

Project Overview & FAQ

The project at a glance

\$40–50MM

Annual local investment

Expected each year of operations, including revenue from property taxes, sales tax, and multiplier effects from local spending

~1,000

Construction jobs

Full-time, well-paying, across multiple phases.

~150

Permanent jobs

Full-time, well-paying, with wages above the statewide average.

~48%

Of property tax revenue

Benefits Mandan Public Schools.

<10

Households of water, per year

After the initial fill of less than 5MM gallons of water and propylene glycol solution, trucked in from off site, water use is limited to domestic and sanitary uses, compared to average residential demand.

0

Gallons of municipal water for cooling

Closed-loop, air-cooled system filled with a water and propylene glycol mixture trucked in from off-site, and disposed of in off-site EPA regulated facility – not the Mandan wastewater system

\$5–10MM

Initial funding for Community Benefit Agreement

Directed by community members, not Stark Power.

\$1MM in annual funding thereafter

0

NDA's signed with public officials

All engagement is open and on the record.

What is a data center?

Data centers are the facilities that store and process the digital information behind healthcare records, online banking, streaming, cloud storage, video calls and AI tools. A campus carries its own power equipment, screening and stormwater management inside a secured perimeter.

Why do we need them?

Beyond being integral to countless applications of daily life, data centers now underpin national and economic security. Federal policy names secure, domestic AI and cloud infrastructure a strategic priority — the country that leads in computing capacity leads in defense, intelligence and economic competitiveness. Building that capacity here, instead of overseas, keeps critical systems under U.S. control as global demand accelerates.

What it means for Mandan

Transformational tax base addition

About **48% of property tax revenue goes to Mandan Public Schools**, 29% to Morton County, the Park District and others, and 23% to the City of Mandan. These revenue benefits far outweigh the demands the project will create for local services, with **limited incremental demand on schools, emergency services or other community infrastructure**.

Local, high-paying jobs

Roughly 1,000 full-time construction jobs across multiple phases, plus contracting opportunities through construction and operations. About 150 permanent positions once operating, at wages projected **above the statewide average**. Partnerships with community colleges and training programs build a local talent pipeline and attract further investment to the region.

Modern infrastructure

State of the art infrastructure buildouts, such as electrical grid enhancements, road upgrades, water and wastewater improvements, and fiber build-outs are fully funded by Stark Power, serve the surrounding community, and attract additional growth and opportunity.

Community benefit agreement

\$5–10MM

Initial funding

Committed at project launch.

\$1MM

Annual funding

Every year after that.

Stark Power will establish a dedicated community fund directed by community members, with **full local control over how the funds are spent**.

Project schedule

Project Planning **2026**

Design & Permitting **2027**

Construction & Commissioning **2028**

Operations **2029-**

Common Questions

These are the questions we hear most often. Each has a **short answer** and a **fuller explanation** for anyone who wants the detail behind it.

Will my electricity bill go up?

SHORT ANSWER

No. Stark Power is bringing its own generation and funding the infrastructure this project requires, so those costs are not passed on to local households and businesses.

THE DETAIL

The campus is served two ways in parallel. First, natural gas-fueled generation built on site — **behind the meter**, meaning it feeds the campus directly and is sized to the project's own demand rather than drawn from local supply. Second, power procured through **MISO**, the regional grid operator serving all or part of 15 states and Manitoba, in its competitive wholesale market. Stark Power funds the generation and interconnection the project requires, and the on-site plant is also available as backup capacity supporting grid reliability at peak demand.

Will it be noisy?

SHORT ANSWER

Sound and acoustic studies are performed as part of the permitting applications, and the site is designed to operate as quietly as possible.

THE DETAIL

Two things generate sound at a data center: the cooling equipment that moves air across the servers, and the on-site power generation. Both are addressed in the design rather than after the fact — the site layout includes **sound and screen walls**, building setbacks from the property line, and equipment and enclosure choices made to control noise. The acoustic studies are submitted for jurisdictional review as part of permitting, so the results are examined by the City as a condition of approval. Stark will take great care in identified engineering solutions to limit noise offsite.

What will it look like?

SHORT ANSWER

Generally low-profile buildings, similar in appearance to a distribution warehouse, set back on the site.

THE DETAIL

Alongside the data halls, the campus includes a substation, on-site generation, sound and screen walls, a secure perimeter, site office and parking, access roads and a stormwater detention pond. **Screening, landscaping and stormwater management** are part of the design, and layout details will be shared as plans advance. The industry is advancing everyday towards more architecturally pleasing facades and Stark is happy to incorporate into our design here.

Will local businesses benefit?

SHORT ANSWER

Yes — roughly 1,000 construction jobs, about 150 permanent positions, and contracting opportunities throughout.

THE DETAIL

Construction supports local trades in every phase, so demand is sustained rather than a single spike. Permanent positions pay wages projected **above the statewide average**, and data centers commonly partner with community colleges to build a local pipeline.

How much water will it use?

SHORT ANSWER

Less than 10 households' worth. The cooling system is closed-loop and air-cooled, which recycles water rather than consuming it — ongoing use less than a single center-pivot irrigation system or a golf course consumes in one season.

THE DETAIL

In a closed loop, a solution of less than 5MM gallons of water and propylene glycol circulates through the cooling equipment and is reused: filled once from off-site, rather than drawn continuously and evaporated away as an open cooling-tower system does. Ongoing water drawn from the Mandan area is therefore limited primarily to **everyday building needs** — restrooms, kitchens and cleaning — not cooling. Stark Power is committed to this approach so the project does not compete with agricultural, municipal or residential users. Detailed figures follow the final cooling design.

Will it create traffic?

SHORT ANSWER

Construction brings temporary traffic; day-to-day operations bring very little.

THE DETAIL

Construction traffic rises and falls with each phase; a completed data center runs with a small permanent team. Stark Power permits through **local road authorities**, enters a **Road Use Agreement** as required, and funds road improvements or repairs — which then serve the surrounding community. Stark Power will include the City of Mandan School District and local businesses in the traffic design process. Creative solutions, such as limiting construction deliveries to outside school pickup/dropoff hours, will help ensure congruence with Mandan's neighboring uses.

How big will it be?

SHORT ANSWER

300MW.

THE DETAIL

Data center size is measured by **electrical capacity in megawatts (MW) or gigawatts (GW)** rather than square footage, because capacity determines how many server systems a facility can run and how much cooling it needs.

Will it strain schools or emergency services?

SHORT ANSWER

No. The project adds tax revenue without adding the population that normally drives demand for services.

THE DETAIL

A data center employs a small permanent workforce relative to its value, so there is **no incremental demand on local schools, emergency services or other community infrastructure** — while roughly 48% of the property tax revenue it generates flows to Mandan Public Schools.

Learn more or ask a question

Visit www.mandandc.com for project updates, the full list of frequently asked questions, and a form to submit a question directly to the project team. New information is added to the site as it becomes available.

Figures and timelines are current estimates and may shift as review and approvals progress.



www.mandandc.com