

SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("Agreement") is made as of June 11th, 2025 (the "Effective Date") by the recipient identified below ("Recipient") for the benefit of Venerly LLC and its Affiliates ("Discloser").

1. Definitions.

"Confidential Information" means information disclosed to Recipient at any time relating to Discloser's business, including, without limitation, product designs, product plans, software and technology, financial information, marketing plans, business opportunities, proposed terms, pricing information, discounts, inventions and know-how. Confidential Information also includes (a) the existence of this Agreement, (b) the fact or nature of the discussions between the parties, (c) the existence of the project and (d) the entity/company behind the project.

"Affiliate" means any entity which, directly or indirectly, owns or controls, is owned or is controlled by or is under common ownership or control with a party. As used herein, "control" means the power to direct the management or affairs of an entity, and "ownership" means the beneficial ownership of 50% (or, if the applicable jurisdiction does not allow majority ownership, the maximum amount permitted under such law) or more of the voting equity securities or other equivalent voting interests of the entity. Each Affiliate that, directly or indirectly, receives Confidential Information of the other party (or any of the other party's Affiliates) shall also be bound under the terms of this Agreement and shall ensure and be responsible for the compliance of its own Affiliates with respect to the terms of this Agreement.

2. Use of Confidential Information. Recipient may use Confidential Information only to evaluate (a) whether to enter into a business relationship with Discloser and (b) Discloser's proposed project.

3. Disclosure of Confidential Information. Recipient will: (a) hold Confidential Information in strict confidence and take reasonable precautions to protect Confidential Information (such precautions to include, at a minimum, all precautions Recipient employs with respect to its own confidential materials); (b) not divulge any Confidential Information to any third party (other than to its employees or contractors as set forth below); and (c) not copy or reverse engineer any materials disclosed under this Agreement or remove any proprietary markings from any Confidential Information. Any employee or contractor given access to any Confidential Information must have a legitimate "need to know" such Confidential Information for use specified in Section 2 and Recipient will remain responsible for each such person's compliance with the terms of this Agreement.

4. Term; Confidentiality Period. This Agreement shall continue in effect until terminated by Discloser upon written notice to Recipient. Irrespective of any termination of this Agreement, Recipient's obligations with respect to Confidential Information under this Agreement expire 5 years from the date of receipt of such Confidential Information (except with respect to any trade secrets where such obligations will be perpetual).

5. Exclusions. This Agreement imposes no obligations with respect to information which: (a) was in Recipient's possession before receipt from Discloser, (b) is or becomes a matter of public knowledge through no fault of Recipient, (c) was rightfully disclosed to Recipient by a third party without restriction on disclosure or (d) is developed by Recipient without use of Confidential Information as can be shown by documentary evidence. Recipient may make disclosures required by court order provided Recipient (i) provides Discloser with notice of such disclosure as promptly as possible, (ii) uses diligent efforts to limit such disclosure and obtain confidential treatment or a protective order and (iii) has allowed Discloser to participate in the proceeding. Notwithstanding any other term of this Agreement, Recipient is prohibited from confirming or commenting on any information, public or otherwise, concerning Discloser or its business, regardless of its accuracy, without prior express written permission from Discloser.

6. Return or Destruction of Confidential Information. Upon termination of this Agreement or written request by Discloser, Recipient will: (a) cease using Confidential Information, (b) return or destroy Confidential Information and all copies, notes or extracts thereof to Discloser within 7 business days of receipt of request, and (c) upon request of Discloser, confirm in writing that Recipient has complied with these obligations.

7. Proprietary Rights. Recipient does not acquire any intellectual property rights or any other rights under this Agreement except the limited right to use Confidential Information set forth in Section 2.

8. Disclaimer. CONFIDENTIAL INFORMATION IS PROVIDED "AS IS" AND WITH ALL FAULTS.

9. Publicity. Recipient will not make, or authorize any third party to make, any public announcement or other disclosure related to this Agreement or any potential agreement or relationship with Discloser or any of its affiliates or subsidiaries without the prior written approval of Discloser. For the purposes of this Agreement public announcements include disclosures to any person or entity other than Recipient's employees or contractors who have a legitimate "need to know" by any means, including but not limited to, press releases and written or oral statements made to the media, blogs, trade organizations, publications, websites or any other public audience or unauthorized third parties.

10. Export. Recipient agrees not to remove or export any Confidential Information or any direct product thereof except in compliance with all applicable export laws and regulations.

11. Injunctive Relief. Recipient acknowledges that its breach of this Agreement may cause irreparable harm for which monetary damages are an insufficient remedy and therefore that upon any breach of this Agreement Discloser will be entitled to appropriate equitable relief without the posting of a bond in addition to whatever remedies it might have at law.

12. Recipient Disclosures. Recipient acknowledges that Discloser's employees and contractors are not authorized to receive any confidential or proprietary information from Recipient unless otherwise mutually agreed in a separate writing executed by an authorized representative of Discloser. Subject to such a separate writing, Recipient agrees that, with respect to any information Recipient discloses or provides to Discloser: (i) such information is non-proprietary and free from any restrictions on use or disclosure and (ii) no obligation of any kind is assumed by Discloser.

13. General. Neither Recipient nor Discloser has an obligation under this Agreement to purchase or offer for sale any item or proceed with any proposed transaction. If any of the provisions of this Agreement are held illegal or unenforceable by a court of competent jurisdiction, such provisions will be limited or eliminated to the minimum extent necessary so that this Agreement otherwise remains in full force and effect. Neither party may assign this Agreement without the prior written consent of the other party. This Agreement will be governed by the laws of the State of New York and the United States without regard to the conflicts of laws provisions thereof. This Agreement supersedes all prior discussions and writings and constitutes the entire agreement between the parties with respect to the subject matter hereof. The prevailing party in any action to enforce this Agreement will be entitled to its costs and attorneys' fees. No waiver or modification of this Agreement will be binding upon either party unless made in writing and signed by a duly authorized representative of each party and no failure or delay in enforcing any right will be deemed a waiver.

ACKNOWLEDGED AND AGREED:

Recipient: Adam Township - Kent County
Signature: [Handwritten Signature]
Name: R.L. ELLICK
Title: Supervisor
Address: 15185 Argonne Ave

TERMINATION OF SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Termination of Single Party Non-Disclosure Agreement (this "**Termination**") dated as of the 23rd day of December 2025 (the "**Effective Date**"), is by and among Robert Ellick, Township Supervisor of Solon Township, Kent County, Michigan (the "**Recipient**") and Venerly LLC, a Delaware limited liability company and its Affiliates (the "**Discloser**"). Any terms used and not defined herein shall have the meaning provided in the Non-Disclosure Agreement (defined below).

RECITALS:

A. Recipient and Discloser entered into that certain Single Party Non-Disclosure Agreement on June 11, 2025 (the "**Non-Disclosure Agreement**").

B. Pursuant to Section 4 of the Non-Disclosure Agreement, Recipient and Discloser are entering into this Termination.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein and in the Non-Disclosure Agreement, Recipient and Discloser agree as follows:

1. On the Effective Date, the Non-Disclosure Agreement is hereby terminated and of no further force or effect.

2. This Termination may be executed in several counterparts, each of which shall be deemed an original. Delivery of an executed copy of this Termination by facsimile transmission or email shall constitute effective and binding execution and delivery thereof and the signatures thereon shall be deemed to be original signatures for all purposes.

[remainder of this page left intentionally blank]


IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first above written.

Recipient:


Robert Ellick, Solon Township Supervisor

Discloser:

Venerly LLC,
a Delaware limited liability company

By: 
Printed Name: Pamela A. Gregorski
Title: President



Solon Township Hall
15185 Algoma Avenue NE
Cedar Springs MI 49319
616-696-1718

**Minutes of the Meeting of the Solon Township Board of Trustees
June 9, 2025 @ 7:00 p.m.**

Meeting called to Order by Supervisor Ellick @ 7:00 p.m.

Members Present: Robert Ellick, Dorothy Willoughby A.J. Anielski, Mark Hoskins

Members Absent: Jon Stout

Also Present: Hal & Vicki Babcock, Rich Hays, Don & Cindy Nunn

Pledge of Allegiance and Invocation

Public Comment on Agenda Items: none.

Approve Agenda

A motion was made by Willoughby to approve the agenda with the addition of non-disclosure agreement, seconded by Hoskins. The motion carried 5-0.

Approve Consent Agenda

A motion was made by Anielski to approve the consent agenda, seconded by Stout. The motion carried 5-0.

- a. Approve minutes from Board Meeting – May 12, 2025
- b. Approve minutes from Staff Meeting – June 4, 2025
- b. Approve Bill List
- c. Clerk's Rev/Exp Report & Balance Sheets

Committee Reports

Cedar Springs Public Library: There is a meeting this Thursday with the City and the 23rd with the library regarding reducing the footprint of the library.

North Kent Community Enrichment: Lots of programs going on. Looking at changing the name back to Cedar Springs Area Parks & Recreation.

Old Business none.

New Business

- **FD New Medic Truck:**
-A motion was made by Stout to approve the quotes for a new medic truck which includes lights/sirens, graphics, slide out trays, and truck cap in the amount of \$58,048.00, seconded by Hoskins. Motion carried 5-0.

- **FD Annual Insurance Premium:** A motion was made by Willoughby to approve the invoice for the insurance premium in the amount of \$3,325.00, seconded by Ellick. Motion carried 5-0.
- **FD Software Invoice:** A motion was made by Anielski to approve the FD software invoice for \$4,070.48, seconded by Willoughby. Motion carried 5-0.
- **Non-Disclosure Agreement:** A motion was made by Hoskins approving the Supervisor to sign a non-disclosure agreement for this upcoming meeting this Thursday, seconded by Anielski. Motion carried 5-0.

Discussion Items: none.

Correspondence

Trustee Stout: none.

Trustee Hoskins: none.

Clerk: none.

Supervisor: none.

Treasurer: Handed out cash accounts information. All funds are secure under FDIC. Trenton coming along.

Additional public comments: Vickie Babcock mentioned the free concert in the park this Thursday. Chief Hays thanked the Board for all the support and noted our new fire truck will be delivered Friday the 13th.

Motion to adjourn by Willoughby, seconded by Ellick. Motion carried 5-0. **Meeting adjourned @ 7:24 p.m.**

NEXT MEETING: July 14, 2025.

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, June 2, 2025 7:26 AM
To: City Manager; Robert Ellick
Subject: Re: [External] Potential Development in Solon Township

Good morning,

Bob, let's try to connect today or tomorrow if you're available. I'm traveling so it may be hit or miss. But please leave a message and I'll get back to you ASAP.

Also, the company had to shift their visit to the morning of June 11th. Please let me know if this works for both of you. We'll be meeting together.

Thanks,
Brent



Brent Case, CGBP
Vice President, Business Development

616.301.6246 [REDACTED] caseb@rightplace.org
rightplace.org
125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503



Please note: As of June 30, we will have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!



From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, May 29, 2025 3:30 PM
To: supervisor@solontwp.org <supervisor@solontwp.org>

Robert Ellick

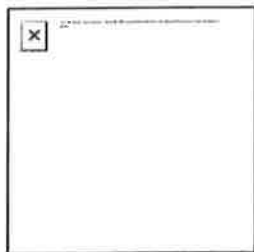
From: Brent Case <CaseB@rightplace.org>
Sent: Friday, June 6, 2025 9:41 AM
To: Robert Ellick; City Manager
Cc: 'Land Team'
Subject: [External] Next week's meeting - additional info

Good morning, Bob and Darla,

I'm looking forward to connecting with you both again next week when we host the company that's considering a major investment in your area. Thanks for accepting the calendar invitation. Myself and two staff members from the company will see you Thursday at 1:30pm at the Solon Twp Hall.

I just wanted to give you a heads up that the company will be providing a Non-Disclosure Agreement for you to review and consider for signing. Please let me know if you prefer to review that document in advance and I can ask that they email it to you directly.

Have a wonderful weekend,
Brent



Brent Case, CGBP

Vice President, Business Development



616.301.6246



caseb@rightplace.org



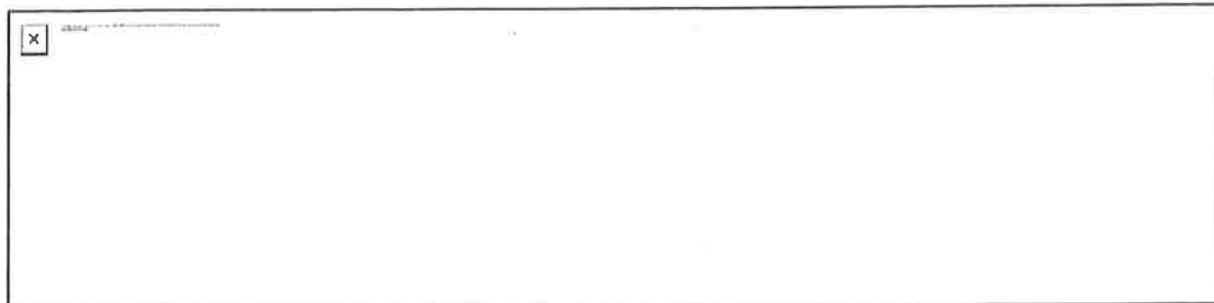
rightplace.org



125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503



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From: Robert Ellick <supervisor@solontwp.org>
Sent: Monday, June 2, 2025 1:05 PM
To: Brent Case <CaseB@rightplace.org>; City Manager <manager@cityofcedarsprings.org>
Subject: RE: [External] Potential Development in Solon Township

I will be in the office the rest of the day and tomorrow ...

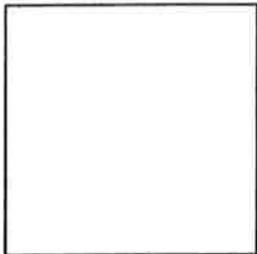
From: Brent Case <CaseB@rightplace.org>
Sent: Monday, June 2, 2025 7:26 AM
To: City Manager <manager@cityofcedarsprings.org>; Robert Ellick <supervisor@solontwp.org>
Subject: Re: [External] Potential Development in Solon Township

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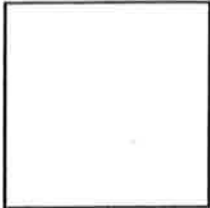
Also, the company had to shift their visit to the morning of June 11th. Please let me know if this works for both of you. We'll be meeting together.

Thanks,
Brent

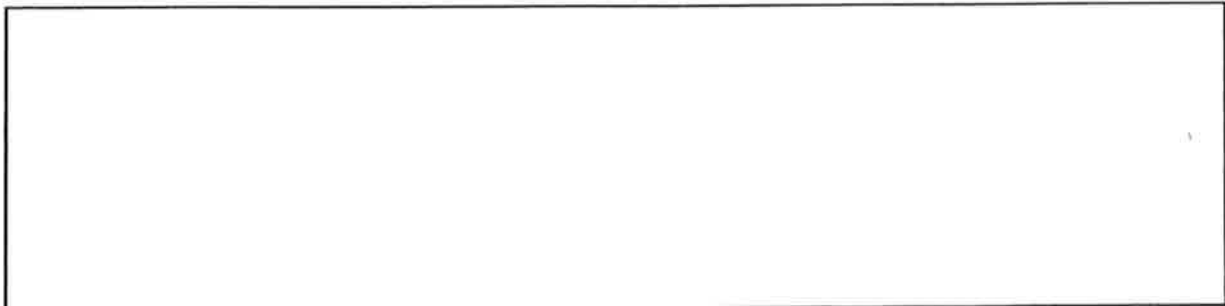


Brent Case, CGBP
Vice President, Business Development

- 616.301.6246  caseb@rightplace.org
- rightplace.org
- [125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503](http://125.Ottawa.Ave.NW.Suite.450.Grand.Rapids.MI.49503)



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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, June 2, 2025 1:06 PM
To: Robert Ellick
Subject: [External] Automatic reply: [External] Potential Development in Solon Township

Hello,

I am traveling for work, returning to the office Thursday, June 5th. My responses may be delayed. Please text me if your matter is urgent.

Best regards,

Brent
Vice President, Business Development

The Right Place, Inc.
The Michigan Manufacturing Technology Center - West
[REDACTED] Mobile

125 Ottawa Avenue, Suite 450
Grand Rapids, MI, 49503
www.rightplace.org

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Saturday, June 14, 2025 9:19 AM
To: Robert Ellick
Subject: Re: [External] Potential Development in Solon Township

Bob,

Thanks again for making time for me, Dan and Jarrett on Thursday. We are grateful for your time and appreciative for your support and excitement for this significant project.

I'd like to introduce you to our CEO, Randy Thelen next week and have the three of us discuss this opportunity a bit further, as we explore how we might accommodate their infrastructure needs.

I'll touch base Monday and see if we can find a good time to connect early in the week.

Have a great weekend!
Best regards,
Brent

[Get Outlook for iOS](#)

From: Robert Ellick <supervisor@solontwp.org>
Sent: Monday, June 9, 2025 4:11:39 PM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: [External] Potential Development in Solon Township

Brent,

Can I get your phone number please.

Bob Ellick Solon Twp. Supervisor

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, June 3, 2025 11:41 PM
To: City Manager <manager@cityofcedarsprings.org>; Robert Ellick <supervisor@solontwp.org>
Subject: Re: [External] Potential Development in Solon Township

Good evening,

The company is now planning to visit Thursday June 12th. Please let me know if you're both available at 1:30 pm. If that works for you Bob, we would have the meeting at your offices.

Apologies for the changes. Appreciate your flexibility!

Thanks!

Brent

Get Outlook for iOS

From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, May 29, 2025 3:30:05 PM
To: supervisor@solontwp.org <supervisor@solontwp.org>
Cc: Brent Case <CaseB@rightplace.org>
Subject: Potential Development in Solon Township

Hi Bob

I haven't seen you in quite a while. I hope all is well!

I talked with Brent Case from the Right Place earlier today. He has a potential development for our area and would like to meet with us to discuss this in more detail. Brent may reach out to you directly for additional information. I look forward to working with everyone on this opportunity!

Regards,

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, June 9, 2025 1:51 PM
To: Robert Ellick; City Manager
Subject: Re: [External] Next week's meeting - additional info

Good afternoon, Bob and Darla,

Following the announcement of Microsoft's investment in our region late last year, we at RPI developed a webpage that details the many benefits of datacenters in communities in which they locate. While this opportunity we are discussing IS NOT Microsoft, it is a tech company looking to develop a data center campus in West Michigan. I thought this would be a helpful resource for both of you to review in advance of our meeting later this week.






[Data Center Benefits - and more](#)

Please let me know if you have any questions.
Best regards,
Brent



Brent Case, CGBP

Vice President, Business Development

 [616.301.6246](tel:616.301.6246)   caseb@rightplace.org
 rightplace.org
 [125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503](#)

U U U



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From: Brent Case <CaseB@rightplace.org>
Sent: Friday, June 6, 2025 9:40 AM
To: Robert Ellick <supervisor@solontwp.org>; City Manager <manager@cityofcedarsprings.org>
Cc: 'Land Team' <land@projectpeninsula.com>
Subject: Next week's meeting - additional info

Good morning, Bob and Darla,

I'm looking forward to connecting with you both again next week when we host the company that's considering a major investment in your area. Thanks for accepting the calendar invitation. Myself and two staff members from the company will see you Thursday at 1:30pm at the Solon Twp Hall.

I just wanted to give you a heads up that the company will be providing a Non-Disclosure Agreement for you to review and consider for signing. Please let me know if you prefer to review that document in advance and I can ask that they email it to you directly.

Have a wonderful weekend,
Brent

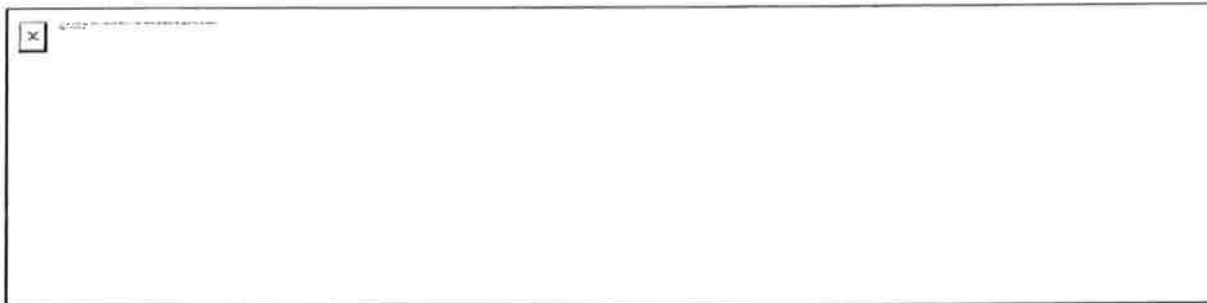


Brent Case, CGBP
Vice President, Business Development

616.301.6246 [REDACTED] caseb@rightplace.org
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125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503



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From: Robert Ellick <supervisor@solontwp.org>
Sent: Monday, June 2, 2025 1:05 PM
To: Brent Case <CaseB@rightplace.org>; City Manager <manager@cityofcedarsprings.org>
Subject: RE: [External] Potential Development in Solon Township

REGIONAL INDUSTRIES

DATA CENTERS: DIGITAL INFRASTRUCTURE & LOCAL IMPACT

As our world becomes increasingly digital, the demand for data centers is growing at an unprecedented pace. These facilities, often unassuming buildings housing powerful servers, play a crucial role in powering everything from cloud computing and online banking to artificial intelligence and remote work.

Understanding Data Centers

Data centers aren't just digital infrastructure; they are major contributors to local and regional economies. With the potential to generate significant tax revenue, create high-wage jobs, and spark new business development, data centers have become key players in

the modern economic landscape. This page serves as an educational resource to explore how data centers work, what communities can expect, and how their impact is being measured.

Microsoft's Datacenter Community Pledge



What is a Data Center?

What is a data center?

A data center is a facility that houses computer systems and associated components—like servers, storage, and networking equipment. These centers store, manage, and distribute digital data used by companies, governments, and individuals worldwide.

Why are data centers needed?

Data centers are essential for storing and processing the enormous amounts of data generated every second. They power the internet, cloud-based applications, streaming services, e-commerce platforms, and enterprise systems used by businesses across every industry.

Who uses data centers?

Nearly everyone—directly or indirectly. Businesses use them for digital storage and operations. Consumers rely on them for services like video streaming, online banking, and social media. Governments and institutions depend on them for secure data handling, communications, and public service platforms.

Are data centers the same as server farms or cloud infrastructure?

They're closely related. A "server farm" typically refers to the physical servers themselves, while a data center includes the full infrastructure—power, cooling, networking, and physical space—that houses and supports those servers. Cloud infrastructure is the virtual service layer built on top of data centers, allowing users to access computing resources via the internet.

Do data centers create jobs in the long term?

While construction phases create large numbers of temporary jobs, operational data centers also support long-term employment. These include high-paying roles in IT, cybersecurity,

facilities management, and maintenance. Additionally, data centers support indirect jobs in sectors like utilities, construction, security, and local services.

What is the environmental impact of data centers?

Data centers are energy-intensive, primarily due to the power required for servers and cooling systems. However, the industry is rapidly evolving to reduce environmental impacts. Many major operators are investing in renewable energy, energy-efficient designs, and carbon reduction strategies. For example, companies like Google and Microsoft have pledged to operate on 100% renewable energy by 2030.

Do data centers strain local utilities?

Data centers can increase demand on local power and water utilities, especially during construction and scaling. However, these impacts are typically studied and addressed in advance through collaboration with local infrastructure providers. Many modern data centers use cutting-edge efficiency technologies to reduce strain and improve sustainability.

How do data centers affect property values?

Data centers are generally quiet, non-polluting facilities and don't generate significant traffic or public footfall. They are often located in business or industrial zones. While they don't typically influence nearby residential property values directly, they can increase local government revenue through property taxes, which may fund improvements in infrastructure and public services.

How do communities benefit from data centers?

Communities benefit through increased tax revenue, job creation, and local contracting opportunities. In some regions, data centers have significantly boosted local economies—supporting school funding, road improvements, and other public services. For example, Loudoun County, VA, saw a 170% increase in tax revenue from data center equipment purchases from 2021 to 2023.

Economic Impact of Data Centers

U.S. & Global Impact

Based on a [PwC analysis](#), U.S. data centers contributed \$2.1 trillion to the national GDP from 2017-2021. They created an estimated 7.4 additional jobs per direct job, and can contribute significant local and state tax revenue.

[The Wall Street Journal reports](#) a surge in AI-driven demand for workers, turning data-center construction into a “gold rush” for skilled trades. Many workers, from electricians to project managers, are now earning 25–30 % more than before, and are often making six-figure wages that align with the complexity and high demand of the work.

State & Local Case Studies

Ohio Case Study

In 2021, data centers in Ohio contributed \$7.1 billion to the state's GDP. The sector created 11,500 direct jobs, which supported an estimated 50,000 jobs in total when accounting for indirect and induced employment. From 2017 to 2021, these facilities generated \$2.6 billion in state and local tax revenue. Ohio offers state sales tax abatements to data centers that invest at least \$100 million and generate annual payrolls exceeding \$1.5 million. Additional exemptions can be provided at the local level.

Sarpy County, Nebraska Case Study

A 2019 study by the University of Nebraska found that data center development in Sarpy County, including projects from Meta, Fidelity, Travelers, and others, generated \$3.1 billion in economic impact during the construction phase. After construction, the centers continued to contribute \$232 million in annual direct economic output. In 2022, Meta announced plans to expand its Sarpy County data center by adding nine buildings totaling over 4 million square feet.

Virginia Case Study

Virginia, and particularly Loudoun County, has emerged as a global leader in data center development. Often referred to as the "Data Center Capital of the World," Loudoun County alone hosts more than 275 data centers. In 2018, the industry across the state was responsible for an estimated 45,290 full-time-equivalent jobs, \$3.5 billion in labor income, and \$10.1 billion in economic output. Despite certain tax incentives, Virginia data centers contributed approximately \$600 million in state and local tax revenue. Notably, in Loudoun County, every dollar in county spending related to data centers was matched by \$8.60 in local tax revenue. Google's operations in Northern Virginia alone supported around 3,500

jobs per year between 2017 and 2022 and contributed to local education, infrastructure, and nonprofit initiatives.

Rural Washington State Case Study

In rural Washington, data center investments have significantly enhanced local economies. A 2022 report by the Washington Technology Industry Association revealed that these investments have led to job creation, increased tax revenues, and support for public services. The presence of data centers has also attracted other businesses, creating a ripple effect that benefits the broader community.

Umatilla, Oregon Case Study

In Umatilla, Oregon, Amazon Web Services' massive investment has doubled home values, expanded the city's budget from \$7 million to \$144 million, and created thousands of construction and tech jobs. Nationally, data-center construction has surged over 400% since 2019, with \$41 billion in annual investment concentrated in just 1% of U.S. counties. Beyond jobs, these facilities boost tax revenues, fund infrastructure, and support education through programs like Amazon's robotics and trade training.

Tech Leaders Shaping the Economy

Learn how global tech leaders like IBM, Oracle, Amazon, Google, Meta, Microsoft, and others are shaping local economies through data center investment, innovation, and job creation.

Robert Ellick

Subject: Project Peninsula Introductions and Discussion [In-person]
Location: Solon Township Hall (15185 Algoma Ave NE, Cedar Springs, MI 49319-9642, US)
Start: Thu 6/12/2025 1:30 PM
End: Thu 6/12/2025 2:45 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Brent Case

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Robert Ellick

Subject: Bob Ellick - Solon Township and The Right Place [In-person]
Location: Solon Township Hall (15185 Algoma Ave NE, Cedar Springs, MI 49319-9642, US)
Start: Wed 6/18/2025 4:00 PM
End: Wed 6/18/2025 5:00 PM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Brent Case

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, June 30, 2025 10:26 AM
To: Robert Ellick
Subject: [External] Touching base - Project Peninsula

Good morning, Bob,


I hope you had a great weekend. I spoke with the company and engineers last week. We were told the Cedar Fields sewer system has had multiple issues in the last few years and would likely not be supported by EGLE to expand their capacity if needed, let alone to accommodate the requirements for the company's wastewater demand.


We continue to explore other options further, but wanted to keep you posted.


Talk soon,
Brent



Brent Case, CGBP
Vice President, Business Development

 caseb@rightplace.org

 rightplace.org

 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503



Please note: As of June 30, we will have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!



Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 1, 2025 2:01 PM
To: Robert Ellick
Subject: [External] Lunch tomorrow?


Bob,

I'll be up in your area tomorrow and wondered if you would want to meet for lunch around 12:30pm. If you're not around, we'll do it another time.

Best regards,
Brent



Brent Case, CGBP
Vice President, Business Development

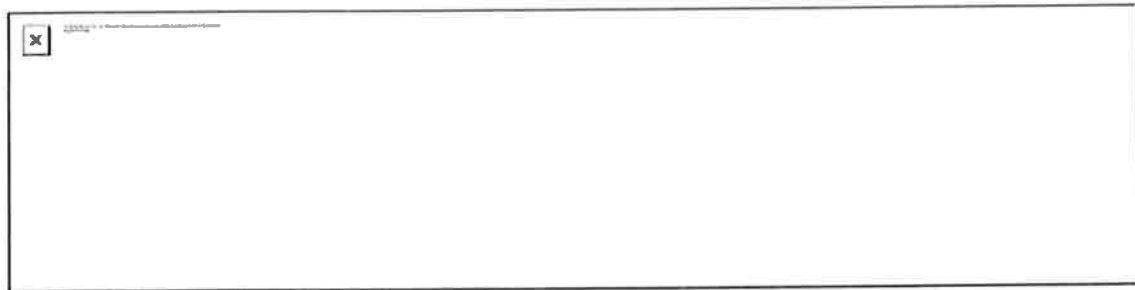
 caseb@rightplace.org

 rightplace.org

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 1, 2025 4:31 PM
To: Robert Ellick
Subject: Re: [External] Lunch tomorrow?

Great! You pick the spot and I'll be there at 12:30pm tomorrow. Just text me if you're running late. [REDACTED]

Looking forward to it.

Brent



Brent Case, CGBP

Vice President, Business Development



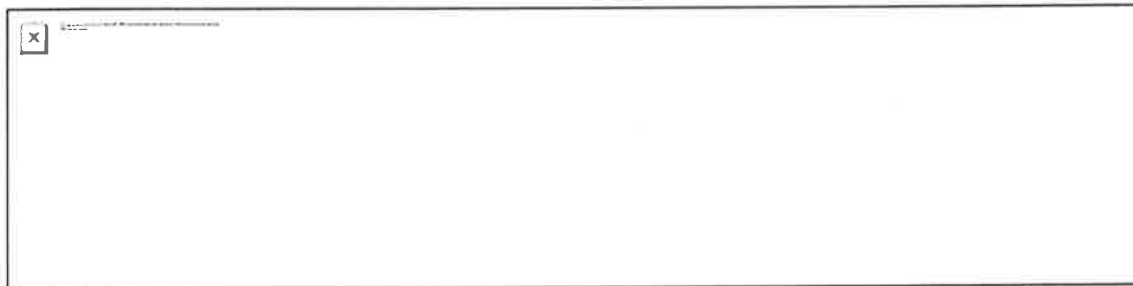
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rightplace.org

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From: Robert Ellick <supervisor@solontwp.org>
Sent: Tuesday, July 1, 2025 4:27 PM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Lunch tomorrow?

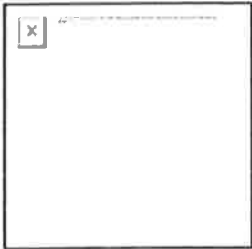
I have a township board meeting here at the office at 10:00 A.M. I hope it is done by 12:30 and would be happy to get together for lunch,

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, July 2, 2025 10:35 AM
To: Robert Ellick
Subject: Re: [External] Lunch with Bob

Bob - please let me know where to meet you for lunch.
Call or text my mobile: [REDACTED]

Thanks!
Brent



Brent Case, CGBP

Vice President, Business Development



caseb@rightplace.org



rightplace.org



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From:
Sent: Wednesday, July 2, 2025 9:28 AM
Subject: Accepted: Lunch with Bob
When: Wed 7/2/2025 12:30 PM - 2:00 PM
Where: Bob to pick location

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, July 9, 2025 4:13 PM
To: Robert Ellick
Subject: [External] Follow up

Bob,



I hope your holiday weekend was a good one! Thanks again for making time to connect last week over lunch.

The company was very pleased to hear that you're willing to explore a potential infrastructure solution with them and the City of Cedar Springs. I'm working on getting some dates for a return visit when we can all sit down again and will get back to you as soon as they provide some options.


Talk soon. Best regards,
Brent



Brent Case, CGBP
Vice President, Business Development

  caseb@rightplace.org

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Friday, July 18, 2025 11:50 AM
To: Robert Ellick; City Manager
Subject: [External] Project Peninsula - hold for meeting dates

Good morning,

The company involved in Project Peninsula have asked if we could save the afternoon of July 29th and the day of August 5th for a potential Teams call or possibly a visit. Please let me know if either of those might work for you and I'll coordinate based on your availability.

Thanks,
Brent



Brent Case, CGBP
Vice President, Business Development

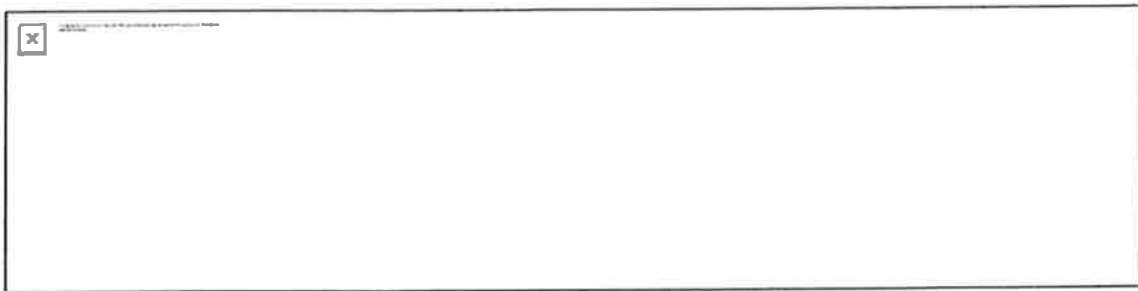
 caseb@rightplace.org

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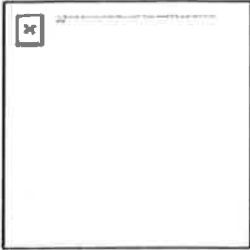


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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Friday, July 18, 2025 11:59 AM
To: Darla Falcon; Robert Ellick
Subject: Re: [External] Project Peninsula - hold for meeting dates

Great, thanks!



Brent Case, CGBP
Vice President, Business Development



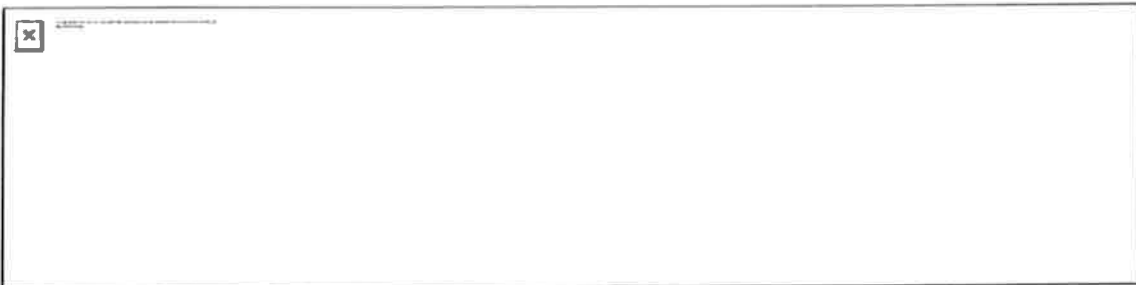
caseb@rightplace.org

rightplace.org

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From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Friday, July 18, 2025 11:55 AM
To: Brent Case <CaseB@rightplace.org>; Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>
Subject: Re: Project Peninsula - hold for meeting dates

Brent

Both of those dates and times work for me. I will block them off on my calendar so I don't schedule anything.

Thank you

Darla

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 22, 2025 4:08 PM
To: Robert Ellick; City Manager
Subject: Re: [External] Project Peninsula - hold for meeting dates

Good afternoon,

The company has confirmed the afternoon of July 29th for a Teams call with us all. Stay tuned for a calendar invite to nail down the time.

Also - please hold Aug 13th for an in-person visit/meeting with the company representatives as well. I don't have the timing yet, but will pass along a calendar invitation as soon as I do.

Thanks!
Brent



Brent Case, CGBP

Vice President, Business Development



caseb@rightplace.org

rightplace.org

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Please note: We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!



From: Brent Case
Sent: Friday, July 18, 2025 11:50 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, July 24, 2025 12:27 PM
To: Robert Ellick; City Manager
Subject: Re: [External] Project Peninsula - hold for meeting dates

We are on for 3pm July 29th for a Teams call. I'll send an invitation tomorrow morning.

Also, they confirmed a visit for Aug 13 and when I get a time I'll share that as well. But please add that date to your calendars for now.

Thanks,
Brent

Get Outlook for iOS

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 22, 2025 4:07:51 PM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Re: Project Peninsula - hold for meeting dates

Good afternoon,

The company has confirmed the afternoon of July 29th for a Teams call with us all. Stay tuned for a calendar invite to nail down the time.

Also - please hold Aug 13th for an in-person visit/meeting with the company representatives as well. I don't have the timing yet, but will pass along a calendar invitation as soon as I do.


Thanks!
Brent




Brent Case, CGBP

Vice President, Business Development

 caseb@rightplace.org

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 29, 2025 1:56 PM
To: Robert Ellick
Subject: Re: [External] Project Peninsula - hold for meeting dates

Resent. Looks like you accepted it before...let me know if you don't get it.
Call or text me if you still don't get it.



Talk with you soon,



Brent Case, CGBP
Vice President, Business Development



   caseb@rightplace.org

 rightplace.org

 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503



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From: Robert Ellick <supervisor@solontwp.org>
Sent: Tuesday, July 29, 2025 1:53 PM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: [External] Project Peninsula - hold for meeting dates

I do not have an invitation yet.....

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, August 13, 2025 2:12 PM
To: Robert Ellick
Subject: [External] Follow up and lunch

Bob,




Thanks for hosting us today. We all thought the meeting was extremely productive and your input was very valuable! Thank you for your continued support on this project!

Let me know if you would be available to connect over lunch around noon on Aug 27th? You can pick the spot.

Thanks,
Brent



Brent Case, CGBP
Vice President, Business Development

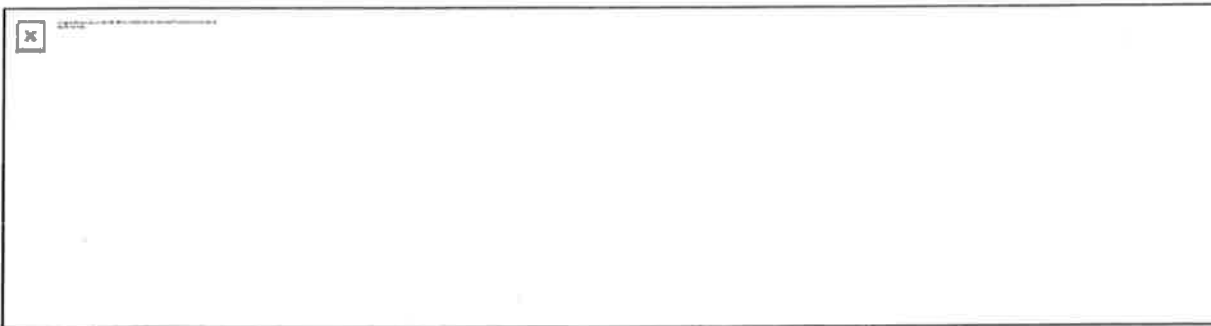
   caseb@rightplace.org

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Robert Ellick

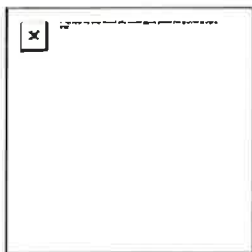
From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, September 30, 2025 11:01 AM
To: Robert Ellick
Subject: [External] Lunch tomorrow?

Good morning, Bob,

I hope this email finds you well.

Things are still progressing well for project Peninsula and I wondered if you would be available to catch up over lunch tomorrow (Weds, Oct 1). I can be up there as early as 11:45am.

Thanks!
Brent



Brent Case, CGBP

Vice President, Business Development

   caseb@rightplace.org

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Robert Ellick

Subject: Lunch with Bob/Brent
Location: Nonno's Restaurant - CS
Start: Wed 10/1/2025 12:45 PM
End: Wed 10/1/2025 2:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Brent Case

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 248 702 372 915 0

Passcode: 8tg3xo6b

For organizers: [Meeting options](#)

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, October 9, 2025 9:58 AM
To: Robert Ellick
Subject: [External] Project Peninsula

Good morning, Bob,

The guys from Project Peninsula will be here Thursday Oct 23rd and we'd like to meet with you likely late morning. But potentially early afternoon.

I'll keep you posted as the agenda firms up.
Thanks!


Brent



Brent Case, CGBP

Vice President, Business Development

  caseb@rightplace.org

 rightplace.org

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Dorothy Willoughby

From: A.J. Anielski
Sent: Wednesday, October 15, 2025 11:51 AM
To: Brent Case
Cc: Robert Ellick; Dorothy Willoughby
Subject: RE: 2025 Millage Rates
Attachments: 2025 SOLON TWP Summer millage rates.pdf

Good morning Brent. Attached are the rates your requested. Note these are only the summer tax rates since winter has not yet been submitted. The only winter rate submitted but not shown is for Kent City School district. Since they split their millage rates in half for each tax season, the winter rate matches their summer rate.

Feel free to reach out if you need anything else.

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718

“Do what you can, with what you have, where you are.”

-Theodore Roosevelt

From: Robert Ellick <supervisor@solontwp.org>
Sent: Wednesday, October 15, 2025 11:10 AM
To: Brent Case <CaseB@rightplace.org>; A.J. Anielski <treasurer@solontwp.org>; Dorothy Willoughby <assessor@solontwp.org>
Subject: RE: 2025 Millage Rates

Do you want just Solon Twp. Local millage rate or do you want it to include school and county millage as well?

Bob

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, October 15, 2025 10:54 AM
To: A.J. Anielski <treasurer@solontwp.org>; Dorothy Willoughby <assessor@solontwp.org>
Cc: Robert Ellick <supervisor@solontwp.org>
Subject: [External] 2025 Millage Rates

Good morning,

Sorry to include a few of you, but I'm trying to get this info for a prospect. Could you please share a PDF or a link to the 2025 Millage rates for Solon Township? I couldn't find it on your website and the millage rates on the Kent County site are from 2024.

Thank you!
Brent



Brent Case, CGBP

Vice President, Business Development



caseb@rightplace.org



rightplace.org



25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503



WEST MICHIGAN'S



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WINNER 2025

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“Do what you can, with what you have, where you are.”

-Theodore Roosevelt

From: Robert Ellick <supervisor@solontwp.org>

Sent: Wednesday, October 15, 2025 11:10 AM

To: Brent Case <CaseB@rightplace.org>; A.J. Anielski <treasurer@solontwp.org>; Dorothy Willoughby <assessor@solontwp.org>

Subject: RE: 2025 Millage Rates

Do you want just Solon Twp. Local millage rate or do you want it to include school and county millage as well?

Bob

From: Brent Case <CaseB@rightplace.org>

Sent: Wednesday, October 15, 2025 10:54 AM

To: A.J. Anielski <treasurer@solontwp.org>; Dorothy Willoughby <assessor@solontwp.org>

Cc: Robert Ellick <supervisor@solontwp.org>

Subject: [External] 2025 Millage Rates

Good morning,

Sorry to include a few of you, but I'm trying to get this info for a prospect. Could you please share a PDF or a link to the 2025 Millage rates for Solon Township? I couldn't find it on your website and the millage rates on the Kent County site are from 2024.

Thank you!

Brent



Brent Case, CGBP

Vice President, Business Development

   caseb@rightplace.org

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WEST MICHIGAN'S



We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.

Thanks!
Brent



Brent Case, CGBP
Vice President, Business Development

📞 [REDACTED] ✉ caseb@rightplace.org

🌐 rightplace.org

📍 [25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](https://www.google.com/maps/place/25+Ottawa+Ave+SW,+Suite+400,+Grand+Rapids,+MI+49503)



WEST MICHIGAN'S



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2025 STATE OF THE REGION REPORT

An in-depth look at key economic trends of Greater Grand Rapids

[Read the Report Now](#) ➔

From: A.J. Anielski <treasurer@solontwp.org>
Sent: Wednesday, October 15, 2025 11:50 AM
To: Brent Case <CaseB@rightplace.org>
Cc: Robert Ellick <supervisor@solontwp.org>; Dorothy Willoughby <clerk@solontwp.org>
Subject: RE: 2025 Millage Rates

Good morning Brent. Attached are the rates your requested. Note these are only the summer tax rates since winter has not yet been submitted. The only winter rate submitted but not shown is for Kent City School district. Since they split their millage rates in half for each tax season, the winter rate matches their summer rate.

Feel free to reach out if you need anything else.

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718

From: A.J. Anielski
Sent: Wednesday, December 17, 2025 11:16 AM
To: Brent Case
Cc: Economic Development; Randy Thelen; Robert Ellick; Dorothy Willoughby
Subject: RE: [External] 2025 Millage Rates
Attachments: Solon Township Tax millage rates.xlsx

Good morning Brent.

Attached is a copy of the entire 2025 millage rates for our township. As we discussed we have 2 tax seasons, but Solon Township only receives the designated amounts through the winter tax season. The yellow highlights designate the rates that Solon Township collects for our operating costs and our Fire service costs. Ad Valorem are the taxes paid by residential land owners; IFT is the "Industrial Facilities Tax" that currently only applies to our single manufacturer in our township (J-Star) and is at a reduced rate (50%); and since the DNR may not be taxed, they pay a PILT or "Payment In Lieu of Taxes" which basically equates to the residential tax millage rate over the 10 DNR parcels that are in our township. *Although I can not officially confirm*, my understanding is that 'the company' might identify in the IFT category.

Combining this with the budget Bob provided, you can see Solon Township runs lean. Once NDA's are closed and the board has the opportunity to openly ask questions, I believe any tax concerns are pre-empted by understanding 'the company's' position with regard to the state of Michigan. Knowing what tax abatements, adjusted tax rates or "deals" is one crucial component to our understanding of the project's impact on our community.

If you have specific questions, please let me know. Thank you for reaching out. Merry Christmas!!

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718
Mobile: [REDACTED]

"Do what you can, with what you have, where you are."
-Theodore Roosevelt

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, December 15, 2025 8:53 AM
To: A.J. Anielski <treasurer@solontwp.org>; Dorothy Willoughby <clerk@solontwp.org>
Cc: Economic Development <econdev@projectpeninsula.com>; Randy Thelen <randy.thelen@rightplace.org>; Robert Ellick <supervisor@solontwp.org>
Subject: Fw: [External] 2025 Millage Rates

Good morning, A.J.,

This spreadsheet outlining millage rates was shared with us back in October. The company was hoping to get a bit more clarification on which taxes the township collects for township operations, fire, police, library, and/or other activities. We weren't 100% sure if it was the orange highlighted boxes, what the green ones might be...etc. If possible, it would be very helpful if we could schedule a call to have you talk us through this spreadsheet in the next few days.

**SOLON TOWNSHIP
2025 SUMMER MILLAGE RATES**

	41070 Cedar Springs	41150 Kent City @50%	59080 Tri- County	62050 Grant	Rec'd L-4029	Notes
AD VALOREM						
Cedar Springs Public Schools						
Other-Debt	7.00000					never changes
Operating	17.32750					new
Sinking Fund						new
School Operating FC (Forecl	17.32750					new
Kent City Community Schools						
Operating - Non-Home		8.86290	<<@50% (+ 50% in Winter)			draft
Debt		4.12500	<<@50% (+ 50% in Winter)			draft
Sinking Fund		0.48170	<<@50% (+ 50% in Winter)			draft
School Operating FC (Foreclosure)			<<@50% (+ 50% in Winter)			draft
State Ed Tax (SET)	6.00000	6.00000	6.00000	6.00000		never changes
Kent County	4.06050	4.06050	4.06050	4.06050		new
Kent ISD	5.35150	5.35150				new
GR community College	1.67930	1.67930				new
IFT - POST 1994 RATES (1/2 REGULAR RATES)						
Other-Debt	3.50000	2.06250	<<@50% (+ 50% in Winter)			
Operating	8.66375	4.43145	<<@50% (+ 50% in Winter)			new
Sinking Fund						new
B & S Fund		0.24085	<<@50% (+ 50% in Winter)			draft
State Ed Tax (SET)	6.00000	6.00000				never changes
Kent ISD	2.67575	2.67575				new
GR community College	0.83965	0.83965				new
Kent County	2.03025	2.03025				new
NO SUMMER DNR-PILT TAXES						

**SOLON TOWNSHIP
2025 SUMMER MILLAGE RATES**

	41070	41150	59080	62850
	Cedar	Kent City	Tri-	Grant
	Springs	@50%	County	Grant

AD VALOREM

Cedar Springs Public Schools				
Other-Debt	7.00000			
Operating	17.32750			
Sinking Fund				
School Operating FC (Forecl)	17.32750			
Kent City Community Schools				
Operating - Non-Home		8.86290	<<@50% (+50% in Winter)	
Debt		4.12500	<<@50% (+50% in Winter)	
Sinking Fund		0.48170	<<@50% (+50% in Winter)	
School Operating FC (Foreclosure)			<<@50% (+50% in Winter)	
State Ed Tax (SET)	6.00000	6.00000	6.00000	6.00000
Kent County	4.06050	4.06050	4.06050	4.06050
Kent ISD	5.35150	5.35150		
GR community College	1.67930	1.67930		

IFT - POST 1994 RATES (1/2 REGULAR RATES)

Other-Debt	3.50000	2.06250	<<@50% (+50% in Winter)
Operating	8.66375	4.43145	<<@50% (+50% in Winter)
Sinking Fund			
B & S Fund		0.24085	<<@50% (+50% in Winter)
State Ed Tax (SET)	6.00000	6.00000	
Kent ISD	2.57575	2.67575	
GR community College	0.83965	0.83965	
Kent County	2.03025	2.03025	

NO SUMMER DNR-PILT TAXES

NOTE:

SOLON TOWNSHIP

2025 WINTER HILLAGE RATES

	41070	41150	59080	62850
	Cedar	Kent	Tri-	Grant
	Springs	City	County	Grant

AD VALOREM

Operating @ 50%		3.88290		
Operating			17.79550	
Operating				18.00000
Debt @ 50%		4.12500		
Sinking Fund @ 50%		0.48170		
Tri-County Bond			1.73899	
Tri-County Sinking Fund				0.80000
Grant Schools-Debt				
Moscaho-Arco ISD				
Operating			0.38950	
So Ed			2.88769	
Manchester Community College			2.46888	
Newage P&S				0.41140
Solon Township				
Operating	0.78880	0.78880	0.78880	0.78880
Fire	0.48880	0.48880	0.48880	0.48880
Kent County				
Juni	0.74170	0.74170	0.74170	0.74170
Senior	0.48140	0.48140	0.48140	0.48140
Veterans Bus	0.04910	0.04910	0.04910	0.04910
Zoo/Museum	0.41340	0.41340	0.41340	0.41340
Child Care	0.24710	0.24710	0.24710	0.24710
School Operating FC (Foreclosure)				
	0.80380	17.78880	18.00000	

IFT - POST 1994 RATES (1/2 of the REGULAR RATES above)

ICS-Operating @ 50%	4.41145
ICS-Debt @ 50%	2.06250
ICS-Sinking Fund @ 50%	0.24085
SolonTwp-Operating	0.38480
SolonTwp-Fire	0.23230
Kent County	6.87100
School Operating FC @ 50%	4.43145

DNR - PILT taxes (Winter roll only) (No Operating or SET Millage)

CCPS - Other/Debt - Summer	7.88880
CCCS - Debt - Summer	4.23000
CCCS - Brg/Sinking - Summer	0.88270
CCCS - Debt - Winter	4.12900
CCCS - Sinking - Winter	0.88170
DRDC tax - Summer	1.47980
DRDC tax - Winter	5.35150
Kent County - Summer	4.06050
Kent County - Winter	1.94030
Solon P&S Brg - Winter	0.78880
Solon P&S Fire - Winter	0.48880

SPECIAL ASSESSMENT

DEBT COUNTY DNR ASSESSMENT

Levee/Storm Drain	\$	51.58
11-08-24-400-010	\$	3.87
11-08-24-100-025	\$	13.81
11-02-24-100-021	\$	99.11
11-02-24-200-044	\$	112.95
11-02-24-200-010	\$	46.77
11-02-24-200-028	\$	288.72
11-02-24-200-042	\$	314.05
11-01-24-200-012	\$	41.83
11-02-24-200-038	\$	38.81
11-02-24-200-043	\$	35.54
11-02-24-200-044	\$	36.79
11-02-24-200-045	\$	295.45
11-02-24-200-046	\$	27.64
11-02-24-400-041	\$	314.75
11-02-24-400-082	\$	81.10
TOTAL	\$	1,918.84

Source: Download from County

Robert Ellick

Subject: Bob / Brent / Randy
Location: Solon Township Hall (15185 Algoma Ave NE, Cedar Springs, MI 49319-9642, US)

Start: Mon 11/17/2025 10:30 AM
End: Mon 11/17/2025 11:30 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Brent Case

Microsoft Teams [Need help?](#)

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Meeting ID: 287 890 583 366 47

Passcode: VC93Am3m

For organizers: [Meeting options](#)

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Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Friday, December 12, 2025 12:36 PM
To: Robert Ellick
Cc: Dorothy Willoughby; A.J. Anielski
Subject: Re: [External] Do Not Reply - Solon Township

Got it. Thx!

Get Outlook for iOS

From: Robert Ellick <supervisor@solontwp.org>
Sent: Friday, December 12, 2025 12:33:08 PM
To: Brent Case <CaseB@rightplace.org>
Cc: Dorothy Willoughby <clerk@solontwp.org>; A.J. Anielski <treasurer@solontwp.org>
Subject: FW: [External] Do Not Reply - Solon Township

Here you go Brent text me and let me know that you received it.

Thank You Bob Ellick
Solon Twp. Supervisor

From: Solon Township <solontownshipscan@gmail.com>
Sent: Friday, December 12, 2025 1:23 PM
To: Robert Ellick <supervisor@solontwp.org>
Subject: [External] Do Not Reply - Solon Township

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RE: Solon Twp - Peninsula Discussion [In-person]

2 messages

Robert Ellick <supervisor@solontwp.org>

Tue, Dec 30, 2025 at 4:28 PM

To: Brent Case <CaseB@rightplace.org>, Economic Development <econdev@projectpeninsula.com>, Development Team <ken@projectpeninsula.com>, Development Team <development@projectpeninsula.com>

Cc: Mark Hoskins <markhoskins@bhhsml.com>

Mark and I will be attending as requested. Do we have an address ?

Bob

-----Original Appointment-----

From: Brent Case <CaseB@rightplace.org>

Sent: Tuesday, December 30, 2025 3:50 PM

To: Robert Ellick; Economic Development; Development Team; Development Team

Subject: [External] Solon Twp - Peninsula Discussion [In-person]

When: Tuesday, January 6, 2026 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: 25 Ottawa Ave SW, Suite 400; Exchange/Board Room

Bob, please share this invite with Mark and other board members you'd like to attend.

Will discuss the situation we're seeing around the state/country when rezoning required. Discuss desired agreement(s) with Cedar Springs.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 281 223 099 739 63

Passcode: 6rr2Ft7J

For organizers: Meeting options

Robert Ellick <supervisor@solontwp.org>
To: Mark Hoskins <markhoskins@bhhsml.com>

Tue, Dec 30, 2025 at 4:37 PM

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, December 30, 2025 4:34 PM
To: Robert Ellick <supervisor@solontwp.org>
Subject: Re: [External] Solon Twp - Peninsula Discussion [In-person]

It's on the invitation.

25 Ottawa Ave SW, Suite 400 (4th floor)

Parking is available in the ramp just South of the Building on Weston St. Or street parking but be sure to pay the meter.

Call or text if you need any directions.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

[Quoted text hidden]

[Quoted text hidden]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, December 30, 2025 4:29 PM
To: Robert Ellick
Subject: [External] Automatic reply: Solon Twp - Peninsula Discussion (In-person)

Hello,

I am on vacation until Monday, Jan 5th and my response will be delayed. Please text me if your matter is urgent.

Happy Holidays,

Brent
Vice President, Business Development

The Right Place, Inc.
The Michigan Manufacturing Technology Center - West
[REDACTED]: Mobile

125 Ottawa Avenue, Suite 450
Grand Rapids, MI, 49503
www.rightplace.org

This email has been scanned for spam and viruses by Proofpoint Essentials. [Click here](#) to report this email as spam.

Robert Ellick

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, December 30, 2025 4:34 PM
To: Robert Ellick
Subject: Re: [External] Solon Twp - Peninsula Discussion [In-person]

It's on the invitation.

25 Ottawa Ave SW, Suite 400 (4th floor)

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Call or text if you need any directions.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Robert Ellick <supervisor@solontwp.org>
Sent: Tuesday, December 30, 2025 4:28:21 PM
To: Brent Case <CaseB@rightplace.org>; Economic Development <econdev@projectpeninsula.com>; Development Team <ken@projectpeninsula.com>; Development Team <development@projectpeninsula.com>
Cc: Mark Hoskins <markhoskins@bhhsmi.com>
Subject: RE: Solon Twp - Peninsula Discussion [In-person]

Mark and I will be attending as requested. Do we have an address ?
Bob

-----Original Appointment-----

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, December 30, 2025 3:50 PM
To: Robert Ellick; Economic Development; Development Team; Development Team
Subject: [External] Solon Twp - Peninsula Discussion [In-person]
When: Tuesday, January 6, 2026 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: 25 Ottawa Ave SW, Suite 400; Exchange/Board Room

Bob, please share this invite with Mark and other board members you'd like to attend.

Will discuss the situation we're seeing around the state/country when rezoning required. Discuss desired agreement(s) with Cedar Springs.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Robert Ellick

Subject: Lunch and discussion with Solon Twp & Cedar Springs - Project Peninsula [In-person]
Location: 25 Ottawa Ave SW, Suite 400; Exchange/Boardroom

Start: Tue 1/6/2026 12:00 PM
End: Tue 1/6/2026 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Brent Case

Bob and Darla - we will be catering in lunch for everyone at noon and begin discussion around 12:30.
Darla, please invite your water/wastewater engineer and if you'd like to bring in a commissioner/trustee, that's OK too.

I. Introductions

Introductions of participants

Overview of meeting objectives and anticipated outcomes

II. Municipal Service Frameworks: Water & Wastewater - PA 425 Overview

Intergovernmental cooperation and how it could apply to the Project Peninsula area

Overview of potential approaches, including amendments to existing agreements or creation of a new agreement

Alternative Service Models

Overview of interlocal agreements for water and wastewater services

High-level comparison of service delivery options

III. Rezoning Process & Community Planning

Overview of the rezoning process and anticipated timeline

Introduction of the project concept and planning considerations

Discussion of potential zoning standards and conditions to guide future development

Opportunities for public input during the rezoning process

IV. Water & Wastewater Infrastructure Planning

Overview of existing infrastructure and capacity

Long-term planning considerations and future demand

Coordination with regulatory agencies and permitting requirements

Phasing and implementation considerations

Community Engagement & Public Participation

Share overview of what was discussed earlier with Consumers

Dorothy Willoughby

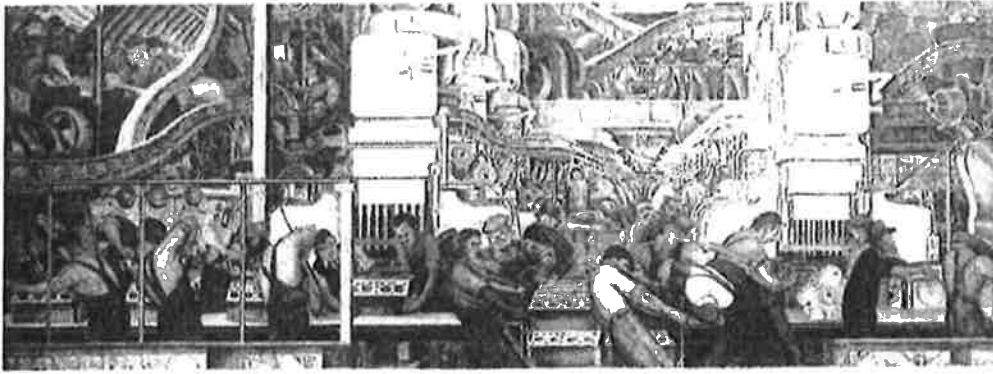
From: Yvonne Bernath
Sent: Monday, January 12, 2026 3:50 PM
To: Jon Tilburt [REDACTED]; Rick Sevey, joe@septicwork.com; Hal Babcock [REDACTED]; Mark Hoskins (markhoskins@bhhsmi.com); Brad Carey; Keith Sawade
Cc: Robert Ellick; A.J. Anielski; Dorothy Willoughby; Prussia Hawley; Jerry Gross
Subject: Request to review document: PC Mtg Jan 28th, 2026
Attachments: slpp-data-centers-2025.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please see and review attached documentation regarding an agenda item for the January 28th PC meeting as requested.

Thank you,

Yvonne Bernath
Administrative Assistant
Solon Twp Office
Mon – Wed 9 am to 5 pm
616-696-1718



WHAT HAPPENS WHEN DATA CENTERS COME TO TOWN?

Terry Nguyen

BA Public Policy

Ben Green

Assistant Professor, School of Information and
Gerald R. Ford School of Public Policy

Partner: Michigan Environmental Justice
Coalition

Introduction

The rapid growth of data centers, with their enormous energy and water demands, necessitates targeted policy interventions to mitigate environmental impacts and protect local communities. To address these issues, states with existing data center tax breaks should adopt sustainable growth policies for data centers, mandating energy audits, strict performance standards, and renewable energy integration, while also requiring transparency in energy usage reporting. “Renewable energy additionality” clauses should ensure data centers contribute to new renewable capacity rather than relying on existing resources. If these measures prove insufficient, states should consider repealing tax breaks to slow unsustainable data center growth. States without tax breaks should avoid such incentives altogether while simultaneously implementing mandatory reporting requirements to hold data centers accountable for their environmental impact. Broader measures should include protecting local tax revenues for schools, regulating utility rate hikes to prevent cost-shifting to consumers, and aligning data center energy demands with state climate goals to avoid prolonging reliance on fossil fuels.

Key Findings

Increased Utility Rates: Data centers increase local electric utility rates by driving up overall energy demand, which can strain grid capacity and force utilities to invest in costly infrastructure upgrades. These costs are passed on to residents through higher rates. Data centers have also secured long-term power agreements, which reduce the available supply and push prices up for other consumers.

High Resource Consumption: A single data center can consume up to 2 megawatt hours of power—equivalent to the power used by 2,000 homes—and millions of gallons of water annually for cooling, straining local resources and infrastructure.

Ineffective Tax Incentives: Tax breaks for data centers do not deliver the promised economic benefits, such as high-paying jobs, and they reduce local tax revenues, while shifting financial burdens onto communities and schools.

Climate and Energy Challenges: Data centers' massive energy demands are prolonging the operation of fossil fuel plants and undermining state renewable energy goals, as seen in states like Michigan, Virginia, and Nebraska.

Resource Efficiency Trade-Off: While advanced cooling methods like liquid immersion and direct-to-chip cooling offer energy efficiency improvements, current technologies force a trade-off between energy and water efficiency, limiting sustainable solutions.

Policy Solutions: To mitigate data centers' environmental impacts and align their growth with sustainability goals, policymakers should adopt model laws like the German Energy Efficiency Act, add requirements for new renewable energy, and enforce transparency through mandatory reporting.

Background: Data Centers and the Environment

What is a data center?

A data center is a specialized facility designed to house and manage an organization's IT infrastructure, including servers, storage systems, networking equipment, and other hardware essential for processing, storing, and distributing vast amounts of data. These facilities serve as the backbone of modern digital services, enabling everything from cloud computing and online transactions to streaming platforms and artificial intelligence (AI) applications. Data center designs incorporate advanced cooling systems, backup power, and in-house cybersecurity measures to ensure efficiency, reliability, and security. As data centers continue to grow in scale and complexity, their energy use and environmental footprint are also expanding.

Why are data centers growing so rapidly?

Data centers are growing rapidly due to the exponential increase in data generation and consumption occurring across industries. The proliferation of cloud computing, internet of things (IoT) devices, artificial intelligence, and big data analytics has created an insatiable demand for storage, processing power, and connectivity. AI has largely driven increases in data center electricity demands as advanced machine learning models require massive computational power for training and inference. One estimate suggests that a prompt on ChatGPT requires 10 times more energy than a traditional Google search.¹ Businesses and consumers rely on seamless and instantaneous access to online services, streaming platforms, and real-time applications, necessitating server infrastructure to support these needs. Additionally, the shift to remote work and hybrid models during the COVID-19

pandemic further accelerated the reliance on cloud-based solutions, pushing data center expansion.



Photo credit: andrej310 - stockadobe.com

Why do data centers consume water for cooling?

For higher-density data centers, liquid cooling is required to maintain performance requirements. Data centers generate heat primarily due to the electrical energy consumed by servers, storage systems, and networking equipment. When electricity powers these components, a significant portion is converted into heat due to resistance in circuits, semiconductor switching losses, and other inefficiencies. High-performance computing tasks, such as AI training, cloud computing, and large-scale data processing, further intensify heat generation because they demand continuous, heavy workloads.

If this heat is not removed, rising temperatures lead to hardware malfunctions, reduced efficiency, and even permanent damage. Water cooling is often used because it absorbs heat more effectively than air thanks to water's high specific heat capacity (ability to store thermal energy) and thermal conductivity (ability to transfer heat). Twenty-two percent of data

center facilities use water-based cooling systems to absorb and dissipate heat more efficiently than air alone.² Systems like chilled water loops, liquid immersion cooling, or evaporative cooling circulate water to capture and carry away heat and maintain safe operating temperatures while improving energy efficiency compared to air-based methods.

How much water and electricity do data centers use?

Data centers are rapidly growing consumers of electricity and water, driven by their energy-intensive operations and cooling requirements. On average, a single data center can consume up to 2 megawatt hours (MWh) of electricity, which is roughly the equivalent power consumption of a small town. Data centers consumed more than 4% of U.S.

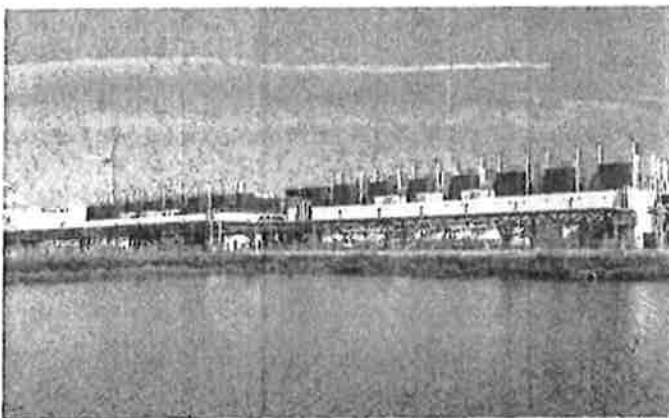


Photo credit: creativenature.nl - stock.adobe.com

electricity in 2023, with estimates suggesting that this consumption could rise to 12% by 2028.³ This massive electricity demand is matched by equally staggering water consumption, as cooling these power-hungry facilities requires vast amounts of water—some individual data centers use hundreds of millions of gallons annually, dwarfing the usage of entire communities the data centers are within. Most facilities use over 10 million gallons (38 million liters) of water per year.⁴ Google's Council Bluffs data

center in Iowa uses around 980 million gallons (3709 million liters) of water per year, which is equivalent to the annual water usage of over 4 million homes.⁵

How does data center cooling work?

Data center cooling relies on six main technologies to manage heat dissipation and maintain optimal performance.

1. Water-cooled systems are water-intensive but energy-efficient.⁶ Chilled water cooling systems use a refrigeration cycle to cool air via chilled coils.
2. Air-cooled systems rely on fans and compressors, consuming more electricity but less water, while Direct Expansion (DX) cooling uses refrigerant to absorb heat directly from the air, making it suitable for smaller data centers.
3. Computer Room Air Handlers (CRAHs) circulate chilled water and air in separate loops, offering efficient temperature and humidity control for larger spaces.
4. Emerging technologies like liquid immersion cooling and direct-to-chip liquid cooling use dielectric fluids to cool components directly, enabling higher power densities and energy savings but requiring specialized equipment.

While these cooling technologies each offer distinct trade-offs between water and energy use, the fundamental challenge remains. Data centers must prioritize either water efficiency or energy efficiency, as existing systems cannot yet optimize both simultaneously. Data center cooling can be optimized for either energy efficiency or water efficiency, but with current cooling technology, achieving both is not possible.



Photo credit: Sepia - stock.adobe.com

The impossibility of an environmentally friendly data center

Data centers cannot fully operate on renewable energy alone. Renewable energy sources like solar and wind are inconsistent and cannot meet the uptime (time during which a machine, especially a computer, is in operation) requirements of data centers. Tier 1 data centers require 99.671% uptime while Tier 4s demand 99.995%. These factors make it impossible for data centers to depend solely on renewables without compromising reliability.

As demand for cloud computing and AI-driven technologies accelerates, data centers are being constructed at a rapid pace, often in areas where existing power infrastructure is insufficient to meet their enormous energy needs. To ease concerns about environmental impact, data center operators frequently pledge that their facilities will eventually run on clean energy, including next-generation nuclear sources such as small modular reactors (SMRs). However, these SMRs remain largely theoretical, with no commercially viable models yet in operation.⁷ In the interim, companies claim they will rely on fossil fuels as a temporary “bridge” until greener solutions become available. Yet in practice, this transition is often delayed or abandoned

altogether, resulting in the direct commissioning of new fossil fuel power plants to keep these facilities online.

This gap between promise and reality underscores the fundamental contradiction in labeling data centers as “environmentally friendly.” Battery storage is essential for balancing the intermittent nature of renewable energy generation, but batteries rapidly degrade and are reliant on rare minerals like lithium, nickel, cobalt, manganese, lead, and copper. These minerals are already in short supply due to high demand from the electric vehicle industry. Data centers will also always have an environmental footprint through material resource consumption, water usage, and electricity demands. This makes it unfeasible for them to be completely environmentally friendly.

The Effects on Local Communities

Data centers do not bring in high-paying tech jobs

Data centers do not bring high-paying tech jobs to local communities because they operate as infrastructure projects rather than traditional job-creating businesses. Although the construction of data centers can create many jobs, those are short-lived. Once data centers are built, they require relatively few employees since the facilities primarily house computers and servers.⁸ The jobs that data centers do create locally are typically low-wage, term-limited, non-technical positions such as security, maintenance, and janitorial work. These roles are often filled by contractors rather than full-time employees, meaning they lack union protections, benefits, and job security. As a result, these positions tend to be short-term and do not contribute to sustained economic growth or long-term career opportunities for local residents.

Subsidies intended to encourage job creation result in corporate benefits without local hiring. For example, tax breaks for data centers in Washington State were intended to create jobs in rural areas but primarily benefited large corporations like Microsoft.⁹ Since the inception of the incentives, more than \$300 million in tax revenue has been forgone—money that would otherwise have supported public services such as education, emergency services, and infrastructure. In exchange, the data centers have created few jobs and have required limited staffing for operations. In Quincy, a small town that hosts several large data centers, the local fire department is so underfunded that it struggles to retain personnel and replace outdated equipment—even as Microsoft and other tech giants operate multimillion-dollar facilities nearby. In some cases, the cost to taxpayers for each

job created can exceed \$1 million. Furthermore, the state has little oversight or enforcement mechanisms to ensure that the tech companies deliver on promised benefits. Despite initial legislative goals to boost local employment and economic vitality, the reality is that taxpayers are heavily subsidizing wealthy corporations with minimal transparency or accountability regarding the actual economic impact.

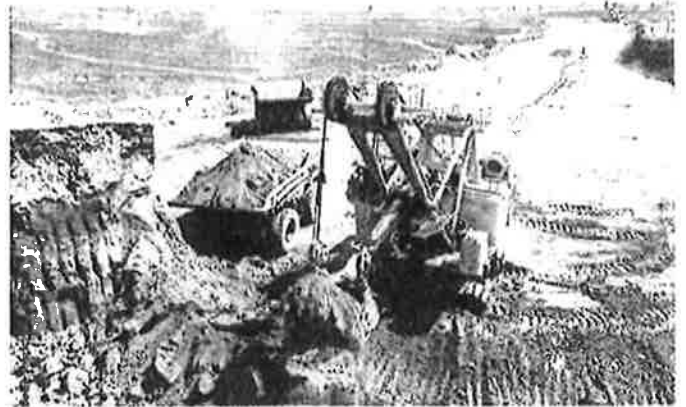


Photo credit: timofeev - stock.adobe.com

Data center tax breaks only benefit corporations

Data center companies locate sites based on electricity prices, land availability, and climate conditions. Although tax breaks are often justified as a way for communities to attract data centers, these policies do not affect data center location decisions. As an executive responsible for Microsoft's North American data centers stated in 2024, "I can't think of a site selection or placement decision that was decided on a set of tax incentives."¹⁰

A new data center in Genesee County, Alabama, could reduce revenues to schools and the local government by \$1.7 million each year." Developers are seeking a

minimum \$167 million in tax breaks for the creation of 200 jobs, or \$838,000 per job. These figures far exceed reasonable benchmarks for economic development incentives, making it unlikely that taxpayers will ever see a return on investment. These subsidies would come on top of approximately \$100 million in state funding already spent on preparing the STAMP (Science and Technology Advanced Manufacturing Park) site, making the per-job cost difficult to justify. The high subsidies for STAMP would serve only to boost corporate profits rather than provide meaningful economic benefits to the local community.

Reduced tax revenue for independent school districts

In the case of Switch's data center in Michigan, the company sought exemptions from property taxes that funded school districts. This move directly reduced the revenue streams for Caledonia Community Schools and Kent Intermediate School District, resulting in a prolonged legal dispute.¹²

In Michigan, tax breaks for data centers exempt them from paying personal property taxes, including on machinery and computers, some of the most valuable assets in their operations.¹³ While they may still pay real property taxes on land and buildings, the overall tax contribution to schools is significantly diminished. This loss of revenue means less funding for educational programs, teacher salaries, and facility improvements, directly impacting the quality of education for students. These tax incentives have shifted the financial burden onto residents and other businesses, who must make up for the lost revenue through higher taxes and reduced public services. Michigan lawmakers initially considered legislation that would have required school districts to reimburse

the company for taxes already paid, further straining school finances.



Photo credit: Monkey Business - stock.adobe.com

Higher energy rates for consumers

When data centers are built, they raise utility rates for nearby communities. As demand surges, utility companies often pass the costs of infrastructure upgrades and increased energy procurement onto residents and small businesses through higher rates.¹⁴

Many communities, especially in rural or suburban areas, do not realize the connection until their monthly bills spike. Companies and legislatures also withhold information about the electricity and water use of data centers, preventing consumers from realizing that increased utility costs are often associated with the arrival of energy-intensive facilities. By keeping usage data confidential or vaguely reported, corporations and policymakers avoid public scrutiny, even as these facilities strain local resources. Without clear disclosures, residents remain unaware of how much water is diverted for cooling systems or how much electricity is consumed—information that could help communities

push for fairer cost distribution or sustainable practices.

This lack of accountability allows data center operators to expand rapidly while shifting the financial and environmental burdens onto utility customers. As a result, many residents must pay higher bills without understanding the cause, leaving them unable to advocate for better regulations or compensation.¹⁵ The financial strain caused by data centers most severely impacts lower-income households, whose utility bills represent a disproportionate share of their income, exacerbating economic inequality in the region.

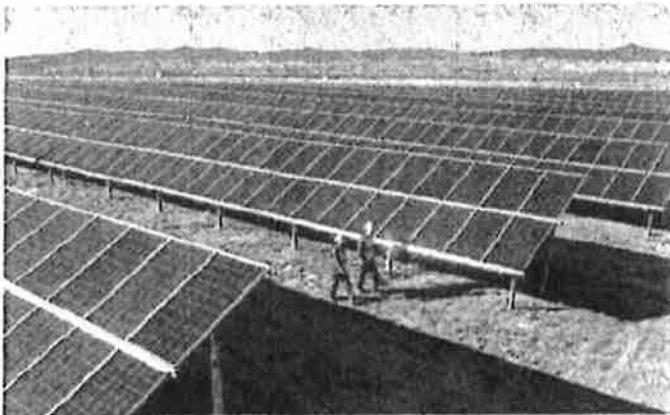


Photo credit: agnormark - stock.adobe.com

While communities face higher bills, data centers frequently negotiate lower rates through bulk Power Purchasing Agreements (PPAs) with investor-owned utility companies.¹⁶ These agreements allow data centers to operate at reduced costs despite their massive energy consumption, further shifting the financial burden onto local households and businesses. In August 2024, Meta signed two long-term PPAs with German power producer RWE for a combined 374 megawatt production in Illinois and Louisiana.¹⁷ Despite solar PPA prices holding steady, energy prices for residential consumers have increased by 20.7% in Clark County, Illinois,

and 39.0% in Laffite, Louisiana.¹⁸ Data centers and utility companies frequently collaborate to lobby state regulators for rate increases, exacerbating the disparity. In Michigan, DTE and Switch have spent over \$2 million lobbying the state house, senate, and Public Service Commission to raise electric rates; residential electricity rates have increased by 25% since the construction of the Switch data center in 2017 and are now 17% higher than the national average.¹⁹ This figure has yet to include the additional \$217.4 million rate hike approved by the Michigan Public Service Commission this year.²⁰ This dynamic leaves communities bearing the brunt of higher utility prices without reaping the economic benefits promised by data center development.

Data Centers Keep Fossil Fuel Plants Open

The rapidly growing energy demands of data centers have forced states to delay the retirement of coal and gas plants and even consider building new fossil fuel facilities.

Michigan

Data centers undermine Michigan's climate plan by increasing electricity demand to a level that justifies keeping fossil fuel plants online. The state's climate law includes an "offramp" provision, allowing fossil fuel generation to continue if renewable energy capacity is insufficient.²¹ As artificial intelligence and cloud computing drive higher energy consumption, utilities like Consumers Energy have warned that meeting renewable portfolio standards may become more challenging. Similar data centers have derailed climate goals in other states.²²

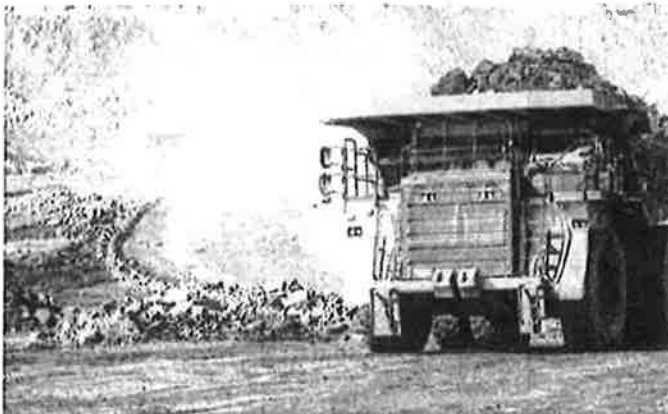


Photo credit: Parilov - stock.adobe.com

Virginia

Data centers have prolonged the use of coal and led to new natural gas proposals in Virginia.²³ PJM Interconnection announced that Virginia's coal power plants will continue

operating to meet electricity requirements of data centers while waiting for renewable energy infrastructure to catch up. This situation is especially acute in Virginia, which hosts about half of all U.S. data centers and faces projected power demand increases of 85% over the next 15 years.²⁴ While renewable energy projects, like the Sumitomo Corp's 1.5 gigawatt solar and battery initiative are being developed, the immediate power requirements are so substantial that coal plants in West Virginia and Maryland are being kept operational well beyond their planned retirement dates.²⁵ PJM Interconnection has proposed a \$5.9 billion project to build new transmission lines that would deliver electricity across multiple states to Virginia.²⁶ The transmission network would transport power from several West Virginia coal plants that are scheduled to shut down.

Nebraska

The 644-MW North Omaha Station coal plant, originally scheduled to close in 2023, will now remain active until at least 2026 due to increased power needs from nearby data centers.²⁷ Meta's facility alone consumes nearly as much power as the entire North Omaha station produces, while Google's data center in Papillon is an even larger power consumer. The problem is compounded by local resistance to renewable energy projects and regulatory hurdles slowing the transition to natural gas. Meanwhile, state officials have actively courted these tech companies with special electricity rates.

Utah

Lawmakers in Utah have cited the power demands of data centers as justification for extending the life of the Intermountain Power Project coal plant.²⁸ This trend is part of a broader strategy where tech companies are

repurposing coal sites to power data centers, attracted by their existing infrastructure including power lines, water access, and workforce availability.

Georgia

Georgia Power, facing power shortages by 2025 due to increasing data center development, has arranged to purchase 750 MW of electricity from Mississippi Power's Plant Daniel, which was originally scheduled to retire its coal units in 2027.³⁰ This arrangement will extend the life of inefficient 50-year-old coal-burning facilities for an additional 5–10 years.

Washington

Since the state's hydropower capacity is reaching its limits, counties are increasingly forced to rely on energy from the open market, where utilities buy electricity from a mix of carbon-emitting energy sources to meet the growing demand. In Grant County, Washington, data centers now account for nearly 40% of the county's total electricity demand, equivalent to the power used by 190,000 households.³⁰ To meet this demand, utilities have been forced to rely on "unspecified" power sources, which include fossil fuels like natural gas, purchased from the open market. This shift has reduced the share of renewable energy in the state's power mix, despite Washington's ambitious clean energy goals. The finite capacity of hydropower, combined with the rapid growth of data centers, has created a situation where utilities must either risk blackouts or continue to depend on fossil fuels to meet energy needs.

Indiana

Indiana's House Bill 1007 will keep coal and gas plants running while subsidizing small nuclear reactors to guarantee the power supply for AI data centers.³¹ The bill creates financial incentives for SMR (Small Modular Reactors) development through tax credits funded by energy generation cost savings brought about by keeping fossil fuel plants online. Additional provisions will keep fossil fuel plants open for even longer, even when they are

economically or environmentally unviable, by requiring regulatory reviews before any major retirements. If regulators determine that retiring a plant would threaten grid reliability, utilities will be barred from shutting it down and allowed to pass the full cost of continued operation onto consumers through rate hikes. At the same time, the bill encourages utilities to fast-track new generation projects to meet surging demand from data centers. These investments will further drive up electricity prices as the costs of construction, subsidies, and guaranteed returns for utilities are recovered from ratepayers. By prioritizing uninterrupted power for large corporate consumers over a managed transition to cleaner energy, the bill locks Indiana into higher electric rates and prolonged dependence on fossil fuels, leaving households and small businesses to bear the financial burden.

Michigan recently passed a data center tax exemption bill; what is in it?

Public Act 207 of 2024 grants tax exemptions for data center equipment purchases for brownfield sites (sites that are previously developed properties that are abandoned, underutilized, or contaminated due to past industrial or commercial activities) until 2050 or 2065.³² These exemptions apply to both the construction and operational phases of data centers. To qualify, facilities must meet certain criteria, including capital investment of at least \$250 million and creating at least 30 jobs that pay 150% of the region's median wage.



Photo credit: New Africa - stock.adobe.com

The tax breaks will reduce state revenue, raise utility prices for local communities, and create minimal employment benefits for a niche industry with limited job creation potential. AI data centers typically have lifespans of around 15–20 years.³³ A tax exemption for qualifying data centers until 2050 is expected to completely exempt these facilities from all construction and operating taxes throughout their life cycle.

The increased demand for resources by data centers strains local grids, which leads utilities to invest in infrastructure upgrades while passing the costs to

consumers through higher rates. Some data centers negotiate special rates or exemptions, creating a situation where other customers, including households, bear the cost of maintaining the grid's stability.

In Grand Rapids, a data center is already contributing to higher utility prices for residents. Since the construction of the Switch data center in 2015, the city has announced its 10th consecutive year of water supply rate increases for households, averaging an increase of 3.438% annually, a 49% greater increase than the statewide average during the same period.³⁴ Meanwhile, Switch has secured a 22-site, 200-megawatt, tax-exempt utility deal with Consumers Energy with plans to expand further starting January 2025.³⁵ The construction of the data center has enabled DigitalBridge, the parent company of Switch, to exploit the favorable regulatory environment while shifting the costs to residential consumers.

Policy Recommendations For States With Existing Tax Breaks

There are currently no state or federal laws that directly restrict or deter the construction of data centers. Over a dozen states have implemented tax break laws specifically designed to incentivize their development. The rapid expansion of data centers has also placed a strain on local utility and grid infrastructure. In all states with data center tax breaks, households who share utility and grid infrastructures with data centers have been pushed toward relying more on non-renewable energy sources and have experienced higher electricity rates.³⁶

States with existing tax breaks for data centers should consider adopting elements from the model laws described below. The strongest of these laws is the German Energy Efficiency Act.

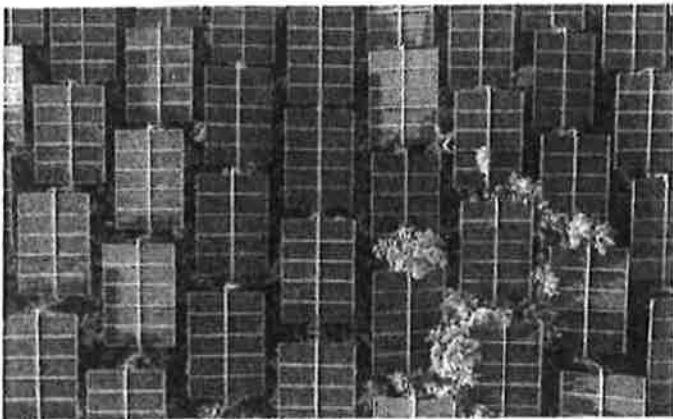


Photo credit: Thongsuk - stock.adobe.com

California SB 57: Data center tariffs

California's Ratepayer and Technological Innovation Protection Act would impose specific requirements on data centers to align with California's climate and grid reliability goals. By July 1, 2026, data centers would need to operate under a special tariff system designed to ensure they do not shift costs to other ratepayers. Data centers would also be required to enter into 12-

year binding contracts to cover transmission and distribution costs, with provisions for exit fees and insurance bonds to mitigate financial risks if they cease operations or underutilize energy. They would need to prepay for necessary grid infrastructure upgrades in exchange for expedited interconnection, with potential reimbursement over time. By January 1, 2030, 100% of electricity delivered to data centers would need to come from zero-carbon resources, without increasing emissions elsewhere in the western grid. The bill would define data centers as large-scale energy consumers which house servers and related equipment for data processing, storage, and distribution.³⁷

California SB 222: Data center energy usage reporting and modeling

California's SB 222 would mandate that data centers estimate and report the total energy used for developing "covered models" (AI models requiring significant computing power) to developers upon contract termination or request. Developers would be required to publish this energy usage data on their websites before commercial use or third-party availability. The bill would also require data center operators to annually report energy consumption and performance data to the California Energy Commission, including metrics on total energy use, efficiency, renewable energy usage, and energy used for AI development. The commission would set energy efficiency standards for data centers, prioritizing cost-effectiveness, technological feasibility, and alignment with California's greenhouse gas reduction targets, while requiring new or significantly altered data centers to incorporate load-management and demand response capabilities.³⁸

Virginia SB1234: Prohibiting data center costs from being passed on to customers

Virginia's SB1234 would establish a provision to regulate how costs associated with the construction or extension of electric distribution infrastructure for data centers are handled. The bill stipulates that no costs related to building or expanding such infrastructure can be allocated to or recovered from any other utility customer. This includes expenses for land acquisition tied to the infrastructure. This means that the financial responsibility for these costs must fall entirely on the data center or the entity benefiting from the infrastructure and cannot be passed on to other customers through their utility rates or charges. The provision aims to ensure that other customers are not burdened with the costs of infrastructure projects that primarily serve data centers.³⁹

Virginia HB2578: Retail sales and use tax for data centers

HB 2578 would expand eligibility requirements for their existing sales and use tax exemption by mandating that data centers purchase a certain percentage of their annual electric load from clean energy resources and demonstrate sufficient investment in energy efficiency measures that provide system-wide benefits. It would also require that backup generators meet specific emissions standards. It would require the Commission on Electric Utility Regulation to examine the cost and feasibility of data centers using non-diesel-fired, onsite backup and primary generation and report their findings to the General Assembly. The Department of Energy would be tasked with identifying opportunities for the beneficial use of data center waste heat, creating an interactive map of data centers and potential heat users, developing a strategic plan to accelerate heat reuse, designating an employee to lead these efforts,

and convening a stakeholder group to prepare a report for the General Assembly.⁴⁰



Photo credit: jeson - stock.adobe.com

The German Energy Efficiency Act

The German Energy Efficiency Act (Energieeffizienzgesetz, or EEffG) establishes a sustainable growth model for data centers. It mandates energy audits, performance standards, renewable energy use, and public reporting to drive sustainability and efficiency while supporting national energy transition goals. One major requirement is that large data centers must conduct regular energy audits to identify opportunities for reducing energy consumption and improving efficiency. The Act also mandates that data centers meet specific energy performance standards, encouraging the adoption of advanced cooling technologies, server virtualization, and other energy-saving measures. Operators of data centers are incentivized to use renewable energy sources, either through on-site generation or procurement from certified green energy providers. The Act further promotes transparency by requiring data centers to publicly report their energy usage and efficiency metrics. These provisions ensure that data centers contribute to Germany's broader energy transition

goals by minimizing their environmental impact while maintaining operational efficiency.⁴¹

Recommendation: Adopt the German Energy Efficiency Act model

States with existing data center tax breaks should adopt the German Energy Act model to most effectively deter the rapid expansion of data center construction. The act prioritizes the integration of renewable energy sources and imposes strict efficiency standards on data centers, ensuring that their growth does not disproportionately burden the grid or increase reliance on non-renewable energy. U.S. states that adopt similar provisions would require data centers benefiting from tax incentives to meet high energy efficiency benchmarks, invest in on-site renewable energy systems, and contribute to grid modernization efforts. This would not only mitigate the negative impacts on ratepayers but also ensure that data center growth aligns with broader climate and sustainability goals through renewable energy portfolio requirements.

One Step Further: Require new renewable energy production

To prevent the increased use of fossil fuels resulting from data center construction and operation, a policy should be implemented requiring data centers to produce or procure 100% of their energy from renewable sources. This mandate would ensure that data centers do not contribute to rising demand for non-renewable energy. To address the risk of data centers' monopolizing renewable energy supplies and shifting consumers onto fossil fuel-based grids, the policy should include a "renewable energy additionality" clause. This clause would require data centers to generate new renewable energy capacity (e.g., by building on-site solar farms or funding new wind projects) rather than relying on existing renewable infrastructure. This approach ensures that

data centers expand the overall supply of renewable energy rather than competing with consumers for limited resources. The policy should also include provisions for grid modernization and energy storage investments to stabilize renewable energy availability and prevent price spikes that could disproportionately affect consumers. By prioritizing both renewable energy procurement and expansion, this policy would support data center growth while safeguarding consumer access to clean energy.

If all else fails, repeal

If all other measures to manage the environmental and infrastructural impacts of data center growth prove ineffective, states retain the option to repeal tax breaks for future data center construction. Although repealing tax breaks would not encourage data center operators to prioritize sustainability, it would eliminate a policy that benefits companies at the expense of communities.

Policy Recommendation For States Without Data Center Tax Breaks

Do not enact data center tax breaks

For states that have not passed data center tax breaks, the most simple policy recommendation is to avoid implementing such incentives in the first place. Legislators should refrain from passing laws that grant tax breaks to data centers, as these incentives often fail to deliver promised economic benefits and impose significant costs on state and local budgets. Despite claims of job creation, data centers typically generate few permanent positions relative to the scale of public subsidy they receive. The high energy consumption and environmental impact of data centers can strain local infrastructure and undermine climate goals. Redirecting public resources toward initiatives with more substantial and equitable economic returns, such as education, workforce development, or renewable energy, offers a more responsible and effective use of taxpayer dollars.

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A.J. Anielski

From: A.J. Anielski
Sent: Monday, January 19, 2026 11:36 AM
To: Robert Ellick; Dorothy Willoughby; Jon Stout; Mark Hoskins
Subject: FW: DC Tax Est
Attachments: DC TAX ESTIMATE.xlsx

There was a bad calculation I missed in the winter. Here is the corrected version. Sorry for any confusion.

Also, Mark pointed out that \$1billion is the estimate for the cost of the project and not necessarily the taxable value. Dorothy, if you have any suggestions here please let me know. I assumed that once built the actual value would be anywhere from 75% to 150% more, and the taxable could then be estimated at half that amount.

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718

“Do what you can, with what you have, where you are.”
-Theodore Roosevelt

From: A.J. Anielski
Sent: Friday, January 16, 2026 6:52 PM
To: Mark Hoskins <markhoskins@bhhsmi.com>
Cc: Dorothy Willoughby <clerk@solontwp.org>; Robert Ellick <supervisor@solontwp.org>; Jon Stout <js@stoutgroup.net>
Subject: DC Tax Est

Good evening.

Mark asked for these, but I figured it would be helpful for all of us

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718

“Do what you can, with what you have, where you are.”
-Theodore Roosevelt

WINTER TAXES		
	Estimated Tax Value---->	\$ 1,000,000,000.00
TAXIING AUTH	MILLAGE	\$ BASED ON \$1 BILL TV

COUNTY - JAIL	0.74170	\$	741,700.00
COUNTY - JAIL	0.49140	\$	491,400.00
COUNTY - JAIL	0.04910	\$	49,100.00
COUNTY - JAIL	0.41340	\$	413,400.00
COUNTY - JAIL	0.24760	\$	247,600.00
SOLON TWP OP	0.76980	\$	769,800.00
SOLON TWP FIRE	0.46660	\$	466,600.00
TOTAL		\$	3,179,600.00

IFT TAX RATES			
SOLON TWP OP	0.384900	\$	384,900.00
SOLON TWP FIRE	0.233300	\$	233,300.00
KENT COUNTY	0.971600	\$	971,600.00
TOTAL		\$	1,589,800.00

TAXES = TAXABLE VALUE X (MILLAGE RATE/1000)

STANDARD SUMMER & WINTER TOTAL----> \$ 44,598,400.00

IFT SUMMER & WINTER TOTAL----> \$ 25,001,828.00

Dorothy Willoughby

From: A.J. Anielski
Sent: Tuesday, January 20, 2026 9:31 AM
To: Robert Ellick; Dorothy Willoughby; jon stout (js@stoutgroup.net); Mark Hoskins
Subject: Trump order for Data Center to cover power costs
Attachments: Trump May Force Tech Giants to Pay for Data Center Power Costs.docx

Trump May Force Tech Giants to Pay for Data Center Power Costs

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718

“Do what you can, with what you have, where you are.”
-Theodore Roosevelt

Trump May Force Tech Giants to Pay for Data Center Power Costs

The unprecedented move aims to quell concerns about data centers driving up energy costs.

Jan. 16, 2026 •

Jennifer A. Dlouhy and Naureen S. Malik, Bloomberg News, [TNS](#)

President Donald Trump and U.S. Northeast governors will direct the nation's largest grid operator to hold an emergency power auction that would force technology giants to pay for the construction of a fleet of new plants.

The unprecedented move aims to quell concerns about data centers driving up energy costs.

Under the initiative, the administration and governors whose states are supplied by PJM Interconnection LLC will direct the grid operator to hold a reliability power auction in which tech companies would bid on 15-year contracts for new electricity generation. If PJM goes along with the plan, it could be mammoth in scale, delivering contracts that would support the construction of some \$15 billion worth of new power plants, said a White House official granted anonymity to detail the approach.

The push — which will come in the form of a “statement of principles” signed by Trump’s National Energy Dominance Council and the governors of Pennsylvania, Ohio Virginia and other states — responds to growing worry about power demand far outpacing supply in the region managed by PJM, which serves more than 67 million people from the Mid-Atlantic to the Midwest.

And it seeks to address building tension over how the nation can supply electricity to power-hungry data centers seen as necessary to help win a global competition to dominate artificial intelligence without simultaneously hiking utility bills for American consumers.

Trump has repeatedly described power plants being built alongside data centers, and on Monday, he doubled down on the idea, insisting in a social media post that the big technology companies that build data centers must “pay their own way.”

“I never want Americans to pay higher Electricity bills because of Data Centers,” Trump said.

Cost-of-living concerns are already weighing heavily on Republicans’ bid to maintain control of the House and Senate in this November’s elections. While Trump has stressed the plummeting cost of oil and gasoline since he took office last January, electricity prices have climbed due to rising demand — and there’s a building backlash against data centers that are fueling the surge.

The average U.S. retail price for electricity gained 7.4 percent in September to a record 18.07 cents per kilowatt-hour, the biggest gain since December 2023. Residential prices have jumped even higher, rising by 10.5 percent between January and August 2025, marking one of the largest increases in more than a decade, according to the National Energy Assistance Directors Association.

The action Friday is being cast as a one-time emergency intervention into the PJM market, necessary because of the rapid rise in electricity prices in the Mid-Atlantic. The Trump administration and governors will urge the grid operator to return to market fundamentals after the acute problem is addressed, the White House official said.

Yet representatives of PJM will not be in attendance when the plan is laid out Friday. "We don't have a lot to say on this," PJM spokesman Jeffrey Shields said by email. "We were not invited to the event they are apparently having tomorrow and we will not be there."

The White House did not immediately respond to requests for comment about its interaction with the grid operator.

The administration's prescription for PJM is what's known as a reliability backstop auction — something the grid operator already envisioned in the wake of repeated failed sales. But the administration and governors' plan would mean holding the emergency auction right away after one clear failure — with unusual terms meant to foster a wave of rapid, new construction and the only bidders being data center owners and operators.

While PJM currently holds auctions procuring electricity supplies for a 12-month period, the sale encouraged by Trump and governors would involve 15-year contracts, with start-up times for the new power plants likely staggered. The White House and governors are urging PJM to hold the special one-time auction by the end of September. Tech giants would pay for the prices locked in for the duration whether they use the power or not. This auction sets payouts to generators, which would also get paid for real-time electricity that they produce.

"It sounds like a significant improvement and a logical extension of bring-your-own new generation," Joe Bowring, president of PJM's independent watchdog Monitoring Analytics LLC, said in a telephone interview.

The approach would provide secure revenues for years in a market notoriously known for price volatility and generator bankruptcies.

"While a 'statement of principles' doesn't appear to include a legal mandate for PJM to act, pressure from the Trump administration and a bipartisan coalition of PJM states is very likely to motivate a considerable response" from the grid operator, said Timothy Fox, with the research firm ClearView Energy Partners.

This plan also could fast track the development of natural gas generation and potentially nuclear plants by guaranteeing revenues — and profits — specifically to support data campuses needed to deploy artificial intelligence. PJM is already home to the world's biggest concentration of data centers, in northern Virginia, and is expecting peak demand across the 13-state eastern U.S. system to jump 17 percent by 2030 from this year's high.

The approach could benefit larger tech companies at the expense of smaller firms.

Amazon.com Inc., Alphabet Inc.'s Google and Microsoft Corp. are less exposed to electricity price fluctuations since they can pass those costs on to customers, said Gil Luria, analyst at DA Davidson & Co. However, dozens of smaller companies, including Nebius and CoreWeave that offer artificial

intelligence infrastructure to cloud-computing companies on multi-year contracts, could be more exposed to big price swings since they are on the hook to absorb higher electricity costs, he said.

“If they have to pay more for electricity, their margins will get squeezed,” Luria said.

The effort had the potential to help PJM tackle a significant roadblock: improving the accuracy of its forecasts for demand growth. With tech giants paying for the power plants they need, the approach could weed out speculative projects that have skewed demand growth projections.

The involvement of governors -- including at least one Democrat, Pennsylvania’s Josh Shapiro -- is seen by the Trump administration as helping to anchor the effort, since state policies have driven recent changes in the power mix, including the retirement of coal and gas plants. The initiative is also seen aiding hyperscalers by ensuring reliable power supply, and it could be a model for other parts of the country, the White House official said.

Governors are committing to implement and assign these costs to the data centers, ensuring the price of these new power plants doesn’t land on the average household, the White House official said.

The AI boom, in many ways, is taking place at the best and worst time for America’s aging power infrastructure. Soaring demand is straining grids already taxed by extreme storms and an overhaul of how power is flowing to homes. The data-center buildout now threatens to drive up household power bills that were already at record levels.

It isn’t just a PJM problem. Almost all U.S. power grids will lack spare capacity by 2030, while consumers saw an average inflation of 9 percent in their utility bills over the previous two years, according to Goldman Sachs Group Inc.

PJM’s auctions have emerged as a political flashpoint in the national debate about affordability after prices reached record levels in 2024. Although Pennsylvania’s Shapiro struck a deal with PJM to cap prices in future auctions, costs hit new highs in two subsequent sales.

The most recent auction, in December, also fell 6.6 gigawatts short of supplies, which PJM blamed on the frenzy to build massive data centers.

PJM is now being asked to extend the price cap through this year, the White House official said.

While the statement of principles being signed Friday isn’t a binding legal document, administration officials have discussed the plan with a host of stakeholders, from PJM executives and state officials, to utilities, power-plant developers, Wall Street and the hyperscalers building these data centers, the official said.

The action comes just before a Monday deadline for PJM to respond to the Federal Energy Regulatory Commission about its plan going forward. And the expectation is that the auction plan will be included in PJM’s reply to FERC. The bipartisan agency would need to approve the measures.

(With assistance from Spencer Soper.)

Dorothy Willoughby

From: Mark Hoskins <markhoskins@bhhsml.com>
Sent: Tuesday, January 20, 2026 11:04 AM
To: A.J. Anielski
Cc: Robert Eilick; Dorothy Willoughby; Jon stout (js@stoutgroup.net)
Subject: Re: [External] Trump order for Data Center to cover power costs

Good info to know!

Mark

On Tue, Jan 20, 2026 at 9:31 AM A.J. Anielski <treasurer@solontwp.org> wrote:

[Trump May Force Tech Giants to Pay for Data Center Power Costs](#)

A.J. Anielski

Treasurer

Solon Township, Kent County

15185 Algoma Ave. NE

Cedar Springs, MI 49319

treasurer@solontwp.org

616-696-1718

“Do what you can, with what you have, where you are.”

-Theodore Roosevelt

Mark Hoskins
Realtor
Berkshire Hathaway HomeServices Michigan Real Estate

From: A.J. Anielski
Sent: Wednesday, January 21, 2026 1:30 PM
To: Robert Ellick; Mark Hoskins
Cc: Dorothy Willoughby; Jon Stout
Subject: FW: [External] Now You Know LIVE Webinar - P&Z: NIMBY is Not an Option, Now What? (members only) Confirmation
Attachments: 20260121_123557.jpg; 20260121_123759.jpg; 20260121_123853.jpg; 20260121_124002.jpg; 20260121_124246.jpg; 20260121_124421.jpg; 20260121_124504.jpg; 20260121_124539.jpg; 20260121_124605.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Bob,

This webinar was very informative, and the attorney clearly pointed out that a moratorium could **not** be placed on Data Centers the way it is being prompted for the planning commission meeting. She also pointed out that the planning commission does not have the authority to execute such a moratorium. She did refer everyone back to their attorney for individual cases, but did specifically answer my question. The recording will be available in the next 2-4 days. You may want to contact Ross in advance and briefly review for a clear process so neither the planning commission or the board wastes it's time and there will be a brief legal explanation for the public if it is confirmed that this can not go through as presented.

I've attached slides from the presentation. I'll send a follow up with the remaining screen shots...

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718

"Do what you can, with what you have, where you are."
-Theodore Roosevelt

From: service@michigantownships.org <service@michigantownships.org>
Sent: Wednesday, January 21, 2026 10:33 AM
To: A.J. Anielski <treasurer@solontwp.org>
Cc: A.J. Anielski <treasurer@solontwp.org>
Subject: [External] Now You Know LIVE Webinar - P&Z: NIMBY is Not an Option, Now What? (members only) Confirmation



Thank you for registering for the next installment of MTA's live webinar series, **Now You Know LIVE Webinar - P&Z: NIMBY is Not an Option, Now What? (members only), scheduled for Wednesday, January 21, 2026 at Noon.**

There's one more step to complete your registration. Use the link below to register for the live Zoom session, then you'll receive a final confirmation with your login link and password. Please do not share your link with others. Each viewer must be registered separately so we know who's participating in our live events.

IMPORTANT: IF YOU WISH TO VIEW THE LIVE WEBINAR, YOU MUST CLICK HERE AND COMPLETE THE ZOOM FORM TO BE SENT A PERSONALIZED LINK!

If you're new to Zoom or need assistance with joining the webinar, visit <https://michigantownships.org/learning/virtual-event-help> for troubleshooting tips.

Not planning to watch live? No need for further action! A separate email will be sent when the on-demand version is available, typically 2-4 business days following the live stream.

Please note that each registrant must have an email address on file in order to gain access to MTA's on-demand webcasts. To add an email address for another registrant from your township who does not yet have an email on file, please send a request, including the name and email address, to tonia@michigantownships.org.

We are delighted you are taking advantage of this opportunity to gain knowledge and learn new ways to serve your community.

Happy Learning!
The MTA Knowledge Center

Now You Know LIVE Webinar - P&Z: NIMBY is Not an Option, Now What? (members only) Confirmation

Thank you, A.J.. We appreciate your registration for our Now You Know LIVE Webinar - P&Z: NIMBY is Not an Option, Now What? (members only) on 01-21-2026.

What: Now You Know LIVE Webinar - P&Z: NIMBY is Not an Option, Now What? (members only)
When: 01/21/2026 12:00 PM - 01/21/2026 01:00 PM Eastern Standard Time
Where: Virtual

Attendees

Registrant Name: A.J. Anielski
Solon Twp. (Kent Co.)

This email has been scanned for spam and viruses by Proofpoint Essentials. [Click here](#) to report this email as spam.



+ What if Our Zoning Ordinance Does Not Include a Land Use?

25

It's common for people to think that, if you don't have a specific land use in the zoning ordinance, that it's a "there's no rules!" situation.

It is the opposite. If the zoning ordinance does not provide for a land use, then it is not allowed.

BUT if a new (or new to you) use comes up, **you cannot simply refuse** to provide for it in your ordinance.

Note that there is no specific statutory authority in Michigan for a "moratorium" on approvals for a land use that isn't already in the zoning ordinance. But a township may take a "reasonable" time to develop appropriate zoning ordinance provisions for a new use (which may also require amendments to the master plan) before addressing applications for that use. **USE ONLY PER YOUR ATTORNEY!!!!**





+ The “Exclusionary Rule”

27

- A product of the 1970s...
- Based on decisions in northeastern states regarding housing
- Concerns that newly developing communities would exclude low- and moderate-income families while pursuing goals such as achieving a higher tax base or aesthetically pleasing development.
- In Michigan, the rule was first articulated in *Kropf v City of Sterling Heights*, 391 Mich. 139 (1974), where the Supreme Court stated that “[o]n its face, an ordinance which *totally* excludes from a municipality a use recognized by the constitution or other laws of this state as legitimate also carries with it a strong taint of unlawful discrimination and the denial of equal protection of the law as to the excluded use.”



+ The “Exclusionary rule”

28

- A township cannot **simply prohibit** a lawful land use **UNLESS**:
 - There is **no appropriate land area** in the township where that use can be built or used (*i.e., completely built out suburb with no land available that has sufficient “fall zone” area to support large industrial wind turbine*)
 - **OR**
 - You can convince a court that the use has already been sufficiently provided for in your township or the area (**no “demonstrated need”**).
 - **DO NOT do either without specific direction from the township’s attorney FIRST!**



Hopefully, we've made the point...

30

- The question is not whether we “like” a new (or new to us) land use, but instead:
 - How can we make it work with our existing and planned for land uses in the Zoning Ordinance and Master Plan?
 - How can we make it work with our township’s planned “character” as identified in the Master Plan?
 - How can we minimize potential nuisances through:
 - Location near compatible uses and away from incompatible uses
 - Special use classification
 - Requirements dealing with hours of operation, traffic, noise, smells, remediation ...?



+ What is a master plan?

- The **Master Plan** is also sometimes referred to as “Comprehensive plan,” “Future land use plan,” “General plan,” “Community development plan,” “Growth management plan,” etc.
- It states **recommendations for physical development of the township in line with township’s “character” and existing uses.**
- **BUT it also provides the legal basis and support for the Zoning Ordinance and for determining the Future Land Uses** for different zoning districts or parcels
- It may project 20 years or more into the future, but **MUST** be reviewed--and updated, if necessary--at least every 5 years.
- IF a **new use** appears and your township hasn't included it in the Zoning Ordinance or the Master Plan Future Land Use Map, **the township will need to address and probably update both.**





Catherine Malinaeipt

+ What is a master plan?

32

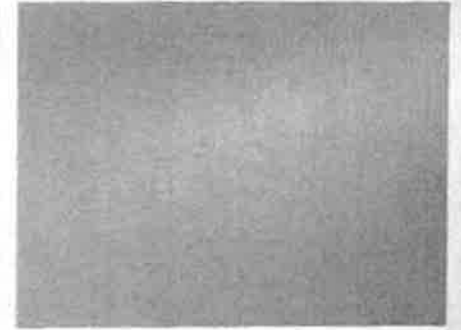
- Master plans should be updated regularly to reflect changes in population, demographics (age, family size, income), housing, **new land uses** and other factors impacting the township's future needs.
- If the PC and township board do not consistently update and follow the master plan, it is hard to use it to defend zoning actions.
- AND it is harder to be able to respond quickly to new uses.





What is a zoning ordinance?

- A **township law** establishing land development districts and regulating land development.
- Adopted to protect the public health, safety and general welfare.
- Also to accomplish the policies in the master plan regarding land uses.
- The zoning ordinance **MUST** be based on the master plan (MCLs 125.3203 and 125.3833)





+ Master plan & zoning ordinance

34

- The **master plan** is a statement of policy.
- The **zoning ordinance** is a township law.
- The **master plan** refers to future available land uses.
- The **zoning ordinance** identifies currently available land uses.
- The **zoning ordinance** is a tool to carry out the dictates of the **master plan**.
- Once a master plan and zoning ordinance are adopted, **all future rezoning decisions and changes must be consistent with the master plan and the zoning ordinance.**



35

Who's On First...?

Who makes the decisions dealing with a new
(or new to you) land use?



From: A.J. Anielski
Sent: Wednesday, January 21, 2026 1:31 PM
To: Robert Ellick; Mark Hoskins
Cc: Dorothy Willoughby; Jon Stout
Subject: remaining screen shots
Attachments: 20260121_124617.jpg; 20260121_124708.jpg; 20260121_124806.jpg; 20260121_124924.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

A.J. Anielski
Treasurer
Solon Township, Kent County
15185 Algoma Ave. NE
Cedar Springs, MI 49319
treasurer@solontwp.org
616-696-1718

“Do what you can, with what you have, where you are.”
-Theodore Roosevelt



Who Decides How a Township Will Handle a Land Use?

36

- The township board. Yes, the **township board**. Not the planning commission.
- The township board **adopts** township ordinances, including the **zoning ordinance**.
- The township board makes all **amendments** to the zoning ordinance.
- So, at a minimum, the board will vote on whether to approve or disapprove (or change or send back) any amendment to the zoning ordinance submitted by the planning commission.
- The township board may also reserve **final approval of the Master Plan** to itself.



+ Who Decides How a Township Will Handle a Land Use?

37

- The township board.
- A lot of confusion about who “drives the bus” for the zoning ordinance comes from the fact that the law discusses the process of adopting or amending the zoning ordinance from a mechanical perspective: “Step one, planning commission develops draft language...”. But that is the planning commission in its “administerial” role—developing language for the township board to consider.
- The planning commission DOES make (or recommend) zoning policy decisions in its role of drafting/revising the Master Plan—specifically in identifying Future Land Uses. But it DOES NOT have the final say on the zoning ordinance (and does not have final say on the master plan, if the board has reserved final approval).



Image AI-generated. Dogs do not drive buses. But wouldn't it be cool if they did?



Who Decides How a Township Will Handle a Land Use?

38

- When a new (or new to you) use appears, the township board should work with the planning commission to coordinate from the start!
- The **ex officio PC member** (township board member on the PC) and the **PC chair** are the **liaisons** (“go-betweens”) responsible for keeping BOTH the township board and the PC updated on where things are going and what the township board wants.
- **Regular communications and reports between the board and PC are required.**
- Board members should **NOT** go to PC meetings and vice versa—you might create a quorum (OMA violation).
- **Yes, you should know what the other is doing, but that’s why you have the “go-betweens”!**



+ Who Decides How a Township Will Handle a Land Use?

39

- To avoid unpleasant surprises (and waste of time and money), **the township board should direct the planning commission early on in how a new land use should be provided for in the zoning ordinance.**
- This could be right from the start—but more likely it is **the township board directing the PC to start researching and working with planner and attorney to provide recommendations to the board** of the options.
- Then **the township board can give specific direction to the PC** to develop draft language and, at some point, schedule a public hearing.
- **It is not a perfect world, and changes in board membership, laws and other factors can mean that approaches on a proposed use may change. Communications between the township board and PC are key!**



Robert Ellick

From: Brent Case <Case8@rightplace.org>
Sent: Wednesday, November 19, 2025 9:59 AM
To: Robert Ellick
Cc: Allen G. Bacon
Subject: [External] Consumers Energy / Solon Township introductions

Bob,

I wanted to introduce you to my primary contact at Consumers Energy, Al Bacon.

Allen Bacon
Principal External Engagement Mgr.

Cell: [REDACTED]
Email: allen.bacon@cmsenergy.com
Website: Economic Development | Consumers Energy



Al can coordinate a time to come talk with you and some of your board members about the energy supply and alleviate concerns about potential rate spikes.

Al, Bob Ellick is the supervisor at Solon Township and is interested in learning more about Consumers energy production strategy to serve the growing demand in the market.

I'll let you two take it from here.
Thanks,

Brent



Brent Case, CGBP

Vice President, Business Development

[REDACTED] caseb@rightplace.org

rightplace.org

[25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](http://25OttawaAveSW.com)



We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.



Counting the ways you can *count on us*

Powering Communities 101
January 2026



Consumers Energy
Count on Us



6.8 Million

Michiganders count on us for service



8.1 Thousand

Workforce consisting of employees and contractors

Company was Founded in 1886



96,637 Miles

of electrical distribution lines

7,016 Megawatts

of generating capacity



28,368 Miles

of natural gas distribution pipeline

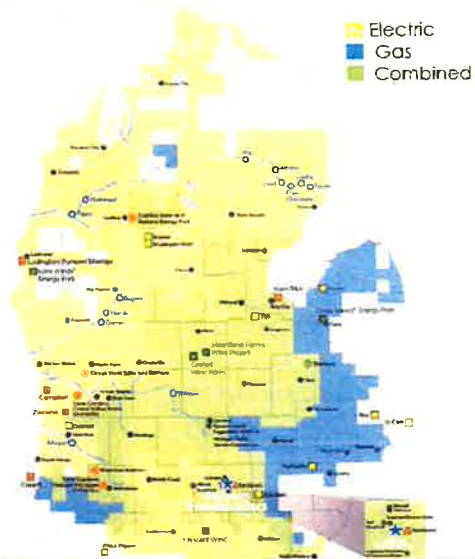


Electric & Natural Gas Systems

1.6
MILLION POLES

1,098
SUBSTATIONS

96,637
LINE MILES



15
GAS STORAGE FIELDS

105
CITY GATES

28,368
PIPELINE MILES



Reliability Roadmap

Powering the moments that matter most

Goals

- All customers have power restored within 24 hours, no matter the weather.
- No single outage affects more than 100,000 customers.

How we do this

- More strategic tree trimming
- Infrastructure upgrades
- Automatic Transfer Loops
- Strategic undergrounding

We plan to invest +\$1 billion to upgrade the power grid and improve reliability through 2028.

Customer at the Center

We promise to deliver energy that is:

- **Safe:** Protecting people, property, and communities.
- **Affordable:** Managing costs while investing in the future.
- **Reliable:** Keeping the lights on and operations running, no matter the conditions.
- **Clean:** Transitioning to a low-carbon future with care.
- **Equitable:** Ensuring access and fairness across all communities we serve.



Our Customers...



Residential Customers

6.8M residents across the lower peninsula
Diverse ages, income levels, and backgrounds



Small to Medium Sized Businesses

335,000 businesses
Examples: local shops and restaurants to school and churches



Large Businesses

12,000 businesses
Examples: Automotive & Manufacturing; Healthcare & Life Sciences; Agriculture & Food Processing

Committed to West Michigan

300,000+

customers in the greater Grand Rapids Region

Kent County (2024)

- **Paid \$25M** in property taxes
- **Spent \$104.7M** with area businesses
- **Gave over \$1.1M** in charitable donations
- Over **460 employees** in the county



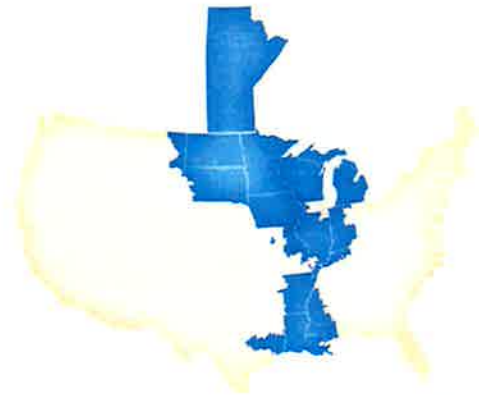
Making West Michigan a Better Place to Live, Work and Play.

Utilities 101: Why Regulation?

- Public interest
- Prevents infrastructure overbuilding
- Capital intensive - economies of scale
- Cultivates customer protections
- Regulatory compact
- Safe and reliable energy

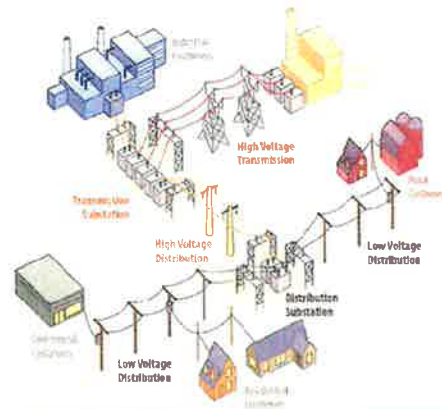


Energy Resources and Distribution System Overview



Midcontinent Independent Systems Operator (MISO) Capacity and Support

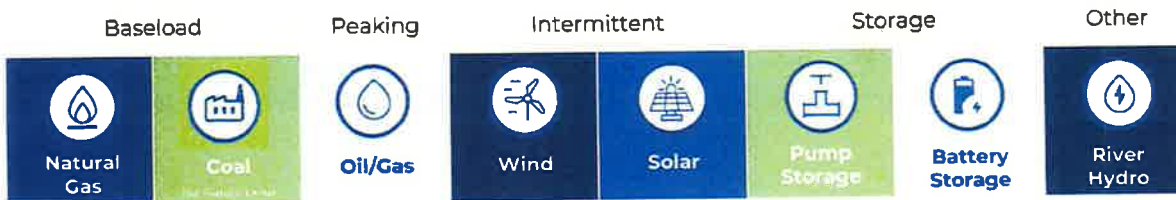
Our robust energy supply is backed up by even more capacity—203 GW of pooled capacity through MISO



Generation, Distribution, and Transmission

We're investing big in pipes, wires and infrastructure that deliver the reliable energy all customers expect and deserve.

Resource diversity is key to meet the evolving energy landscape



Our Supply Plan included the purchase of the Covert Generating Station, a 1,200-megawatt, natural gas-fueled facility we began operating in June 2023.

Along with our current natural gas power plants in Zeeland and Jackson, Covert is supplying reliable, on-demand electricity to meet Michigan's energy needs when renewables and other sources are not available.

"We want our customers to know they can **count on us to develop new sources of energy as Michigan continues to grow.** We can meet their needs with reliable energy produced right here in our state"

Sri Maddipati, President of Electric Supply

Ready for Business

Michigan Energy Law Framework

- Integrated Resource Plan – 20 years
- Ensures long-haul capacity to serve our customers

Midcontinent Independent System Operator (MISO)

- Pool of resources from 15 U.S. states
- Transmission capacity into Michigan

Serving Data Centers and Industrial Customers

- Delivering speed to market, affordable solutions and reliable energy
- Tapping demand response and diverse supply to meet increased energy demand



1 Robust Supply

- Natural gas generation
- Renewables, added incrementally as needed
- A flexible mix of owned and contracted resources

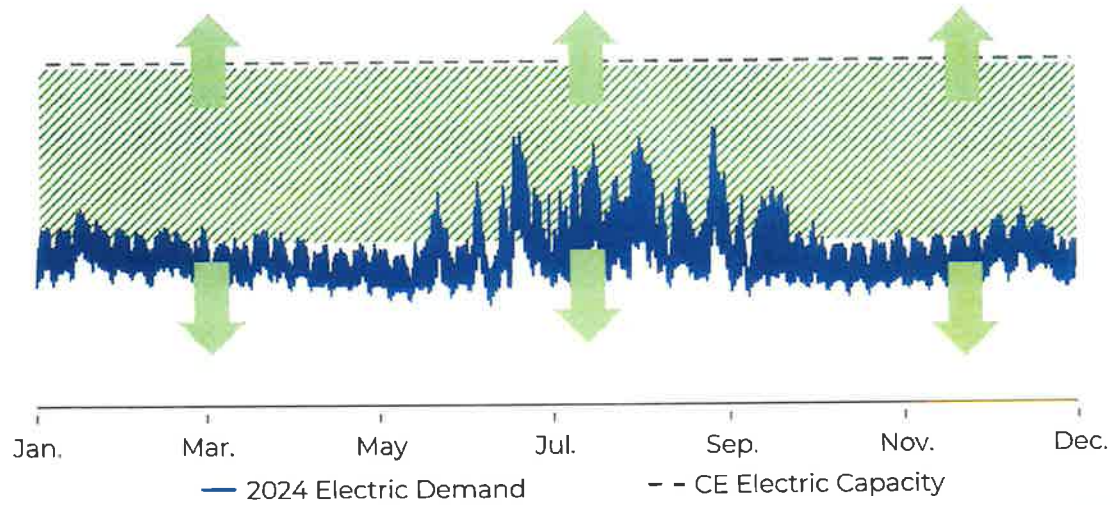
2 Integrated Resource Planning

- Built-in energy demand forecasting for large customers
- New Integrated Resource Plan (IRP) filing expected in June 2026

3 Reliability Roadmap

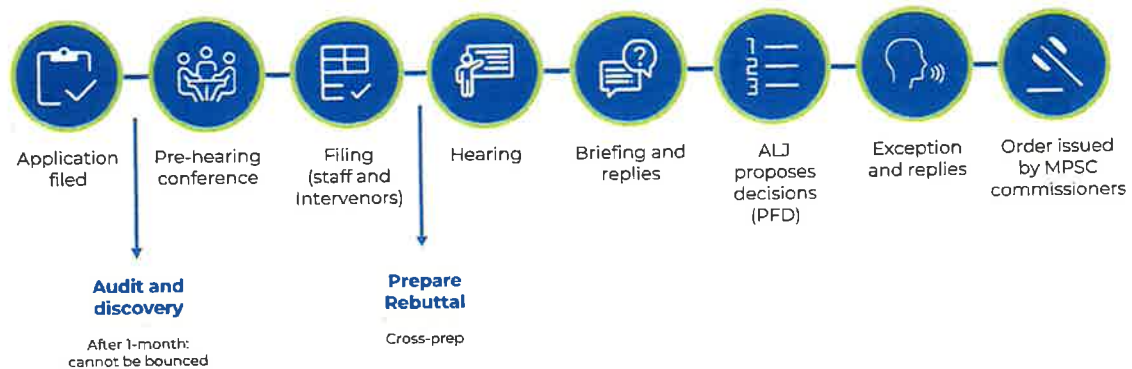
- Investing \$9 billion to strengthen and modernize the grid
- Goals:
 - ✓ All power restored within 24 hrs. of every outage
 - ✓ No more than 100,000 customers out, no matter the weather

2024 Consumers Energy Electric Demand

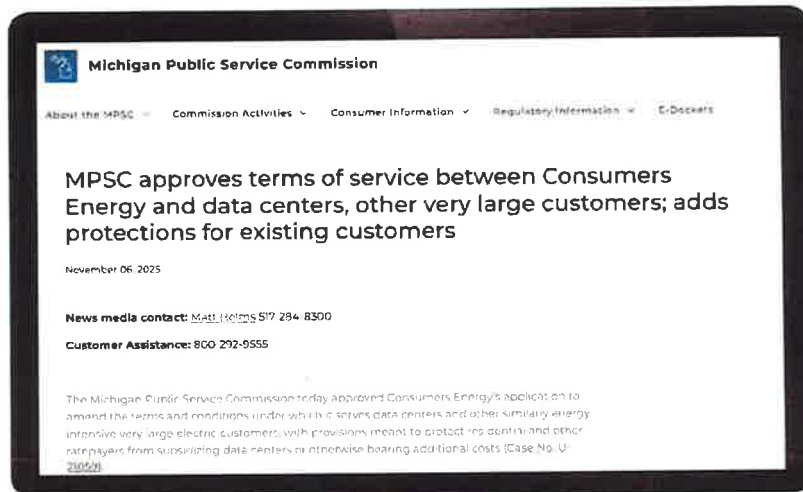


Rate Case Regulatory Proceedings

A 10-month process that ensures fairness, transparency, service quality and long-term reliability for customers



Customer Protections



Data centers:

Rumor:

Data centers will require more power than Consumers Energy can produce.

Reality:

Consumers Energy has capacity today and will add resources to support data centers as they come online.

Rumor:

New data centers will negatively affect reliability.

Reality:

Data center load is projected to ramp up into the 2030s and is already factored into our 20-year Integrated Resource Plan (IRP).

Rumor:

Data center infrastructure costs will increase customers' bills.

Reality:

Data centers won't raise rates. Large customers will pay their fair share of infrastructure and supply costs.



Counting the ways
you can **count on us**



*******DRAFT*******



Solon Township Hall
15185 Algoma Avenue NE
Cedar Springs MI 49319
616-696-1718

**Minutes of the Meeting of the Solon Township Board of Trustees
January 12, 2026 @ 7:00 p.m.**

Meeting called to Order by Supervisor Ellick @ 7:00 p.m.

Members Present: Robert Ellick, Dorothy Willoughby, Mark Hoskins, Jon Stout, and A.J. Anielski

Members Absent: none.

Also Present: Several members of the public were present, including but not limited to: Al Damsgaard, Jon Nix, Tina Anderson, Toni McArthur, Ellie Stone, Brian Creveling, Zack Wahl, Mark Labaar, Joshua Bird, Rich Modliszewski from Dermondy, Randy Threland from The Right Place, Liz Clifford, Valerie Gates, Andrea Slater, Justin Edmonds, Andrew Lang, Robin Hamilton, Mary Coonen, Denise Merrill, Mary Damsgaard, Rebecca Smallwood, Chris Curless, Jon Words, Gerald Skelonc, Jule Baker, Mike Running, Katie Covey, Toni McArthur, Justin Edmonds, Sherri Labaar, Christie Skutt, Carabell, Mary McHugh, Erin Hayes, Keith Sawade, Scott Carey, Joe Vandenberg, Hal & Vicki Babcock, Rick & Tanya Sevey, Jon Tilbert, Dale Bradley, Ron Perrin, Rich Hays, and Jeff Wright.

Pledge of Allegiance and Invocation

Public Comment on Agenda Items: none.

Approve Agenda

A motion was made by Anielski to approve the agenda, seconded by Stout. The motion carried 5-0.

Approve Consent Agenda

A motion was made by Willoughby to approve the consent agenda, seconded by Hoskins. The motion carried 5-0.

- a. Approve minutes from Board Meeting – December 8, 2025
- b. Approve minutes from Staff Meeting – January 7, 2026
- c. Approve Bill List
- d. Clerk’s Rev/Exp Report & Balance Sheets

Committee Reports

Cedar Springs Public Library: No update.

*******DRAFT*******

Cedar Springs Area Park & Rec: Issuing yearly invoice shortly. Have Daddy/Daughter dance coming up on February 7th, a Mother/Son nerf night, and a Senior night program.

Old Business none.

New Business

- **Fire Department Preventative Maintenance SCBA Quote:** A motion was made by Stout to approve the quote for \$1,045.00, seconded by Willoughby. Motion carried 5-0.
- **Kent County Road Commission Dust Layer Invoice:** A motion was made by Hoskins to approve \$9,865.00 for the dust layer invoice, seconded by Anielski. Motion carried 5-0.

Discussion Items: none.

Correspondence

Trustee Stout: none.

Trustee Hoskins: none.

Clerk: none.

Supervisor: The Township has not received any application for a data center in the Township.

Treasurer: none.

Additional public comments:

Al Damsgaard: Had question on what land they're scoping out, what it's zoned, what size is the land in question, how far from the subdivision, and if the township has an application. Spoke to concerns regarding water and electricity.

John Nix: Stated everyone was here to stop this. How can Solon stop this? What zoning will stop them...it would need to be re-zoned.

Tina Anderson: What cautions to prevent PFAS? We don't want another Rockford. It causes cancers, Parkinsons and auto immune diseases. I hear they're noisy, it'd violate the noise ordinance.

Toni McArthur: Haven't looked into data centers until today. Has land been sold? Husband has done water systems on data centers and there are two kinds: closed & evaporative using 1.3 million gallons a day. Other centers take from Lake Michigan. Worried about water.

*****DRAFT*****

Ellie Stone: Spoke about hazardous pollutants, states she lives near the proposed location. 1300 premature deaths by the end of the decade tied to data centers. Noise pollution concerns, water usage of 3-7 million gallons a day, and chemicals in the water.

Brian Creveling: I'm pro Trump but I'm against him on this issue. We need to stand ground on pre-requisites to prevent them from going through, use millions of gallons a day, pollutants, noise, increased sickness. Life expectancy for a center is 15-20 years, doesn't add jobs and lowers property values. Suggests two Board members against one and two residents against one go to see a center.

Zach Wall: Facts are what carry weight. I don't want to see a data center here, but I'm going to do my homework. Where does this benefit the residents of Solon Township?

Mark Labaar: Has environmental concerns. Has seen one in the U.P. and there aren't any animals in the area due to the high frequency noise. There're not enough sound barriers, anyone in ear shot has decreased property values.

Joshua Bird: The Board seems to suggest we are powerless to do anything. Asked who was there to answer his questions.

Rich Modliszewski (Dermody Group): Works with The Right Place to identify sites. Will address all questions in due time. Have no plan to submit an application at this time. Will set up education meetings.

Liz Clifford: Has been working with computers since 1987. Not in favor of them, need to make poison pills to make sure data center doesn't go in, i.e. moratorium, don't re-zone, make sure any one company in the township can't use double the water of the highest current use.

Valerie Gates: Didn't like comment that packing the room isn't productive. This meeting never would have happened in Algoma Township.

Andrea Slater: What's the next step? The Planning Commission meetings are every 4th Wednesday at 7:00pm. Once application is submitted, what happens next? What communication do we have? Hearing notice will be under Notices on homepage of website.

Justin Edmonds: Michigan has law that reads vaguely that they pay for all the infrastructure.

Andrew Lang: These companies looking to build are some of the largest in the world. We need to force them to meet better standards.

Robin Hamilton: Very concerned as this will be in my backyard. Asked about 800-1000 acres? Looking at multiple parcels? Does this mean multiple centers?

Mary Coonen: Read online that you first heard about it in July? How many are in U.S.? 5400 in U.S. It's too close to town and to residents.

*****DRAFT*****

Denise Merrill: I don't see a lot of transparency. These things are environmental nightmares.

Mary Damsgaard: We all agree, we don't want this data center. What website? What email? We need to keep each other informed.

Rebecca Smallwood: Started a Facebook page Stop Solon Township Data Center. I feel like we aren't getting information.

Chris Curless: I've been through hearings before like in 2007 regarding a noise ordinance. You've got to keep coming. Right on Solon's website it says "Welcome to Solon Township, a vibrant community nestled on Kent County's northern edge and home to the scenic Fisk Knob. Thanks to convenient access via US-131, we've grown while maintaining our charming rural character, attracting new homes and businesses. Our residents cherish the beautiful lakes, streams, and the Rogue River State Game Area, alongside a rich agricultural heritage. Come experience the warm, welcoming atmosphere and enjoy the perfect blend of peaceful living and easy connectivity to Grand Rapids.

John W: Do we know who?

Gerald Skelonc: Wants to know how many people here have kids. How fast do you want info on kids' health?

Jule Baker: Moved here in 2014. Never thought this would come to our back yard.

Mike Running: Proposed location is my front yard. If curious, I handed out 50 copies of a report from U of M. If closed system is proposed, get it in writing. Do your own research.

Katie Covey: Asked Rich if he would move his family next to a data center.

Toni McArthur: Asked Rich if he lived in Michigan. She lives in Pierson Township, but her daughter goes to Cedar Springs schools.

Mark Hoskins spoke to the rezoning of 17 Mile.

Justin Edmonds: How long have you been working on the rezone? Whose idea was it to start the re-zone?

A question was asked about if we can operate these meetings online?

Mark Hoskins: The Moore's own a large chunk of the proposed property. They are going to sell...do you want 700 homes there? Majority: "Yes!"

Sherri Labar: I live two miles from the data center. You're saying there are little options for the Moore property. Divide it up.

*******DRAFT*******

Christie Skutt: From out of town. Used to live here. Had been drinking contaminated water for two years and wasn't notified of PFAS in water. Once Microsoft comes in there'll be pollution, poor health, they'll take more property, can go underground and take minerals. Disappointed in State of Michigan. AI is not the answer.

Katie Covey: How far towards Algoma is the proposed area?

Denise Merrill: These things poison the earth. Do you want your children to have an earth left?

Ellie Stone: She's heard a lot of people speaking up for their children and grandchildren. I'm speaking for my age group, we don't see a value in AK> People won't move here if we have a data center.

Josh Bird: Wants to talk to Rich after. When they look for opportunity, they look for resource rich and little political resistance. This isn't even the beginning.

Carabel: Closed on house two weeks ago. Bob, you've worked on the board for 22 years. I think you've really got to care to be on a board. I'm encouraged to see the people riled up. All I see is stone wall from the board.

Chris Curless: If some people do think it's progress... what is that?

Robin Hamilton: What might it take for the Planning Commission to say no?

Toni McArthur: Asked Rick Sevey questions regarding his farm.

Mary McHugh: This will take from freshwater lakes in this area. Our children deserve fresh water.

Erin Hayes: I think we can all agree this earth is a gift. Please don't look at facebook, look to the facts. I hope to God this doesn't go through.

John Nix: Can we stop it from being re-zoned?

Robin Hamilton: What will it take to get a moratorium?

Motion to adjourn by Anielski, seconded by Hoskins. Motion carried 5-0. **Meeting adjourned @ 8:51 p.m.**

Board Meeting
January 12, 2026

*****DRAFT*****

NEXT MEETING: February 9, 2026.

Robert Ellick

From: Randy Thelen <randy.thelen@rightplace.org>
Sent: Monday, January 26, 2026 8:08 PM
To: Robert Ellick
Cc: Brent Case; Donna Ford
Subject: [External] Invitation to Data Center luncheon on Friday

Bob,

As you and your Board and Planning Commission continue to gather information on the pro's and con's of data centers, I would like to invite you, the Solon Township Board, and Planning Commission to a lunch at The Right Place this Friday at noon. Due to space limitations, please keep attendees from the Township to no more than five people. We will be joined by a number of state elected officials, as well as officials from Gaines Township, Lowell Township, and Kent County. We will have lunch available and will do our best to keep the meeting to one hour—noon to 1p. The agenda is as follows:

- **Welcome**
- **Data Center Industry Overview** - Dan Watts, CEO of US Signal, a data center company HQ'd in Grand Rapids. He will explain the industry, its history, and this moment of rapid expansion.
- **Data Center Projects** - Randy Thelen, CEO of Right Place, regional economic development organization. He will walk through the projects before the communities, what concerns are being raised, how those concerns may be addressed, and what benefits should be considered.

Please let me and Donna know of anyone who wishes to attend.

Randy



Randy Thelen

President & CEO

616.771.0325 randy.thelen@rightplace.org

rightplace.org

25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503



We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.