



200 MW Data Center Development Site Massena NY



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Opportunity

Available 200 MW HydroPowered Data Center Development Site

- 140 acres~ data center development site
- Greenfield land parcel
- Pre-approved & Pre-engineered 200 MW substation
- Low-cost hydroelectric power
- Located in the Town of Massena in St. Lawrence County, NY
- Metro and Long Haul fiber located near site
- The site is located in the Federal Opportunity Zone (FOZ)



Site Details

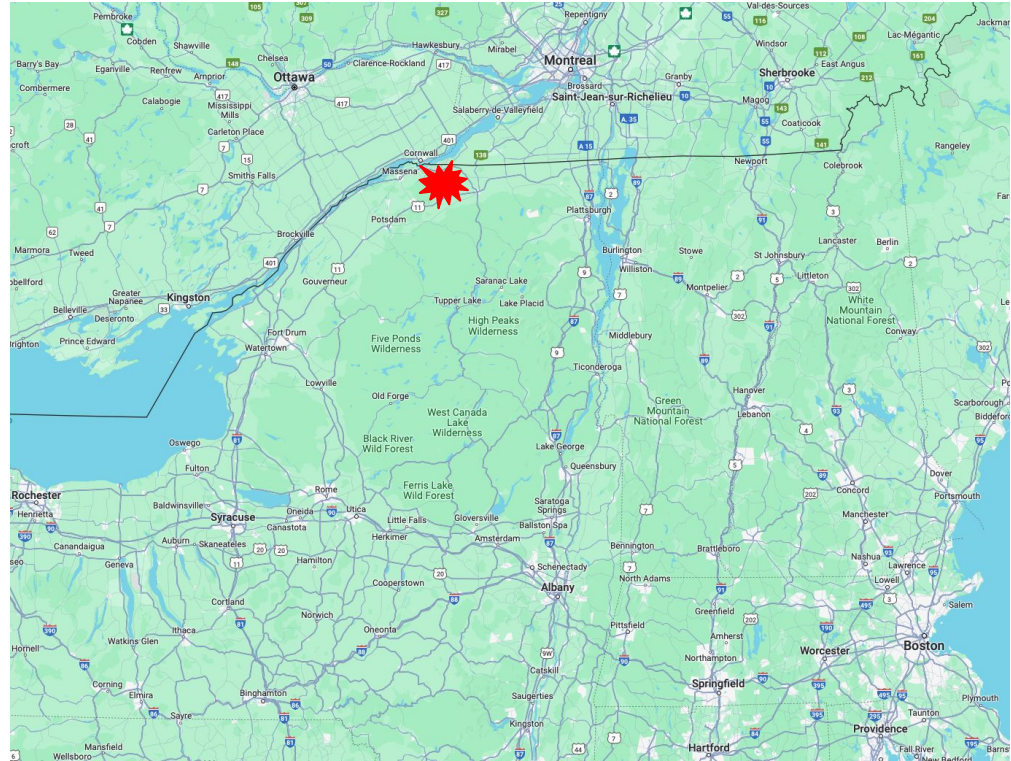
- Site Size: 140 Acres~
- Condition: Greenfield
- Location: Route 43/Horton Rd, Massena NY
- Power Provider: National Grid
- Connectivity: Fiber providers at and near site



Location

- Town of Massena, NY
- Route 43, Horton Road
- St. Lawrence County
- Just south of the St. Lawrence River and the Three Nations Crossing of the US-Canada border
- Massena's modern economy is centered on hydro power production, commerce of the St. Lawrence River and a massive Alcoa plant
- Air Products has plans to open a \$500M facility in Massena in 2027 with a 94 MW hydropower allocation from the NYPA

MASSENA
Est. 1802



Power

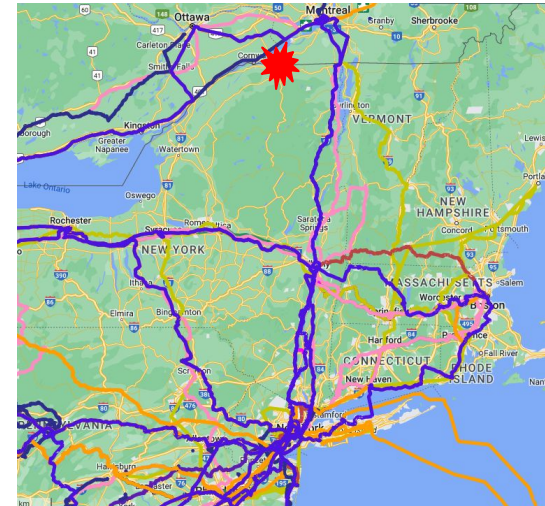
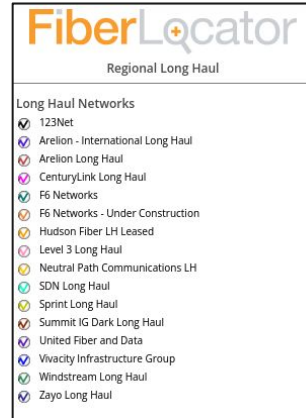
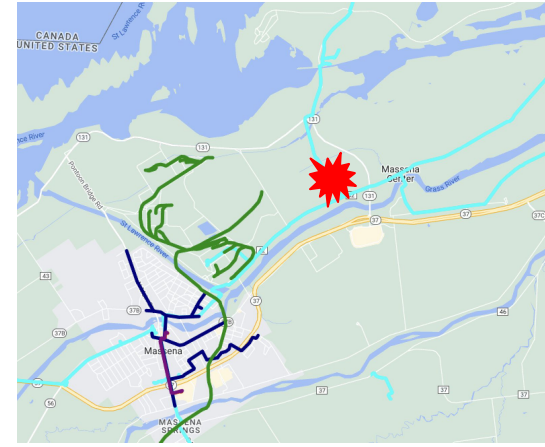
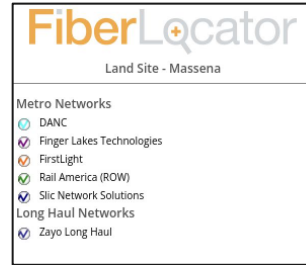
Pre-Approved 200 MW Land Site

- 200 MW load study with NYISO completed
- Approval granted for new 200 MW substation to be developed
- Hydro power source from NYPA's Niagara and St. Lawrence dams
- Emission-free low-cost hydropower
- Interconnection to Dennison Substation
- Initial engineering completed for new substation
- Estimated Engineering & Development costs: \$18.5M~
- Ancillary upgrades to the Dennison Substation: \$3.5M~
- Total Estimated Project Costs: \$22M~
- 200 MW load connected to existing 115 kV Dennison Substation
- The project is designed to include one 115/34.5 kV main power transformer, two 115 kV breakers, two 34.5 kV feeder breakers, 70 pad mounted step up transformers with lower side connected to the server modules



Fiber

- Metro and Long Haul Fiber Providers located at and near the land site
- Regional Long Haul fiber connectivity to Albany, Boston, New York, NY, Philadelphia, Pittsburgh, Rochester, Buffalo, Cleveland and Northern Virginia



Incentives



The Data Center Land Site is located in the Federal Opportunity Zone (FOZ) created to spur economic growth in low-income communities by allowing investors to defer federal taxes by taking capital gains from other investments and investing in Opportunity Zone designated areas.

The following incentives are offered to investors for putting capital to work in qualified Opportunity Zones:

- Temporary, capital gain tax deferral
- A step-up in basis:
 - Investment held for 5 years - Basis increased by 10% of deferred gain (90% taxed)
 - Investment held for 7 years - Basis increased by another 5% of deferred gain (85% taxed)
- Forgiveness of additional gains
 - Investment held for 10 years - Basis equal to fair market value; forgiveness of gains on appreciation of investment of sale or exchange of Opportunity Fund investment. This exclusion only applies to gains accrued after an investment in an Opportunity Fund



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