Harmony Energy Park

Presentation

October 13, 2026





Who We Are

- Farmer-founded - grounded in **hard work, trust and respect for the land.**
- Community-focused - since inception, **we've given back**.
- Midwest based with **Heartland values.**

- We support **landowner private property rights** – and the freedom to exercise land rights in ways that suit family needs and wants.
- We see it through from start to success – and we **always deliver on our commitments**.

We develop the infrastructure behind America's growing energy and digital needs.

From power generation to data centers, we develop projects designed to deliver reliability and long-term value in the communities where we live and work.



Wind



Solar



Storage



Energy Parks/ Powered Data Parks

Strong Values Guide How We Do Business

We listen as we design.
We engage landowners, neighbors, and local leaders, and we design around community priorities.

We work in the open and respect the public process.
We **don't sign NDAs** with public officials.

We make local benefits happen.
We create new tax revenue, jobs, local spending, and charitable giving.



Charitable Giving

It's part of our foundation and continues to shape how we do business.

- Community halls
- Fire and rescue
- Police and EMT
- Grain bin rescue devices
- AED medical devices
- Kids sports teams and clubs
- Future Farmers of America (FFA)
- 4H Club
- School programs
- School computers
- School building repairs/expansion
- School supplies
- Parks and playgrounds
- Food shelves
- Lions Club
- Veterans Affairs
- Local business grants
- Local beautification projects
- Habitat for Humanity
- Breast cancer research
- Emergency & weather response
- YMCA & community programs
- Town and county fairs
- Block parties and parades
- Mental health services
- Foster child services
- Adopt-a-Highway
- Big Brothers Big Sisters
- *And more...*



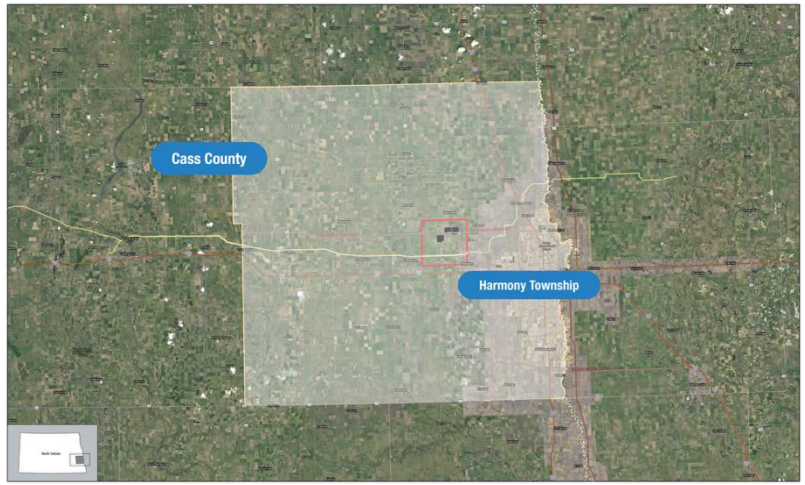
Read more stories in Neighborhood News

Harmony Energy Park

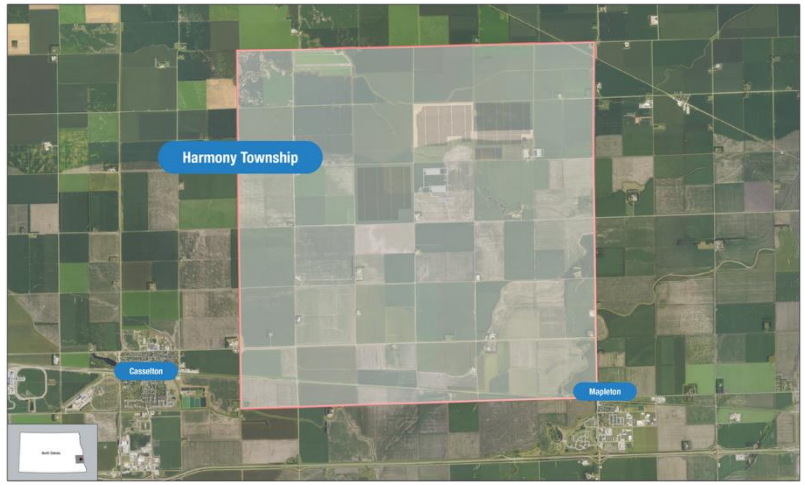


Learn more about
Harmony Energy Park

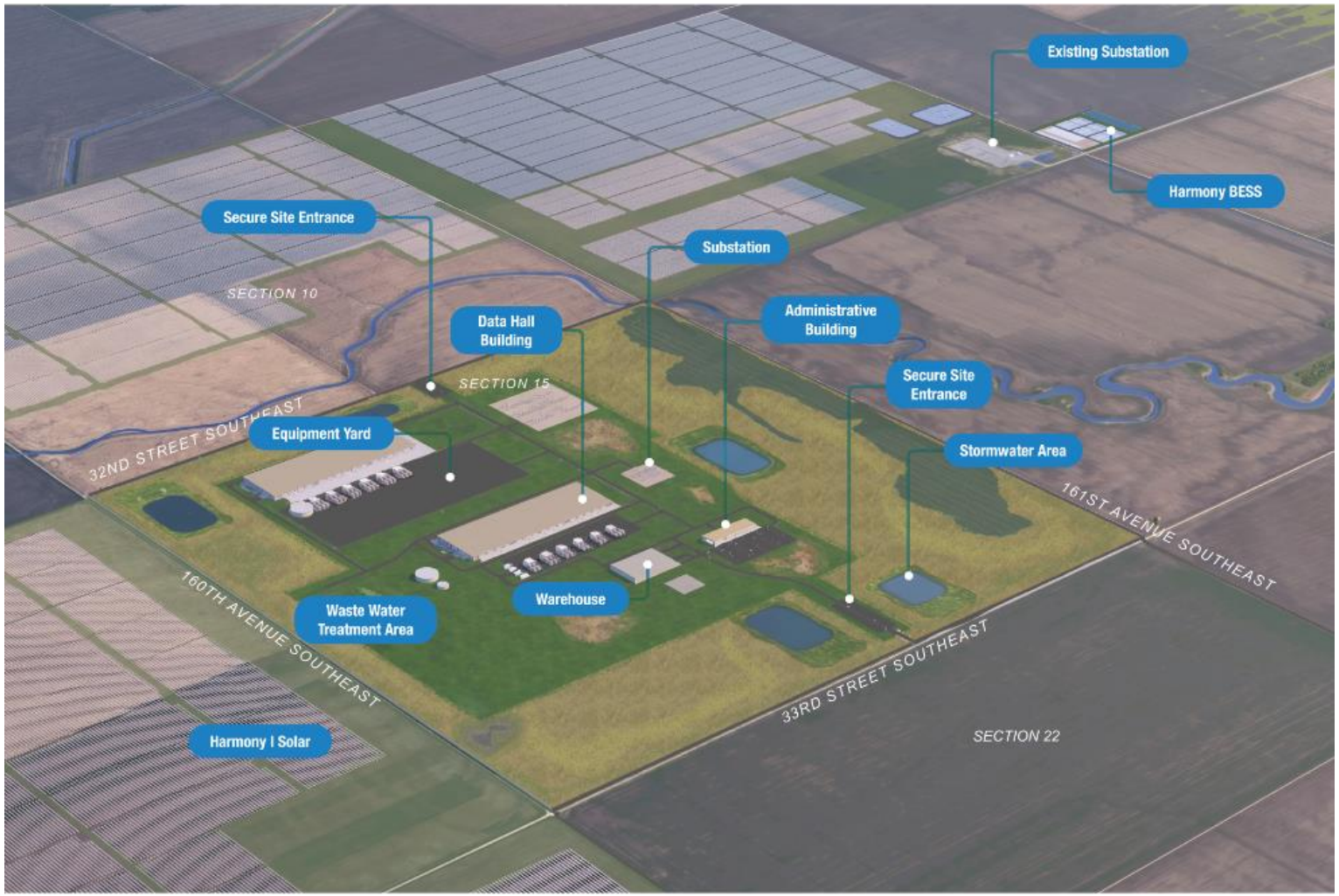
Site Location & Preliminary Layout



Cass County



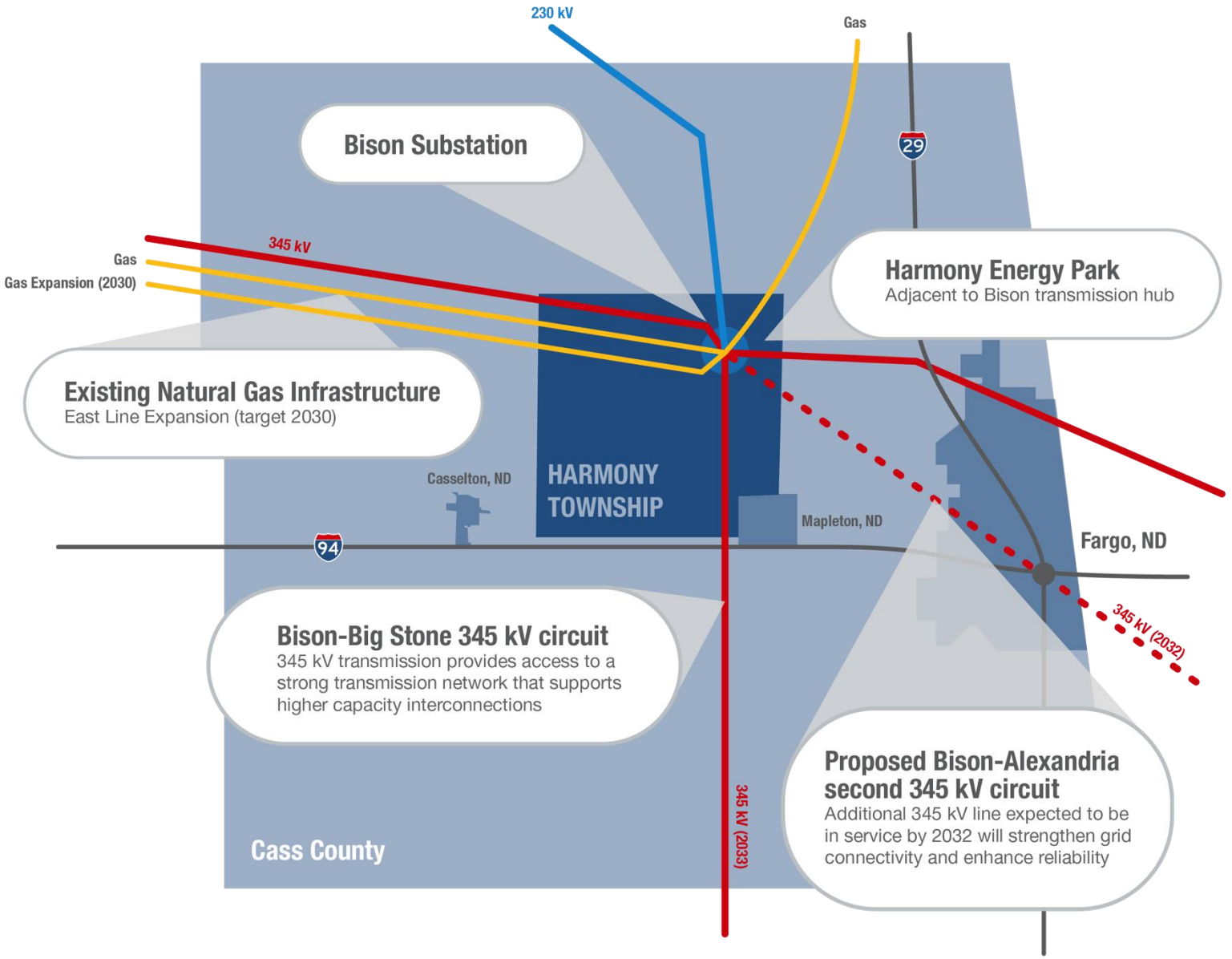
Harmony Township



Preliminary Site Layout

Why here?

- Crossroads of major electric and natural gas infrastructure
- Near Bison Substation and 345kV lines
- Additional transmission investment underway
- Gas pipeline expansion



A Higher Standard for Development

Minimizing impacts

Responsible development. The project offers commitments beyond what is required.

- We meet all township ordinance requirements – and then go beyond
- Additional traffic controls – we will direct construction traffic away from residences
- Property value protection
- Using minimal water
- Keeping sound equivalent to a refrigerator

We are accountable to Harmony Township

Maximizing benefits

$140+ million in local benefits. No local tax breaks.

- ~$100+ million in local tax revenue, majority going to schools
- $20 million in community benefit funding
- $20 million to township residents and landowners
- Thousands of construction jobs and hundreds of permanent jobs
- Ripple effect for local businesses – increased local spending equals more revenue and jobs

Strong schools require a strong tax base

Environmental & Permitting

Strong Township Ordinance

- One-mile setback from inhabited residences and community buildings
- Strict sound limits
- Water conservation
- Road protection and repair commitments
- Requires decommissioning plan – repurpose property, financial assurances support accountability

We are Accountable to Permitting Agreements

- All executed permitting agreements follow the project – long-term owner/operator is accountable to what we agree and commit to

Open House Experts

Amber Miller, *Director of Permitting*

Jeannie Mock, *Senior Permitting Specialist*

Site Design, Roads and Construction

Minimum Buildings, Maximum Green Space

- Over 75% of the project site will remain open or vegetated space
- Less than 25% will be buildings, parking lots, and other developed areas
  - Said another way, this represents less than 1% of the township's total land

Open House Experts

Victoria Orchard, *Sr. Late Stage Project Manager*

Aditya Venkata, *Sr. Late Stage Project Lead*

Noah Brehmer, *Kimley-Horn*

Agreements, Financial Assurance Required

- Construction will take 2-4 years
- Construction traffic planned upfront – we will direct traffic away from residences
- Road use agreement with township and county required prior to any construction activities
- Project pays upgrades and repairs – no local taxpayer burden

New Local Jobs, New Spending at Local Businesses

- ~1,500 onsite construction jobs
- Workers spend millions at local restaurants, gas stations, hotels, grocery stores, hardware stores and more

Preliminary Building Concepts



Aerial view



Eye-level conceptual administrative building view



Conceptual façade treatments



Cast your vote

What type of vegetation would you like to see along the edge of the data center?



Option A

Native prairie planting

Low, seasonal grassland that supports pollinators.

Open prairie character?



Option B

Agricultural edge planting

Keeps a more open, working-landscape feel.

Agricultural continuity?



Option C

Layered trees and shrubs

a denser edge for more visual filtering.

More visual screening?

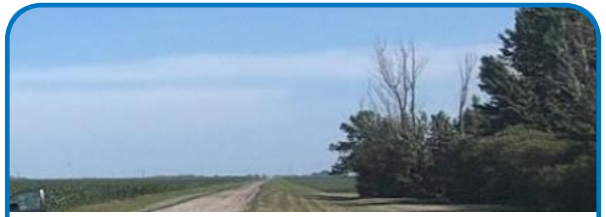


Option D

Agricultural edge with tree screening

Maintains an agricultural foreground while adding trees to provide visual filtering along the data center edge.

Working landscape + screening?



Option E

Landscaped berm

A planted earth berm that adds height and helps screen views from nearby roads and properties.

More screening and separation?



Option F

Community gardens

Shared garden space that creates a welcoming, productive edge and offers a local community amenity.

A space for community use?

Property Values

We Have Heard Your Concerns

- Several national studies have been done and show no negative impacts

We Will Offer Property Value Protection

- We will commit to providing current township residences with a property value guarantee set at 150% of each property's 2026 tax-assessed value
- Plus, we will offer $20 million to township residents and landowners in direct annual payments



Open House Experts

Matt Woolery, *Project Development Manager*

Michael S. MaRous, *MaRous & Company*

Data Center Operations Jobs

~150 Full-time Jobs

Data centers need more than IT professionals. Skilled trades, facility operators, engineers, security, safety, and business support work together around the clock.

What Types of Jobs?

Example roles	Est.	Common pathways
Electricians; HVAC, cooling, mechanical generator, battery, and controls technicians	~60	Apprenticeship, certificate, or 2-year degree
Server, network, systems, monitoring and cybersecurity technicians	~30	IT certificate, 2-year, or 4-year degree
Security officers, supervisors, access-control, and emergency-preparedness staff	~30	High school plus training; criminal justice, military, or security experience helpful
Engineers, reliability, environmental, health, and safety professionals	~15	2-year or 4-year degree; credentials for senior roles
Site leaders, operations procurement, inventory, HR, finance, and office support	~15	High school through 4-year degree, depending on role

Expanding on a Strong Education Pipeline

Programs available in the region

- Electrical technology, industrial controls
- HVAC, refrigeration, mechanical systems
- IT, networking, cybersecurity, computer science
- Engineering, business, criminal justice, safety

How K-12 schools can help

- Support STEM, computer science and trades
- Connect students to dual credit, job shadows, internships
- Build partnerships with colleges and employers

Data Center Operations & Water Use

Responsible Cooling

- Closed-loop (like a car radiator)
- After initial fill (trucked in), cooling system does not require continuous refilling outside of regular maintenance needs
- Contained within a tank, recycled off-site, and will not enter the septic system

Everyday Water Usage

- ~15,000 gal/day on average for toilets, sinks (comparable to one commercial car wash), with allowable supply of up to 50,000 gal/day.

Lighting

- Exterior lights will direct light downward, away from neighboring properties and roads
- Fixtures will be hooded to focus light – no bare bulbs or exposed light sources
- Lighting will be limited to areas needed for safety, security and operations – where it's safe to use, timers and motion sensors will be enabled

Open House Experts

Ryan Butterfield, *Vice President of Strategy*

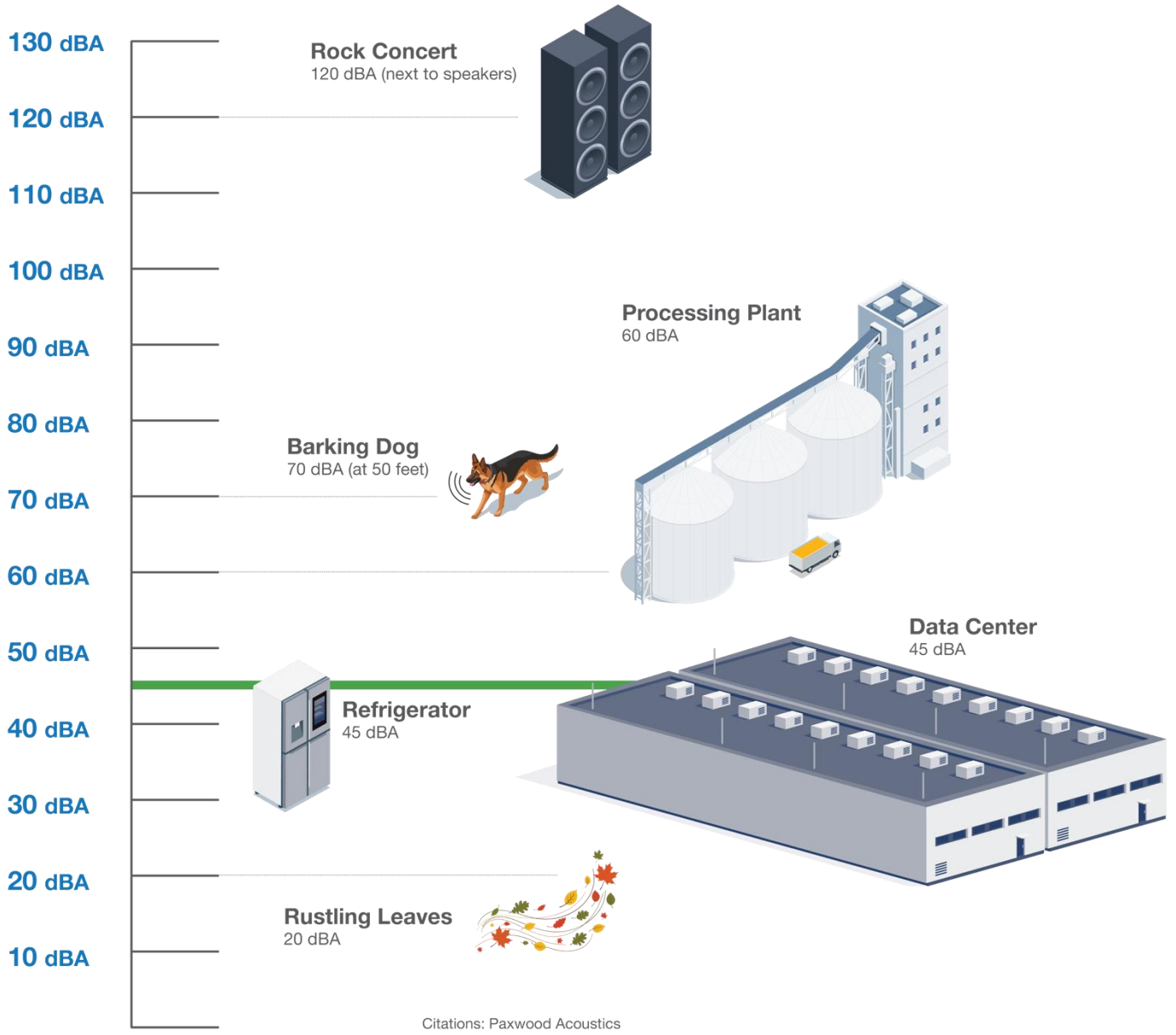
Vincent Sakraida, *Director of Data Center Engineering*

Sound

Equal to the Sound of a Fridge

- Meets township and state requirements
- 45 dBA at residences and community buildings, including nights
- Annual compliance testing required
- Lower threshold than other locally permitted uses

Open House Experts
Noah Brehmer, *Kimley-Horn*



Power Supply & Grid Infrastructure

We Bring the Power

- Electricity for the data center will be supplied by the local utility – a mix of renewables, storage and gas
- New power projects will help support the data center's electric needs

Emergency Backup Generators

- Under strict emission limits and monitoring requirements set by the North Dakota Department of Environmental Quality

We Pay for Our Power Needs

- Data centers are served by utilities – a special utility rate separates residential customers and data center customers
- This rate ensures residential customers don't pay for data center power needs
- Data centers also often pay for electric grid upgrades that benefit everyone

Open House Experts

Ryan Butterfield, *Vice President of Strategy*

Aaron Brixius, *Director of Dispatchable Generation*

Once-in-a-Generation Tax Revenue

~$3-4 MILLION
Estimated annual average tax revenue

~$100 MILLION
Total tax revenue over the life of the project

Estimated tax revenue distribution	Annual Average
Local School Districts	$2,244,000*
Cass County	$807,000
Harmony Township	$321,000
Rush River Water Resource District	$95,000
Casselton Ambulance District	$91,000
Other Districts Weed Control, Garrison Diversion Conservancy, State Medical School, Vector Control, Soil Conservation	$75,000

Source: AMKO Advisors
*Projected average annual revenue for both districts over 20 years, before any related reduction in state funding.

Larger Tax Base = Lower Burden on Taxpayers

A larger tax base means the same budgets can be raised at lower mill rates, or new needs met without raising rates on existing taxpayers.

$20 MILLION
added to local tax base

~7x
Harmony Township's entire tax base today

Community Giving

Our Commitments to You

- **$10 million charitable fund:** The project will contribute $10 million over 20 years, or $500,000 annually, for local philanthropic priorities and non-profits.
- **$10 million local initiatives fund:** Supports locally identified projects — such as housing, childcare, workforce development, education, and other community needs.
- **$20 million to township resident and landowners:** Annual payments to eligible township residents and landowners living near the project site, made upon construction and continue through operations.



We’re in it for the long haul

We will continue to listen, stay involved and direct support toward the local organizations, students, volunteers and events that help the local community thrive.

Cast your vote

What do you want the Local Initiatives Fund donations to do for your community?



School Building Improvements and/or Educational Programming

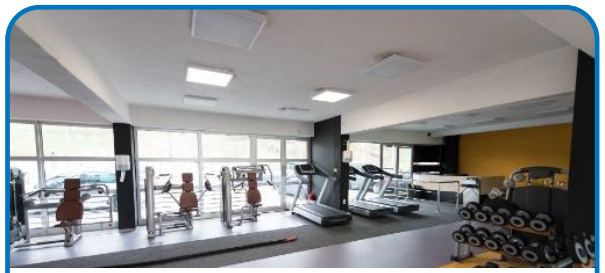


Community Pool or Water Park



New Grocery Store

What Other Ideas Do You Have?



Community Wellness/ Recreation Center or Community Hall



Community Greenhouse

Open House Experts

Kailynn Barrett, *Community Engagement Specialist*

Maddy Doeden, *Sr. Developer*

Brian Osowski, *AMKO Advisors*

How We've Engaged the Community

- **13 Public Township Meetings:** attended and/or presented at since May 2025.
- **Hosted 5 Education Sessions:** with community leaders, the advisory committee, and invited project landowners and neighbors.
- **Opened local office with local staff:** Casselton in July 2026
- **Dozens of conversations** with local school district, county officials, state representatives, industry organizations, local business leaders, neighbors of the project site



- **Strong online presence:** project webpage and Facebook, digital ads, and actively requesting press coverage

The Condition Use Permit (CUP) public hearing process provides formal engagement opportunities

A Moratorium is Not the Answer

- This community is **proactive and forward-thinking**
- As proposed, it's too broad and **threatens economic opportunities and private property rights**
- Harmony Energy Park deserves to be **evaluated on its own merits** through the public Conditional Use Permit (CUP) process
- **All residents deserve to be heard**



Growth in Cass County will happen

Harmony Township deserves to benefit from and help shape what that growth looks like

Harmony Energy Park

Welcome to the Open House

October 13, 2026

