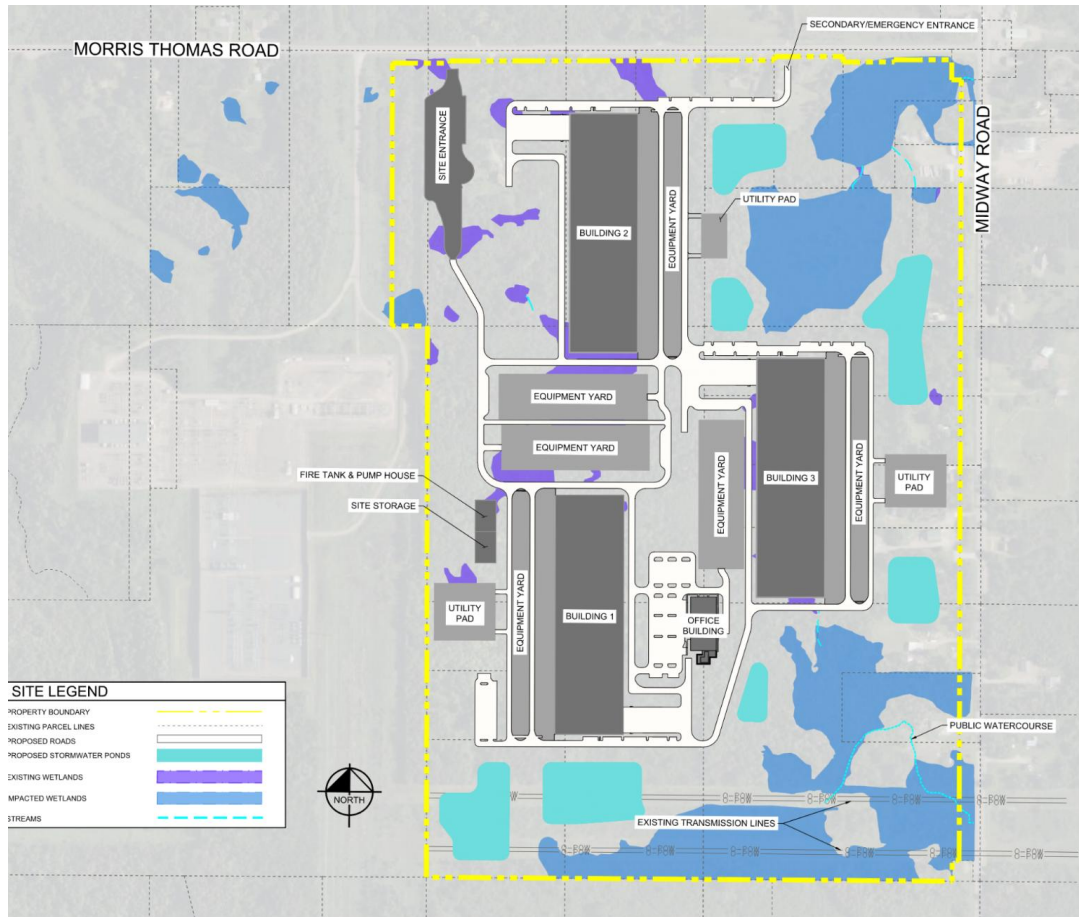




Proposed Hermantown Data Center

Liz Schwab
Google Data Center Team

September 21 2026



Proposed Development Site Layout

Project Updates

Labor Memorandum of Understanding (MOU)

- MOU executed between Mortenson & Duluth Building Trades
- Project is committed to local labor

Community Giving

\$2.5M+

Initial Investments

- Workforce Development
- Economic Growth for Local Businesses
- Increased programming for youth sports, and technology engagement

Note: This is **separate from and in addition to** City Betterment Payments & School District Investments

What Public Comment has Shaped

What we Heard	What we are Doing
Concerns about well impacts	Neighbor Well Program added to Development Agreement
Trees	Exploring local partnerships for tree planting and reforestation investments
What happens if site becomes obsolete	Adaptive Reuse and Decommissioning Agreement
Noise	Commitment to operational noise levels 3 dBa below state requirement (47 dBa, equivalent to a refrigerator)
Location near Trout Streams	Additional groundwater/surface water data collection to further inform final design
Wetland Impacts	37% reduction in wetland impacts (20AC vs. 32AC)

Well Monitoring & Tree Investment

Well Monitoring Commitment

On-Site Well Monitoring

- Baseline & ongoing monitoring during construction to be published w/ City & updated quarterly
- Monitoring wells to be installed Fall (2026) to start gathering baseline data

Neighbor Wells Program

- Commitment added into Development Agreement
- Voluntary opt-in program for owners within 0.5 miles
- Conduct baseline assessment & remediation guarantees in unlikely event of impact:
 - Installation of new private well
 - Connection to public water service
 - Other mutually agreeable solution

Investments in Trees

Multiple options under evaluation

- The project is assessing a number of different avenues regarding project impacts to trees (including the below). A definitive plan will be shared as part of the October project presentations and public approvals.
- **Onsite avoidance and tree preservation:** efforts are ongoing during detailed design, and will continue during the construction phase to minimize impacts to trees throughout the project acreage.
- **Replacement and replanting:** potential partnerships with local, regional, state, and national level organizations are being evaluated to determine the most appropriate approach to offsetting impacts to trees.

Adaptive Reuse and Decommissioning Commitment

Agreement Scope

- Three remediation options in the event site operations cease in the future, all paid for by Google:
 - Adaptive reuse in lieu of decommissioning (preferred)
 - Developer led maintenance, decommissioning & restoration
 - Municipal decommissioning, up to \$210,000,000 indexed for inflation
- If reuse is infeasible the site and, any retained buildings, shall be maintained meeting City standards.

Site Maintenance

- Landscaping and stormwater biofiltration basins will remain in place
- Site will be seeded, stabilized, and re-planted to comply with MPCA stormwater permit requirements
- Site storm sewer will remain. All other site utilities to be capped, abandoned, or salvaged.

Building Retention

- ☐ In the event buildings are retained onsite they must be maintained in good working order, weathertight, and secured against unauthorized entry.
- ☐ Developer shall be solely responsible for any maintenance required to any retained buildings.
- ☐ Failure to meet maintenance standards are subject to standard notice and cure provisions, and subject to a firm removal and restoration requirement if uncured.

Thank you

www.hermantowndatacenter.com