

## TO THE RESIDENTS OF BOULDER CITY FROM TS2,

As most of you know, TS2 filed a Land Management Plan application seeking to allow for the use of an 88-acre parcel in the Eldorado Valley for data center development. This is a parcel where TS2 already has a lease option to build a solar + storage facility. The response to the data center proposal by some residents has been spirited and vocal and has raised valid concerns that we are addressing to offer a beneficial outcome for all.

### WE LISTENED TO YOUR FEEDBACK

- TS2 conducted extensive community outreach (public meetings, open houses, community groups, individuals) to gather your input regarding the data center proposal.
- Residents shared concerns regarding water use, electricity rates, air quality, noise and light pollution, heat generation, and transparency of the process.
- As a result of your feedback, TS2 has made significant changes to its initial proposal, and as the proposal progresses, we will further improve our plan for a data center that not only addresses all concerns but also creates tangible positives for residents and businesses in Boulder City.

### WE RESPECT THE VOTING PROCESS

- We see the November 3rd ballot measure on data center development in the Eldorado Valley Transfer Area as a key indicator of community acceptance of a data center concept. While not directly applicable to the TS2 parcel, it will show whether citizens of Boulder City want a responsibly designed data center on city owned land.
- As a result, TS2 has withdrawn its Land Management Process Application awaiting the outcome of the vote.
- Your vote will shape the City’s future and give us time to further refine our data center proposal... one that offers full transparency, full protections, and full benefits to ensure the City can openly welcome a data center that serves as a model for communities throughout our nation.

## WHAT HAPPENS NEXT WILL DECIDE IF THESE BENEFITS BECOME REALITY

### We Can Create a Water Positive Outcome



- During our construction phase, effluent (wastewater) will be purchased from the City for dust control. This is water that is otherwise discharged into the desert.
- During operations, minimal amounts of potable water will be used for faucets and toilets.
- We will use a waterless, closed-loop cooling system to manage heat.
- We intend to fund a recycling effort for the City to clean and return the wastewater to Lake Mead for return flow credits.

### We Can Lower Your Power Bills and Create Grid Reliability



- We will supply our own power from our own sources, including renewables.
- Not one cent of Boulder City funds will be used for our energy and infrastructure.
- We will create and pay for an Energy Fund that will be used to lower your electricity costs.
- We commit that our proposed utility scale batteries and emergency back-up generators can be made available to Boulder City as needed during critical periods of peak demand.

### Economic & Environmentally Positive Impacts



- We propose a framework that protects all stakeholders while maximizing benefits and revenues that allow the City to lower taxes and improve services.
- TS2 proposes state-of-the-art sound barriers, heat minimizing technologies, lighting that meets Dark Sky standards, emissions well below state allowances, and full transparent reporting on all metrics.
- In addition to maximizing revenues, our “Boulder City First” policies will ensure that Boulder City businesses and residents are prioritized when it comes to jobs and buying of goods and services.

**We have listened.** We have withdrawn our application to await your vote. We are pioneering a model that benefits all parties: full transparency, responsible energy use, water positive solutions, lower power bills, and greater revenue and economic benefits to Boulder City. Done properly, we can create a responsible, sustainable, and winning solution that protects the community while bringing measurable benefits for everyone.

**LEARN MORE AT [WWW.TS2PROJECT.COM](http://WWW.TS2PROJECT.COM)**