for their DCs have already reached net zero emissions and are supported by 100% renewable energy
  - Google has a goal to run on 24/7 carbon-free energy on every grid where they operate by 2030.
- Microsoft, Google & Meta have a goal to replenish more water than they consume by 2030.

# Job Creation



## 1. Data Center Operations (277 permanent jobs):

- Network Engineers
- Computer Programmers
- Computer Support Specialists
- Database Administrators
- Computer Research Scientists
- Security
- HVAC

U.S Bureau of Labor Statistics		Entry Level Education	2022 Median Annual Wage
Computer & Information Research Scientist	Computer and information research scientists design innovative uses for new and existing computing technology.	Masters Degree	\$137,000
Computer Network Architects	Computer network architects design and implement data communication networks, including local area networks (LANs), wide area networks (WANs), and intranets.	Bachelor's Degree	\$127,000
Computer Programmers	Computer programmers write, modify, and test code and scripts that allow computer software and applications to function properly.	Bachelor's Degree	\$97,800
Computer Support Specialists	Computer support specialists maintain computer networks and provide technical help to computer users.		\$59,660
Computer Systems Analysts	Computer systems analysts study an organization's current computer systems and design ways to improve efficiency.	Bachelor's Degree	\$102,240
Database Administrators & Architects	Database administrators and architects create or organize systems to store and secure data.	Bachelor's Degree	\$112,120
Information Security Analysts	Information security analysts plan and carry out security measures to protect an organization's computer networks and systems.	Bachelor's Degree	\$112,000
Network & Computer Systems Administrators	Network and computer systems administrators install, configure, and maintain organizations' computer networks and systems.	Bachelor's Degree	\$91,000

## 2. Construction Jobs:

- Electricians
- Mechanical Engineers
- Utility Contractors
- Plumbers
- Steel Workers
- Grading Contractor

## 3. Indirect Jobs : “For every job inside a Virginia data center, there are 3.5 additional jobs that are supported in the rest of the Virginia economy, not counting construction jobs.”\*

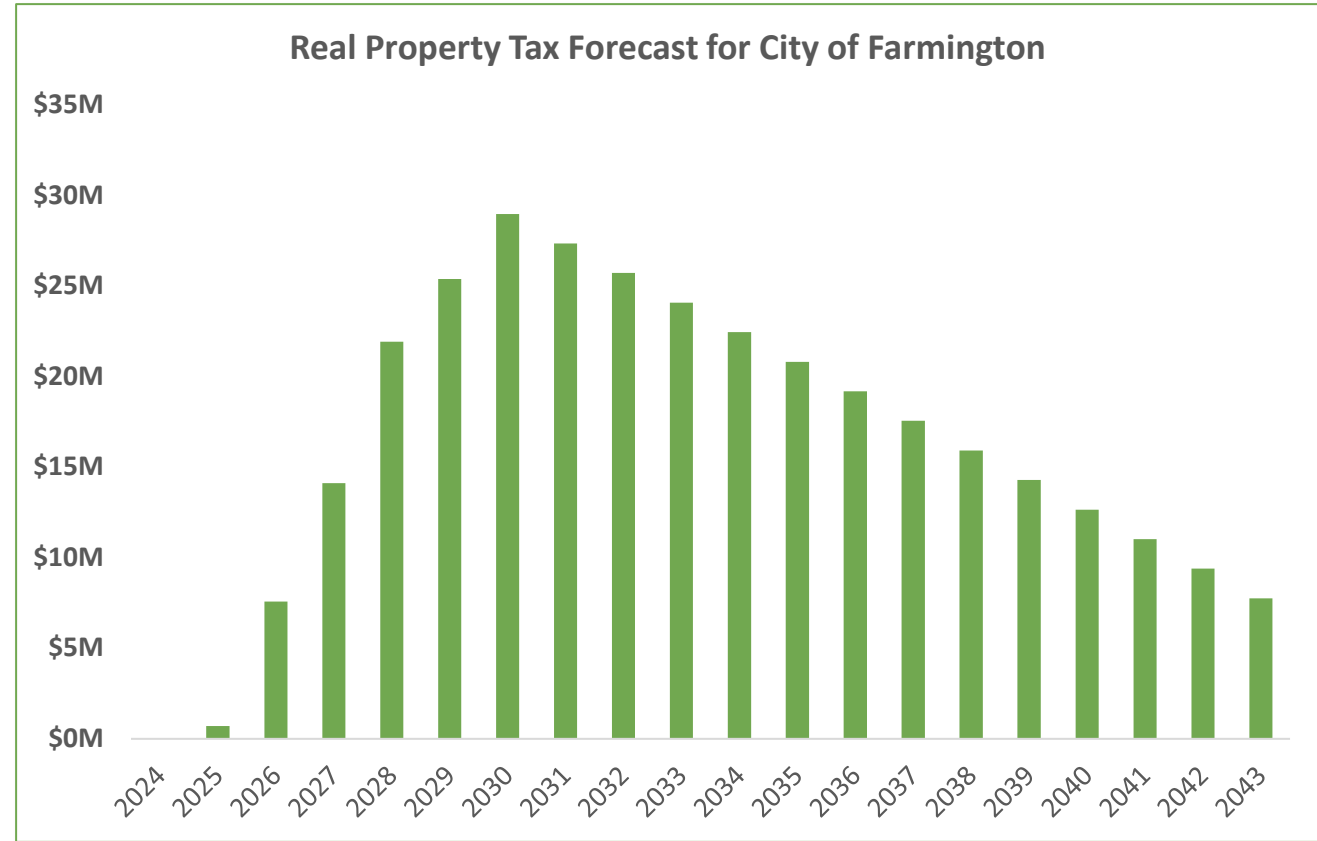
# Positive Economic Impacts to City of Farmington



<b>Total 20 Year Estimated Tax Receipts</b>	<b>\$ 325,000,000</b>
<b>Average Annual Estimated Tax Receipts</b>	<b>\$ 16,000,000</b>
<b>Max Annual Estimate Tax Receipts</b>	<b>\$ 29,000,000</b>

Examples for how funds can be allocated:

- Schools,
- Emergency services & First Responders
- Increased salaries and benefits for employees
- New parks & upgrades to existing parks
- Upgrades to water and sewer infrastructure.



# Community Benefits

Hyperscalers are recognized as providing significant contributions towards communities beyond tax generation:

- AWS: STEAM learning opportunities and pathways, partners with local educational organizations to connect the workforce with careers in data centers and technology
- Meta: Community Action Grants, STEM contributions, small business trainings
- Google: STEM grants, Skilled Trades and Readiness Program (STAR)
- Microsoft: \$1.9B given to nonprofit organizations last year
- Tract
  - Storey County, NV: Exploring opportunities for community involvement such as sponsoring the County Middle and High School robotics team.
- Henrico County, VA: \$60M Housing Trust Fund created from data center taxes.
- Louden County, VA: Reduced property taxes due to significant tax collection on data centers (2020 = \$333M)



Designed by Freepik: [www.freepik.com](http://www.freepik.com)

# Smart Development, Without Disruptive Growth



## High Fiscal Impact

- Expecting to grow to well over \$16M annually of property tax receipts over 20 years
- Creating ~277 high quality permanent jobs over 20 years
  - Variety of positions accessible to Farmington residents
  - E.g. Electricians, HVAC techs, IT techs, engineers, security guards

## Low Infrastructure Impact

- Transmission lines adjacent to the site on the south side.
- Water use will be less than medium density residential on the site
- Partnering with City on area-wide infrastructure improvements

## Traffic Impact

- Low traffic impact
- Traffic for data center use at full build-out will be less than what would be generated for commercial development, low-density or high-density residential development.

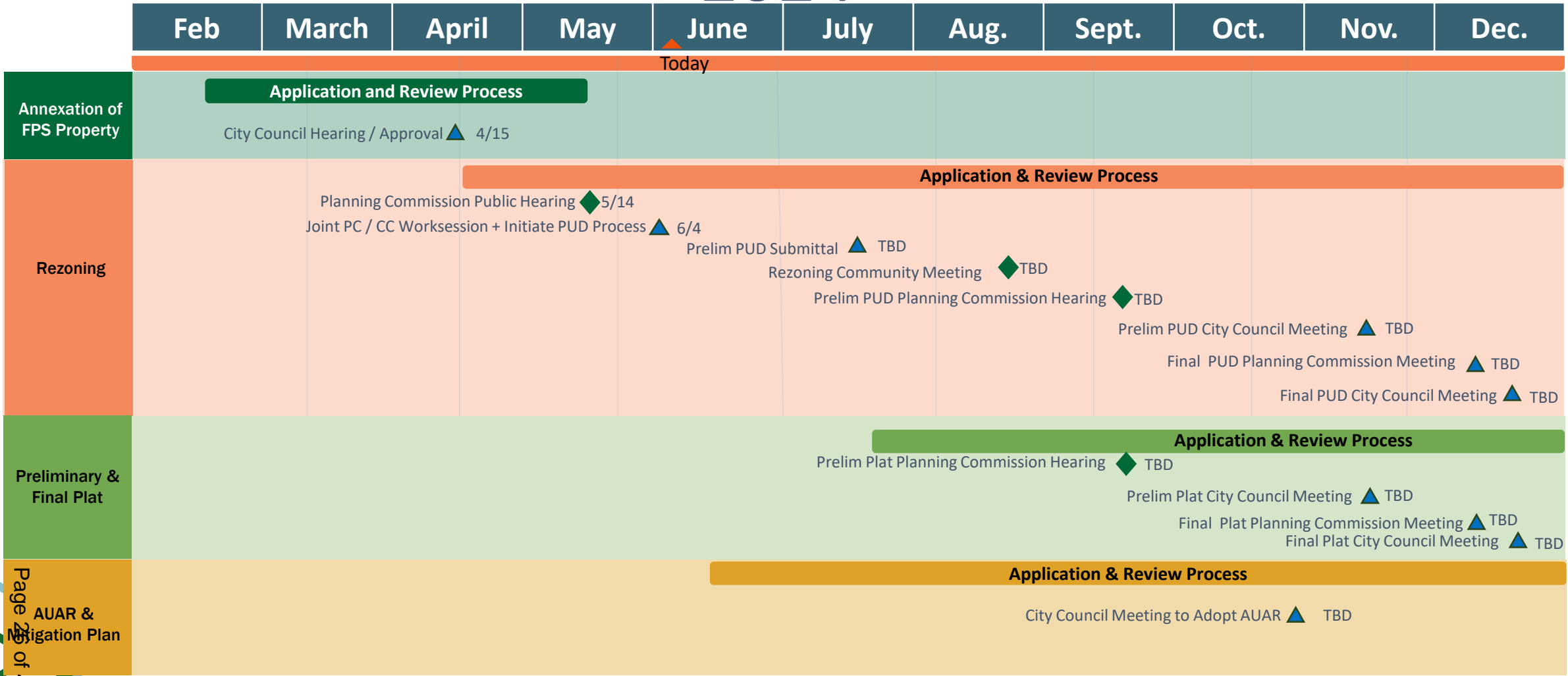
### The Takeaway:

***This project presents a unique mix of high fiscal impact and low infrastructure and public services impact.***

# Schedule



## 2024



Page 25 of 40

◆ Opportunity for Public Comment

# Project Website



- Launch Date: TBD
- Project Information
- Project Updates
- Timeline
- FAQs
- Contact Information

The screenshot shows the homepage of the 'tract' project website. At the top is a dark green navigation bar with the 'tract' logo on the left and menu items 'PROJECT', 'BENEFITS', 'RESOURCES', 'CONTACT', and 'FAQ' on the right. The 'FAQ' item is highlighted with a white border. Below the navigation bar is a main content area with a white background. On the left, there is a large green heading: 'Bringing Tax Revenue + Jobs to Caroline County'. Below this heading is a short paragraph of text and a yellow button with the text 'SEE THE BENEFITS ↓'. To the right of the heading is a photograph of a man in a blue plaid shirt and a white hard hat shaking hands with another person. Below the main content area is a horizontal line. Underneath the line are four key statistics presented in a grid. Each statistic has a large yellow number, a bold title, and a short paragraph of text. The statistics are: '\$53M IN NEW TAX REVENUE ANNUALLY', '350+ HIGH-PAYING DATA CENTER JOBS', 'PROTECTING CAROLINE COUNTY', and 'MINIMAL COMMUNITY IMPACT'. At the bottom right of the grid is a yellow button with the text 'LEARN MORE →'.

**tract**

PROJECT BENEFITS RESOURCES CONTACT **FAQ**

## Bringing Tax Revenue + Jobs to Caroline County

Tract is the trusted partner for planning responsible technology infrastructure. We're working with the Caroline County community to unlock tax revenue and high-paying jobs through a master-planned technology campus.

[SEE THE BENEFITS ↓](#)

---

**\$53M**  
**IN NEW TAX REVENUE ANNUALLY**  
This project will generate an average of \$53.2 million in annual tax revenue for Caroline County - that's money for schools, parks, and public safety.

**350+**  
**HIGH-PAYING DATA CENTER JOBS**  
Employing not just IT engineers, but also security guards, electricians, and technicians - as well as supporting an additional 80+ local jobs.

**PROTECTING CAROLINE COUNTY**  
Partnering on environmental and historical stewardship, we performed recent studies on the project that determined no wetlands, historic sites, or species would be negatively impacted during construction or operation.

**MINIMAL COMMUNITY IMPACT**  
The technology park's traffic activity is less than residential or industrial development, and significantly less than logistics and distribution centers. Its not expected to increase traffic to I-95 and the surrounding roadways.

[LEARN MORE →](#)

# Thank you



tract



# Potential Economic Benefits

*Data Centers are economic drivers.*

## Tier 3: Job Creation

- Each direct job associated with the project could see ~3 indirect jobs in the community. Supporting jobs like HVAC, maintenance, and others.
- Hundreds of additional construction jobs through the life of the project.



## Tier 2: Indirect Tax Impact

- Taxes on sales / property with the data center supply chain
- Income tax on construction workers, data center operations staff, and individuals in the supply chain



## Tier 1 Tax Generation

- Taxes paid directly by data center operators on investment including real estate, personal property, business license, utility, and sales tax on equipment



# Other Questions

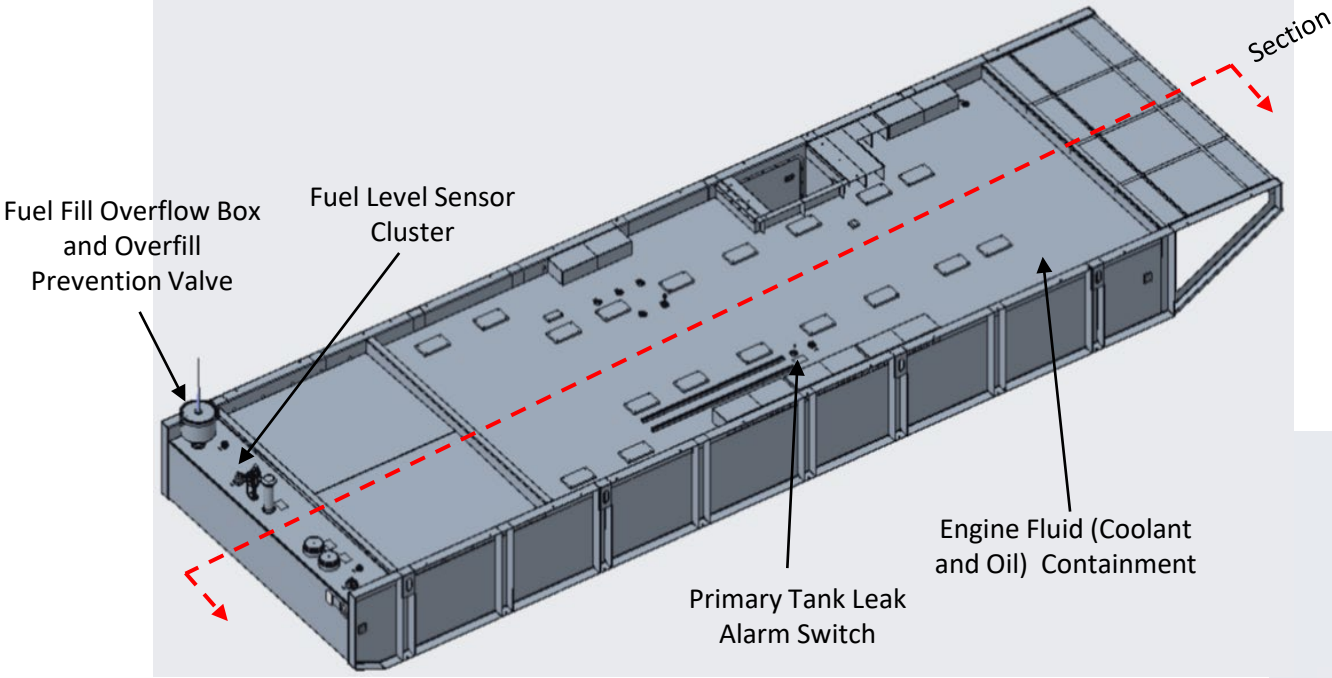


- Impact on property values
- Impact on parkland
- How is this different from other industrial development
- Impact on livelihoods
- Difference b/t private vs. commercial DCs.
- What happens if DCs not built? PUD will control that.

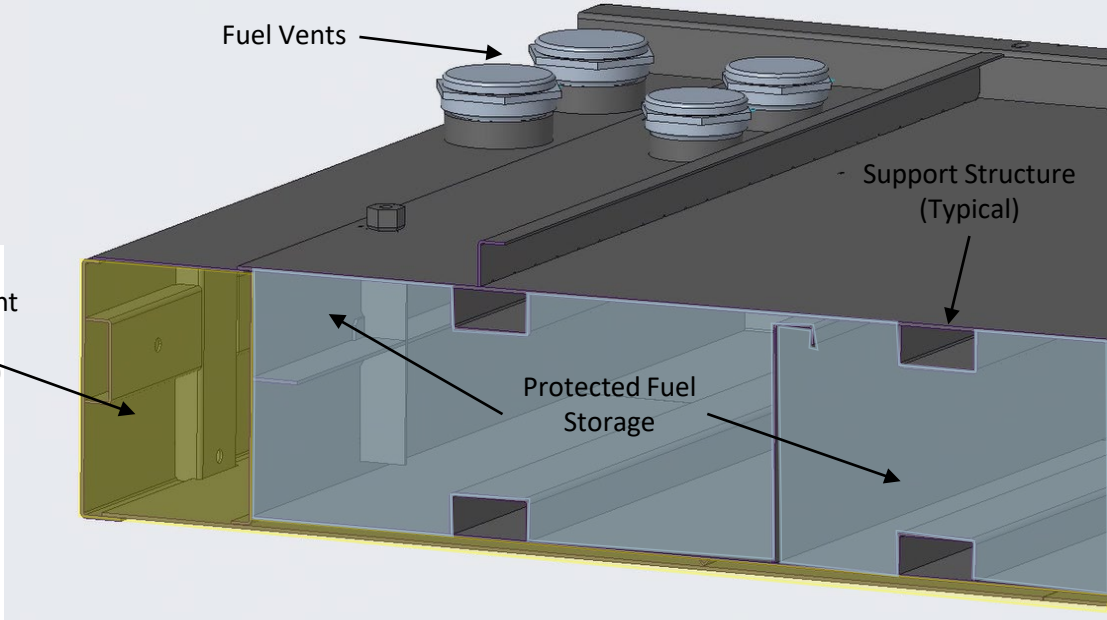
# On-Site Generators

- Generators are used for back-up power
- 3MW generators are industry standard
- Fuel Storage
  - Fuel is stored in individual “Belly-Tanks” which are double-walled and monitored for leaks
  - Generators are protected on site through use of bollards and other traffic deconflicting measures
- Re-Fueling
  - Overfill Protection Valves
  - Fill port containment boxes
  - Spill Prevention, Control and Countermeasure (SPCC) plan must be in place at each facility
- Generator Testing
  - Industry Standard: 30 min/month @ 30% load
  - Industry is moving towards: 10 min/month unloaded with annual 30 min test at full load.





Typical Belly Tank Design



Typical Belly Tank Section

# Why are data centers important?



Data centers house critical infrastructure in our modern economy with customers across every industry and supply technologies we use everyday.



FIRST RESPONDERS



MEDICAL RECORDS



ONLINE BANKING



STREAMING



PHONE USE / SOCIAL MEDIA



SMALL BUSINESS

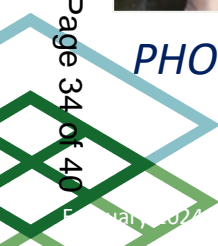


REMOTE WORK



SPORTS

NEWS



## Indirect Evaporative Cooling (IDEC)

- Fluid-cooler utilizes water evaporation to cool air flowing through an external fan-driven air-to-water heat exchanger to remove heat from the data center and return chilled cooling to it. This is a “closed-loop” system that circulates cool air within and does not require potable water.
- When outside air is cool enough, the fluid cooler will switch to dry mode, using no water at all.

## Direct Evaporative Cooling (IDEC)

- Utilizes the direct evaporation of water to produce significant cooling and humidification with low energy consumption. Outside air is drawn through a wet medium. Water evaporates and delivers cool air into the data center.



# Cooling Systems

- Direct-to-chip cooling:** Direct-to-chip cooling systems are among the most effective methods for cooling an entire server room because they cool the processors directly. This technique uses flexible tubes containing fluid that absorbs the heat and carries it away from the equipment.

- Evaporative cooling:** Because evaporative cooling relies on the natural evaporation of water to cool an area, it is one of the most economical and environmentally friendly cooling processes. This method draws warm air across a wet filter or pad to absorb the heat, then redistributes the remaining cool air. Some evaporative cooling methods use water distributed from a misting system, which works well for data centers with humidity controls.

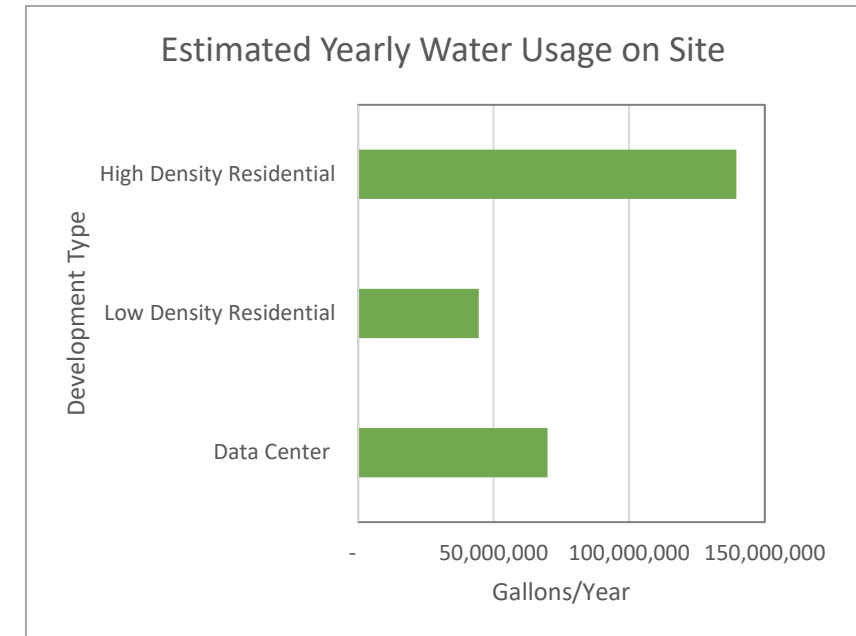
# Water and Wastewater

## Water and Wastewater Use

- Taking advantage of Minnesota's temperate climate, Tract is assuming that future DC developers will utilize Direct Evaporative Cooling (DEC)
- By using outside air that is pulled through a water saturated medium, DEC is the most cost-efficient way to cool a DC while using minimal water
- Estimates show that the water use to support DEC cooling on this site are below the water usage if the site was development as medium density residential

## System Infrastructure Impact

- City is undertaking system-wide utility improvements and finalizing a Capital Improvement Plan (CIP) to support the 2040 Comp Plan Update
- Campus water and wastewater usage will be included in CIP and additional infrastructure will be constructed to support campus development
- City considering creating a reclaimed water system – reducing the need for domestic water to cool the DCs





## Tier 4: Community Contributions

- Each direct job associated with the project could see as many as 3.5 indirect jobs in the community. Supporting jobs like HVAC, maintenance, and others.
- Hundreds of additional construction jobs through the life of the project.



## Tier 3: Job Creation

- Each direct job associated with the project could see as many as 3.5 indirect jobs in the community. Supporting jobs like HVAC, maintenance, and others.
- Hundreds of additional construction jobs through the life of the project.



## Tier 2: Indirect Tax Impact

- Taxes on sales / property with the data center supplychain
  - Income tax on construction workers, datacenter operations staff, and individuals in the supplychain



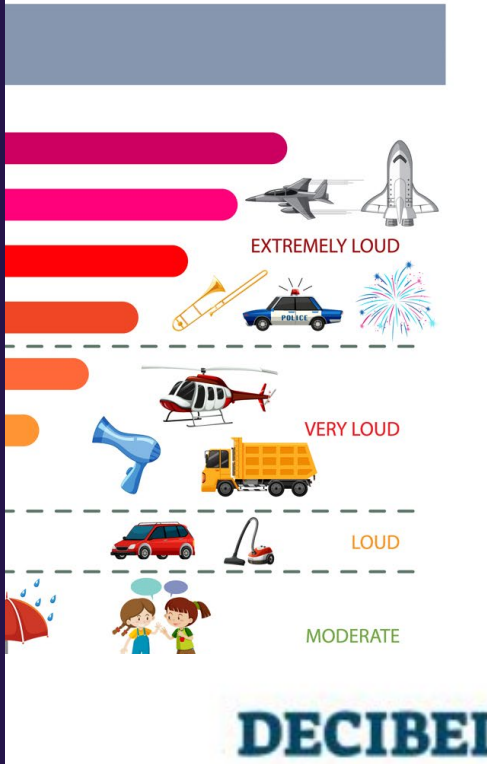
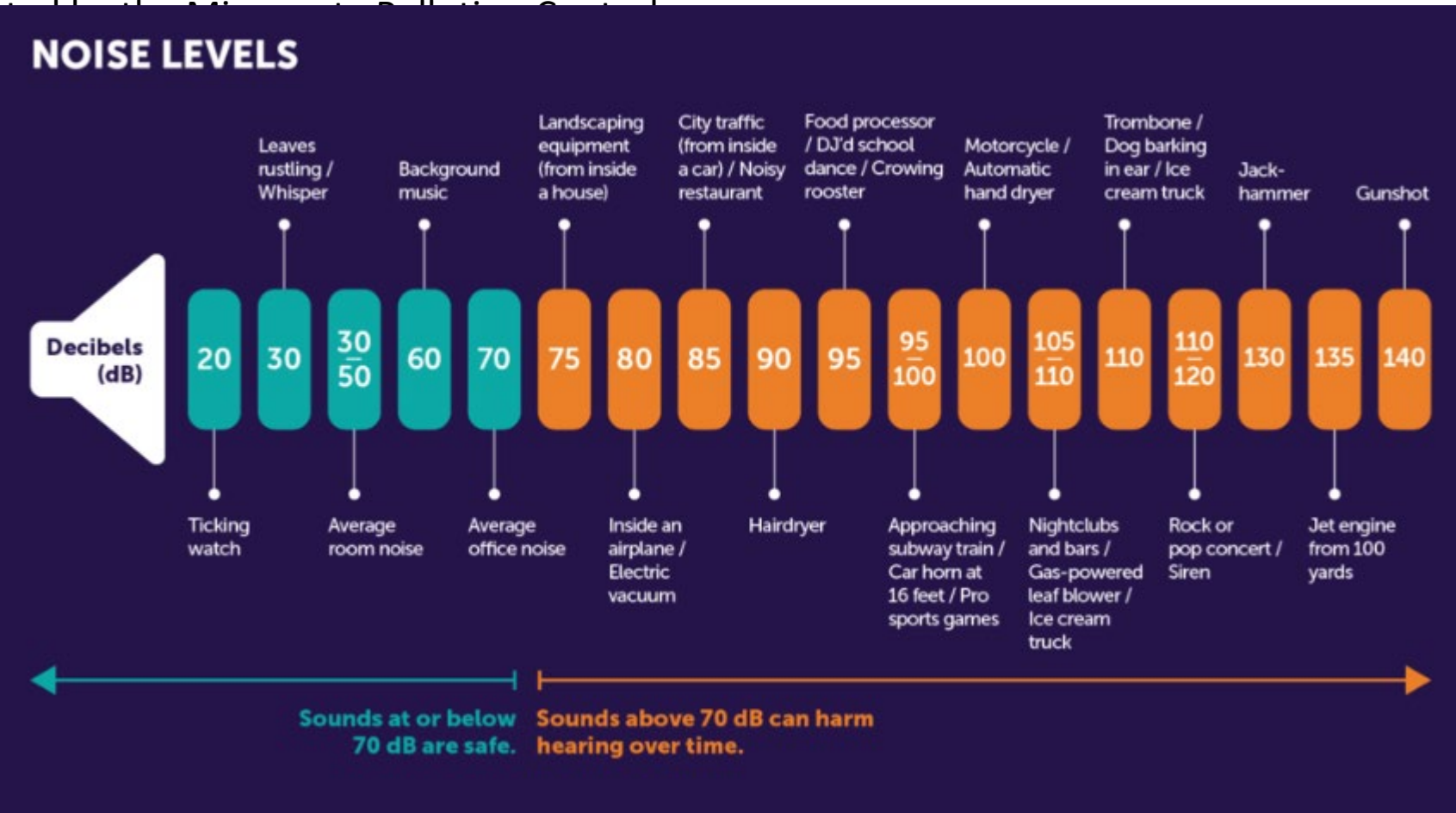
## Tier 1 Tax Generation

- Taxes paid directly by data center operators on investment including real estate, tangible property, business license, utility, and sales tax on equipment



# Noise

- Noise is regulated by the Massachusetts Department of Environmental Protection (MPCA)
- For residential areas, the MPCA sets a maximum noise level of 55 dBA and L50 = 45 dBA (10:00 p.m. to 10:00 a.m.) and 50 dBA and L50 = 45 dBA (10:00 a.m. to 10:00 p.m.)
- Data Centers are a significant source of noise
  - Noise from Data Centers can exceed the MPCA noise limits
- A noise study by the MPCA found that noise from Data Centers can be a significant problem in some areas
- Noise generated by Data Centers can be reduced via:
  - Building design
  - Shielding
  - Landscaping
  - Silencers
  - Vibration isolators
  - Equipment selection



# Economic Impacts to Farmington Public Schools if Residential Built



- Medium density residential development would cost the FPS district \$3M to \$5M /year.
- Data Center development will add 0 students and pose no impacts to the school district.
- The school district and the City will benefit from a positive tax contribution from data center development.

