

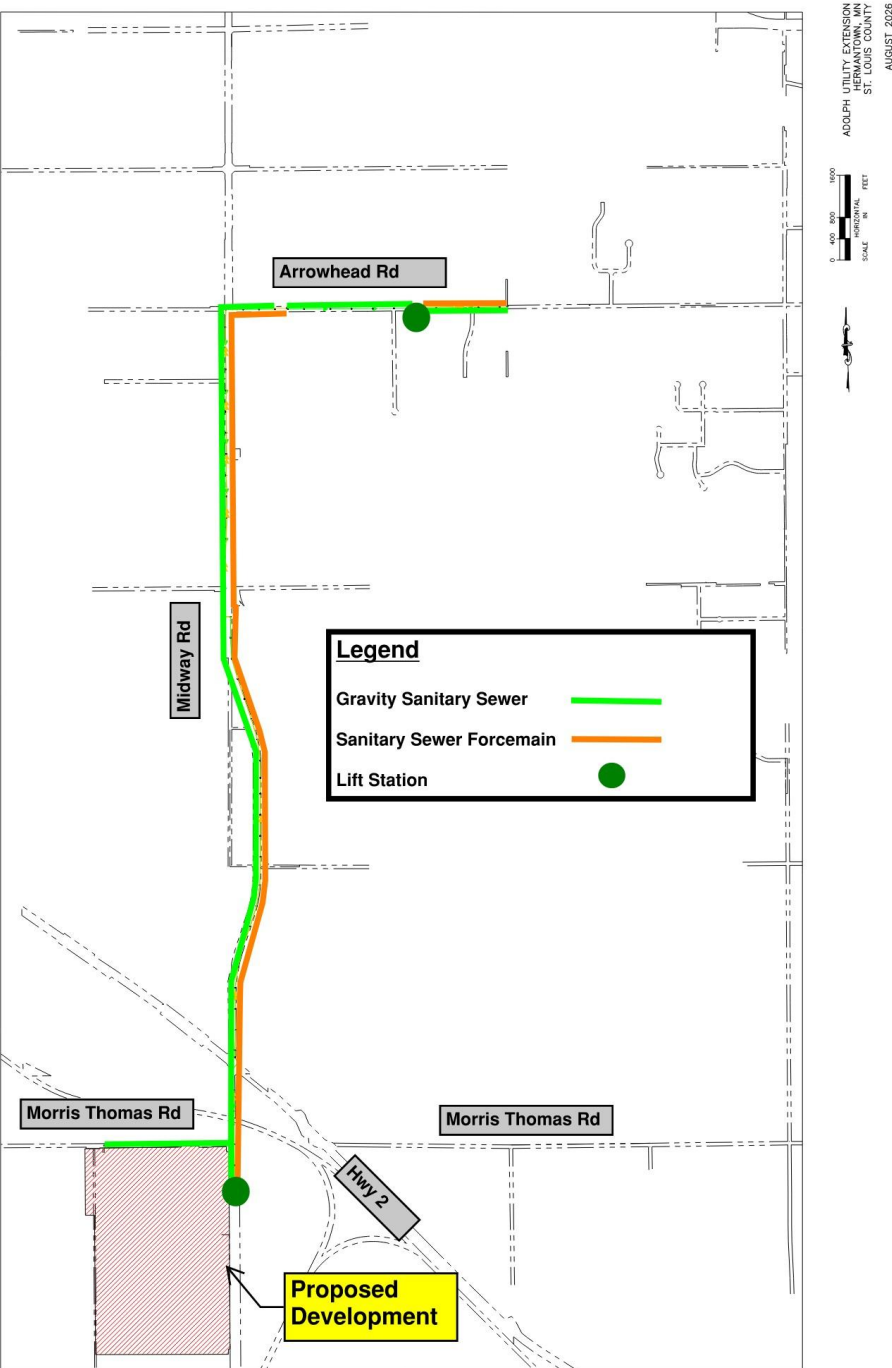
# Proposed Public Improvements to Serve Data Center

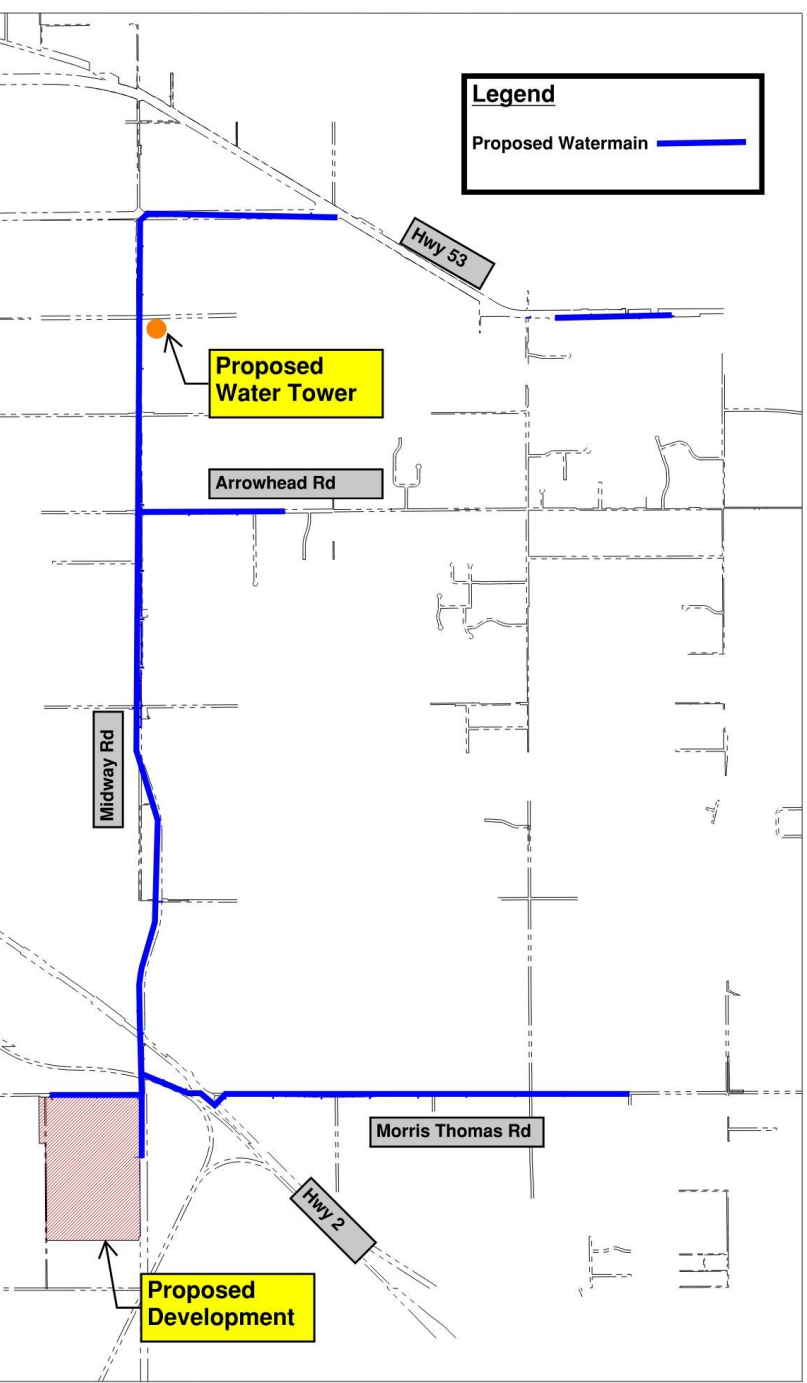
City Council Meeting  
August 17, 2026

# Public Improvements

- ▶ Public Agency Design Improvements include:
  - ▶ City of Hermantown
    - ▶ Sanitary Sewer
    - ▶ Watermain
    - ▶ Street Improvements (Arrowhead Rd)
  - ▶ MnDOT
    - ▶ Hwy 2 Turn Lane Improvements at St. Louis River Road
  - ▶ St Louis County
    - ▶ Morris Thomas Road
    - ▶ Midway Road

# Proposed Sanitary Sewer Improvements





# Proposed Watermain Improvements

# Proposed Street Improvements Arrowhead



# Proposed Street Improvements

## Hwy-2



# Proposed Street Improvements Morris Thomas/Midway



# Frequently Asked Questions

- ▶ Construction timing/phasing
- ▶ Utility connections – water and sanitary
- ▶ Project Funding – 100% Developer Cost
- ▶ Easement acquisition
  - ▶ Majority of utilities constructed in existing ROW, in some cases there may be the need for utility easements to allow utility construction

# Next Steps

## ▶ **Final Design**

- ▶ Final design complete Winter 2026
- ▶ Easement Acquisition

## ▶ **Construction**

- ▶ Multi-year construction project
  - ▶ Anticipated to start spring 2027
  - ▶ Public engagement to occur prior to start of construction