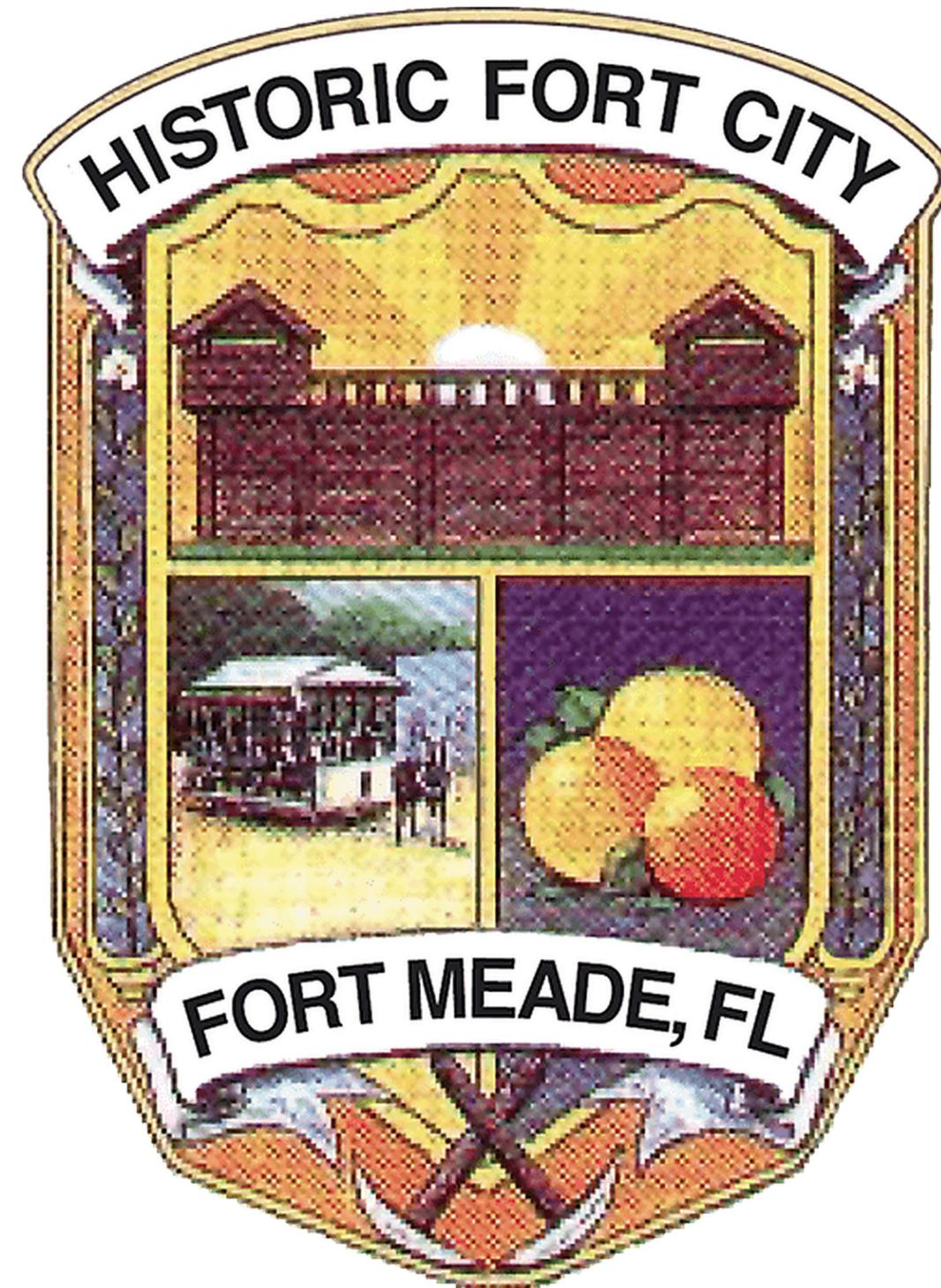


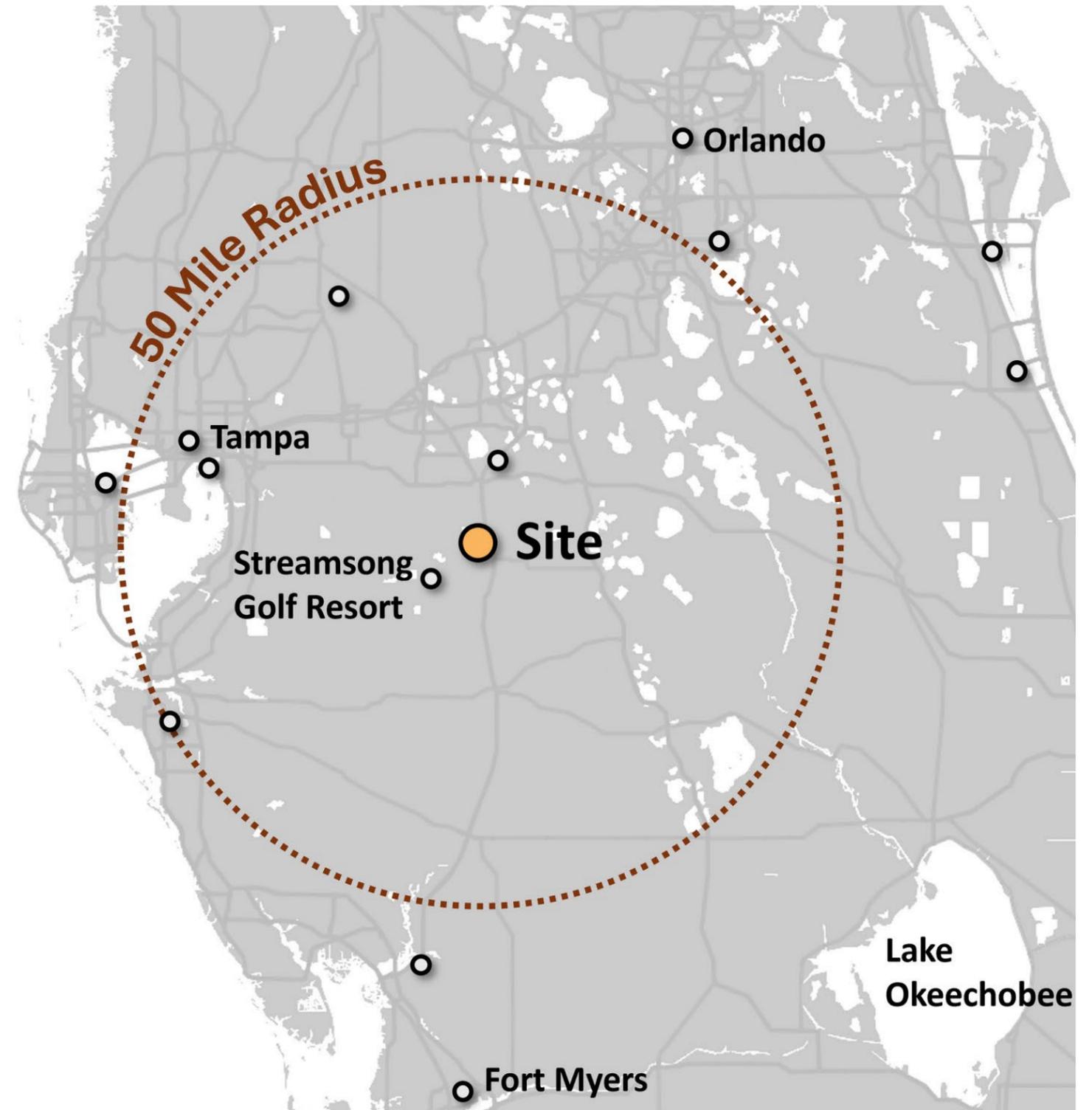
FORT MEADE DATA CENTER

PREPARED FOR
OPEN PUBLIC FORUM – JANUARY 29, 2026



Introductions

- Purpose of Today's Discussion
- Stonebridge Team



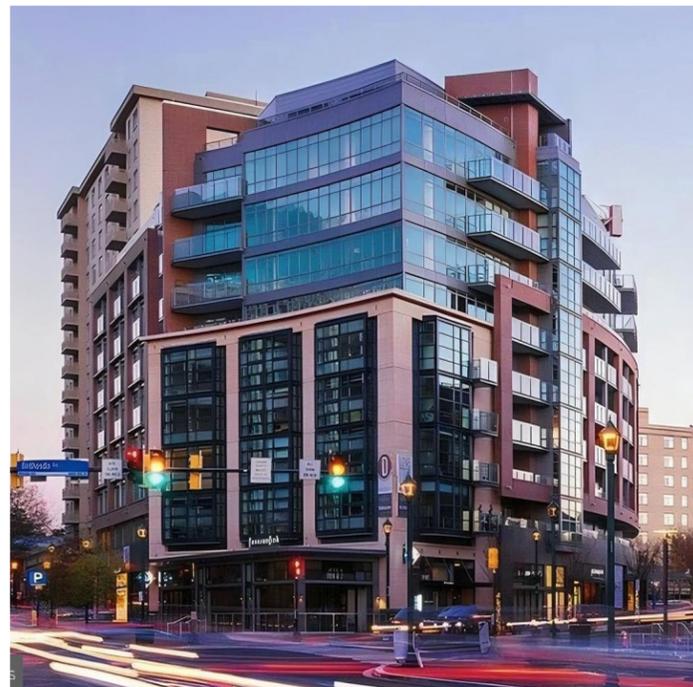
STONEBRIDGE OVERVIEW

Stonebridge is a national real estate development and investment firm with 30 years of experience working alongside cities, counties, utilities, and public agencies.

We have successfully completed many complex developments where aligning the interests of the public sector and the community are essential to a successful project.



600 5th with WMATA (Metro)



The Darcy with Montgomery County, MD



200 Eye St with District of Columbia

DATA CENTER DEVELOPMENT



**Example Data Center Design in Ashburn, VA*

Our team brings deep hyperscale and AI-infrastructure experience, guiding sites from early planning through entitlements, utility coordination, and full campus delivery.

Across all markets, we emphasize community alignment, regulatory transparency, disciplined execution, and long-term operational resilience.

Our commitment is to deliver a low-impact, high-value project that provides long-term tax revenue, high-wage jobs, and strong community partnership while remaining one of the cleanest and least disruptive land uses.

Data Center – Representative Projects



OUR STRATEGY

Power & Infrastructure Coordination

- Initial grid power planning beginning at approximately 300 MW, with additional phases over time
- Preferred long-term planning path toward higher total capacity (1GW +), coordinated with utility partners
- Integration of on-site generation as part of a resilient, sustainable infrastructure strategy

Local & Regional Partnership

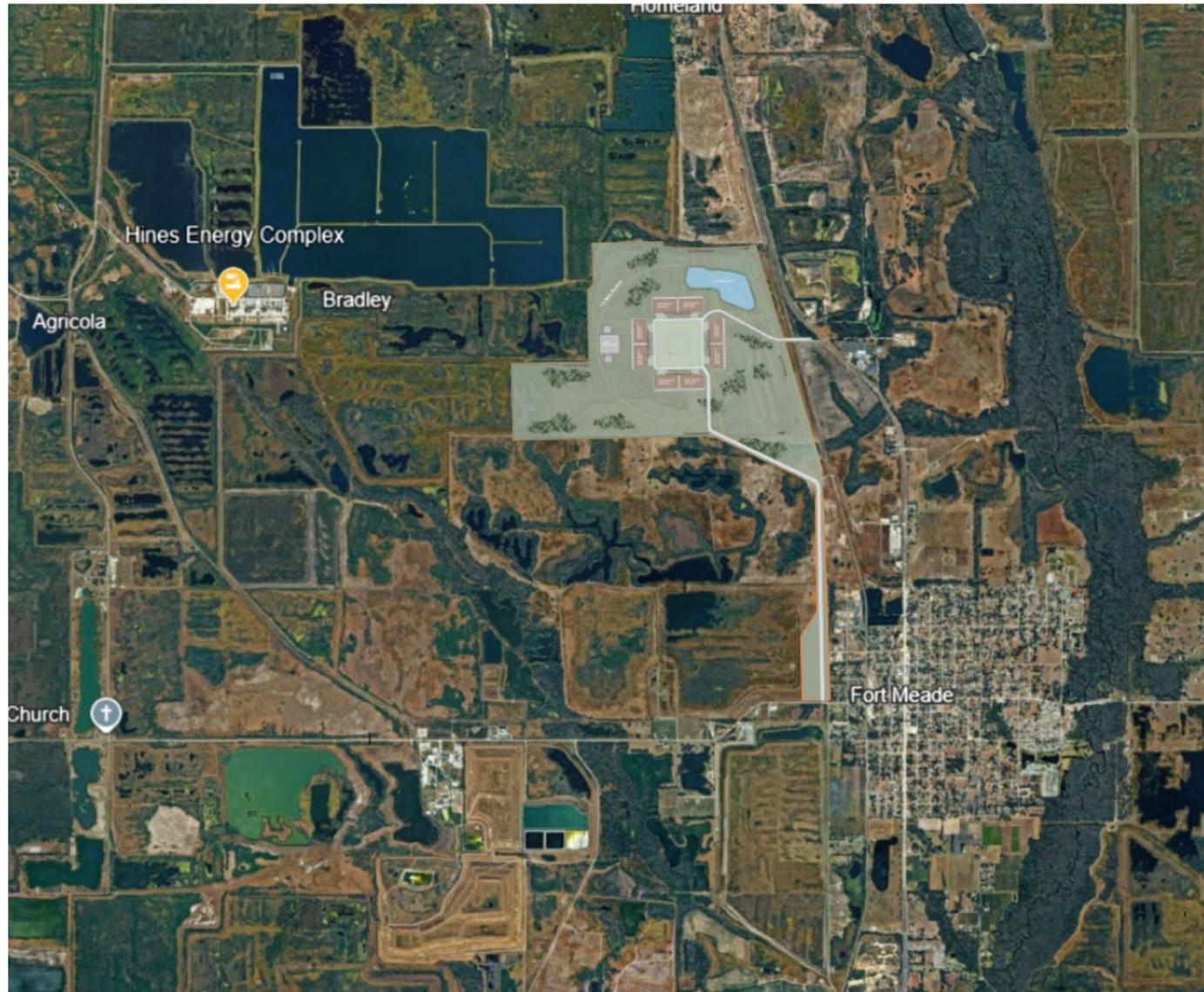
- Work within existing entitlement frameworks where possible
- Coordinate closely with city, county, and utility staff on efficient review processes and permitting
- Evaluate potential economic development tools

Phased Development Timeline

- Advance entitlements and secure power commitments in less than one year
- Deliver initial facilities on a multi-year, phased schedule; currently targeting 2028 for the First Building



PROJECT OVERVIEW

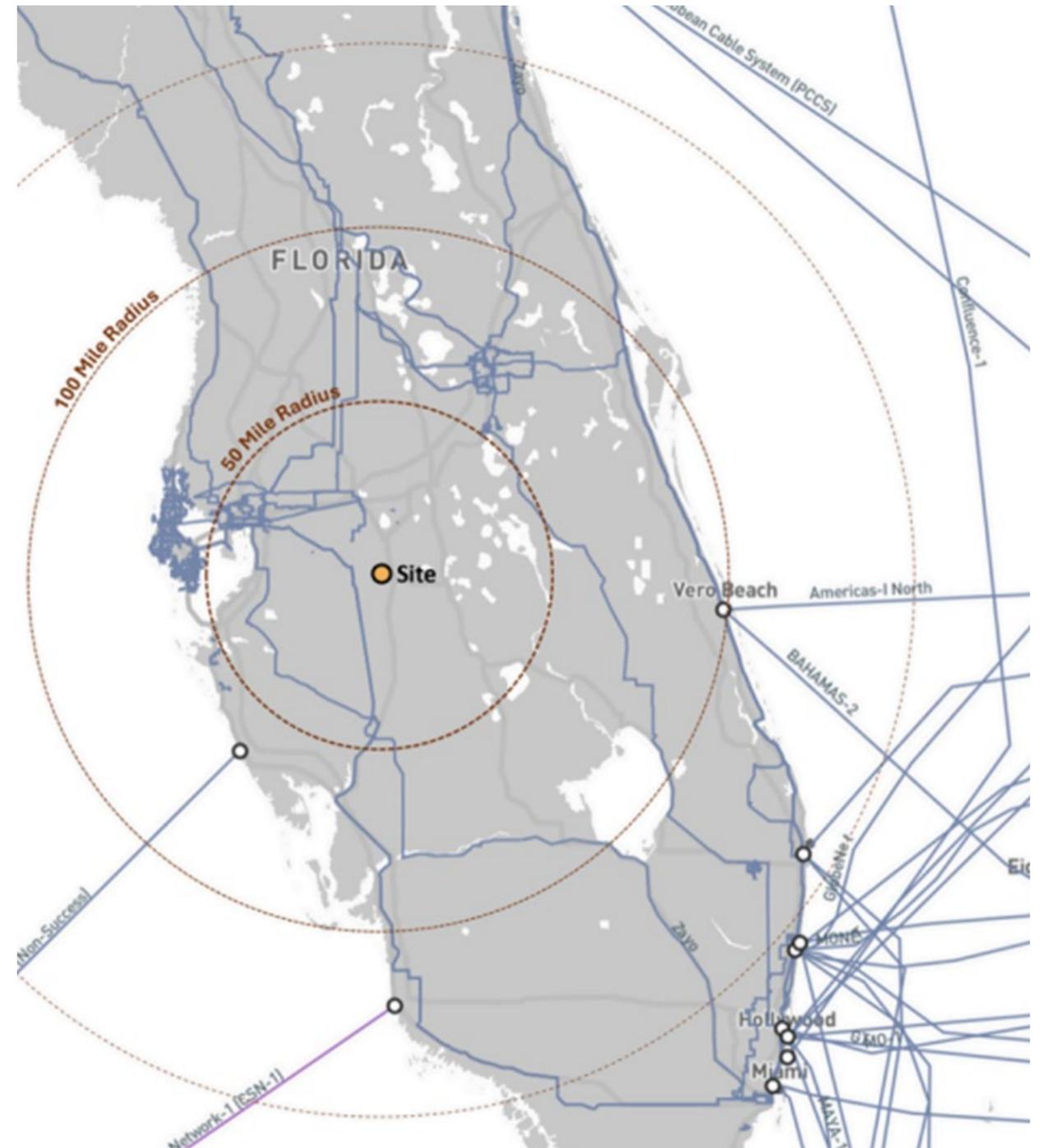


Gross Acreage	1,330 acres
Jurisdiction	City of Fort Meade
Project Ready-for-Service	1st Quarter 2028 (Building 1)
Entitlement Status	Planned Unit Development (PUD) for Data Center, Approved June 2025
Local Incentives (Beyond Sales & Use Tax Exemptions)	County Ad Valorem Tax Exemption (AVTE) for 10 years, Approved by Polk County in November 2025 – no impact on City of Fort Meade or Polk County School Taxes
Transmission	1.2 GW via Duke Energy Florida (Class V & Initial Assessment completed. Located within Duke Osprey node proximity)
Cooling Water	Water available for air cooled designs
50-Mile Population	5,230,968
200-Mile Population	21,770,510

SITE CONTEXT

- Fort Meade Data Center represents a fully entitled, large-scale development opportunity.
- Ideal foundation for a scalable, substantiable data center with electric grid capacity through Duke Energy supported by the project’s proximity to the Osprey transmission node which enhances redundancy and interconnection optionality.
- Fiber connectivity overseas is a unique feature of the location.
- The site location mitigates Florida’s storm risk.
- Ready for operation 1st Quarter 2028

RESULT: Fort Meade Data Center is one of the most strategic data center campuses in the southeastern U.S.





HISTORY OF THE SITE

Phosphate Mine Closes	Mining Operations ended in 1984 with reclamation work beginning in 1994.
Hines Power Plant Development	The 2.1 GW natural gas fired - four-unit complex begins development in 1992 with the first unit delivering power in 1999 and is fully operational by 2007.
EcoGen Power Plant	In 2012 City of Fort Meade approved the development of a power plant on the site.
Initial City Discussions for Data Center	Q4 2024 initial discussions about data center development for the site.
Rezoning Application	Submitted Q1 2025
Zoning Approval	June 2025 the Planned Unit Development (PUD) Rezoning plans are officially approved.
Polk County Approves Abatement	November 2025, the County approves an abatement for the County's Ad Valorem taxes - no impact on County School Tax or City of Fort Meade Taxes.

PROJECT LOCATION

- Closest data center building will be approximately:
 - 1.2 miles from the nearest commercial/industrial area





PROJECT LOCATION

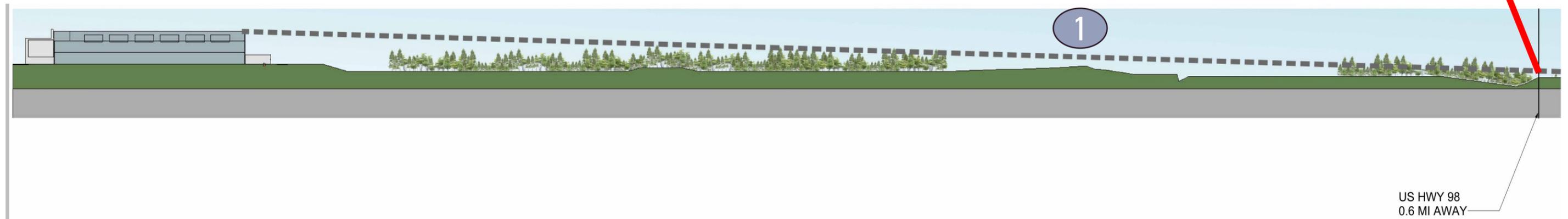
- Closest data center building will be approximately:
 - 1.55 miles from nearest residential area (Sunny Acres Community)

PROJECT LOCATION

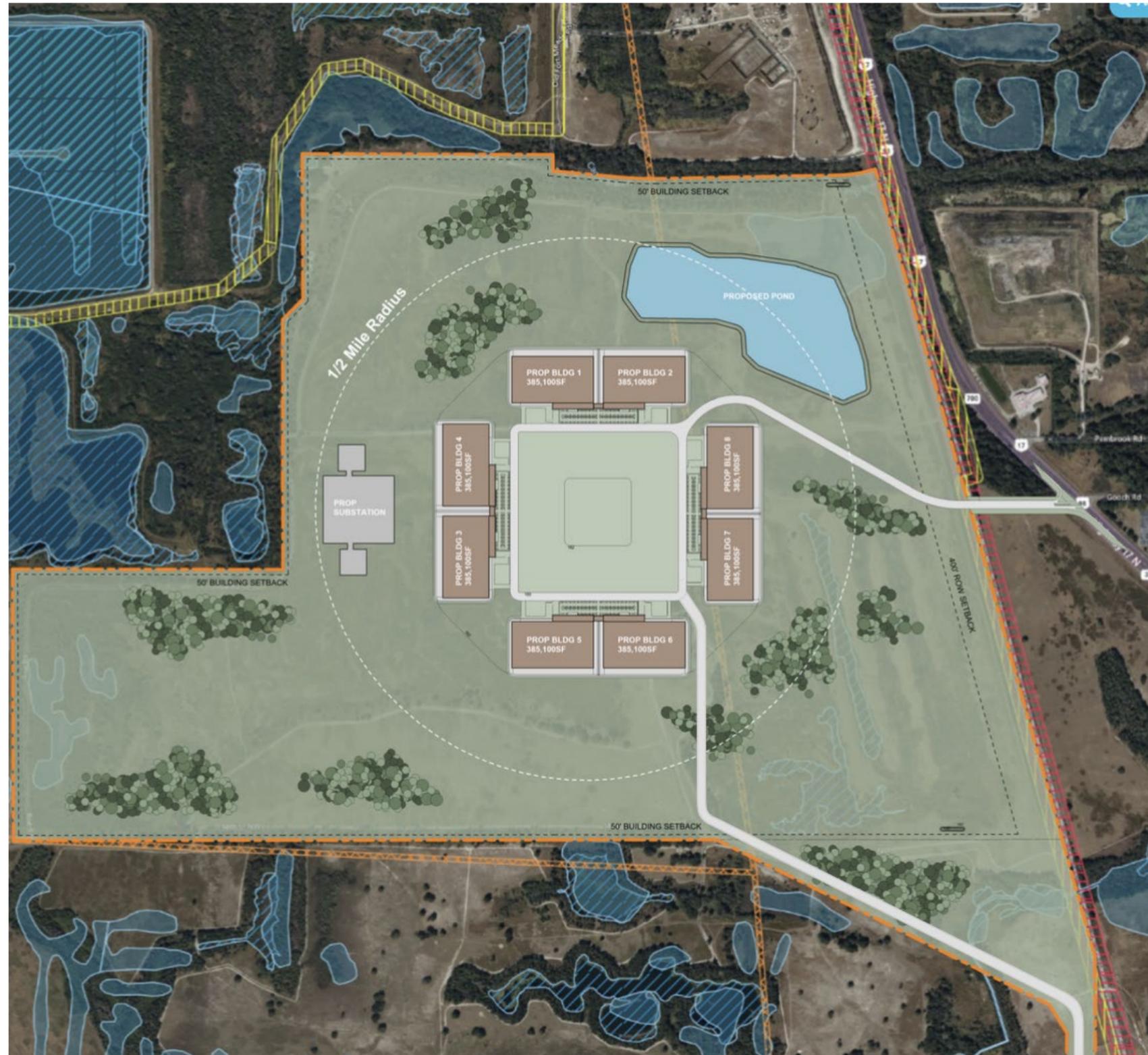
- Closest data center building will be approximately:
 - 1.75 miles from the edge of town (9th Street NE)



SITE SECTION – VIEW FROM US HIGHWAY 17 AND 3RD STREET NE



SITE PLAN





SITE ACCESS

- Access to the campus will be off US Highway 17 and Broadway

TRAFFIC - CONSTRUCTION

- During construction, traffic will be diverted around the city as to not disrupt daily life for the community.
- Access will be enforced so contractor traffic arrives/departs:
 - From the north via Hwy 17 north of the City
 - From the west/south via W Broadway/County Road 630 W of the City
 - From the east will be diverted around the City to Hwy 27, up to Lake Wales and over to Bartow/US Hwy 17



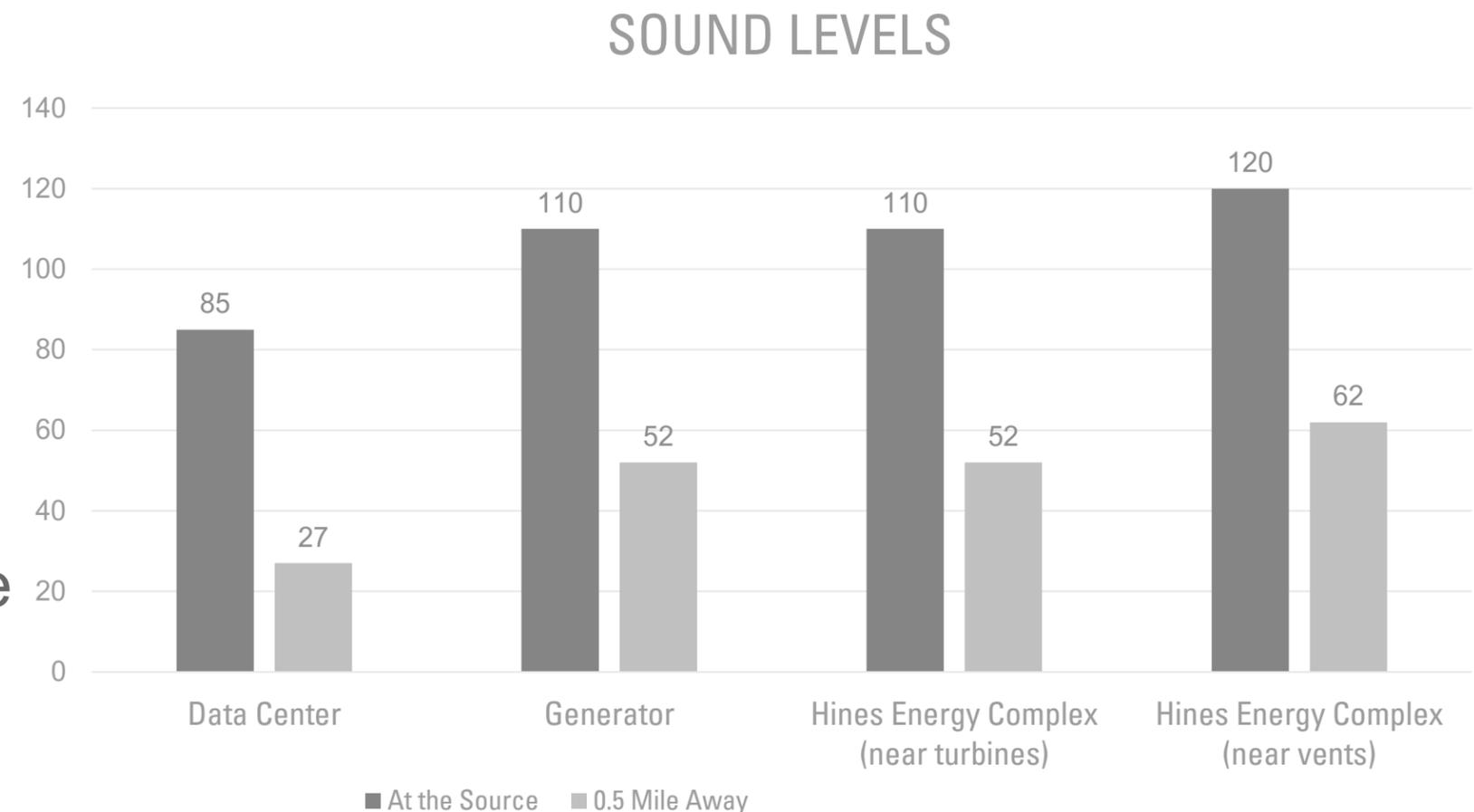


NOISE

- Data Center sound levels are less than Hines Energy Complex and Generators.
- Generators run rarely (generally 1 hour per week and overall, less than 1% of annual hours) and meet strict EPA/DEP emission standards.
- Closest data center building and generators will be 1/2 mile from the property line.
- Relative Sound Level

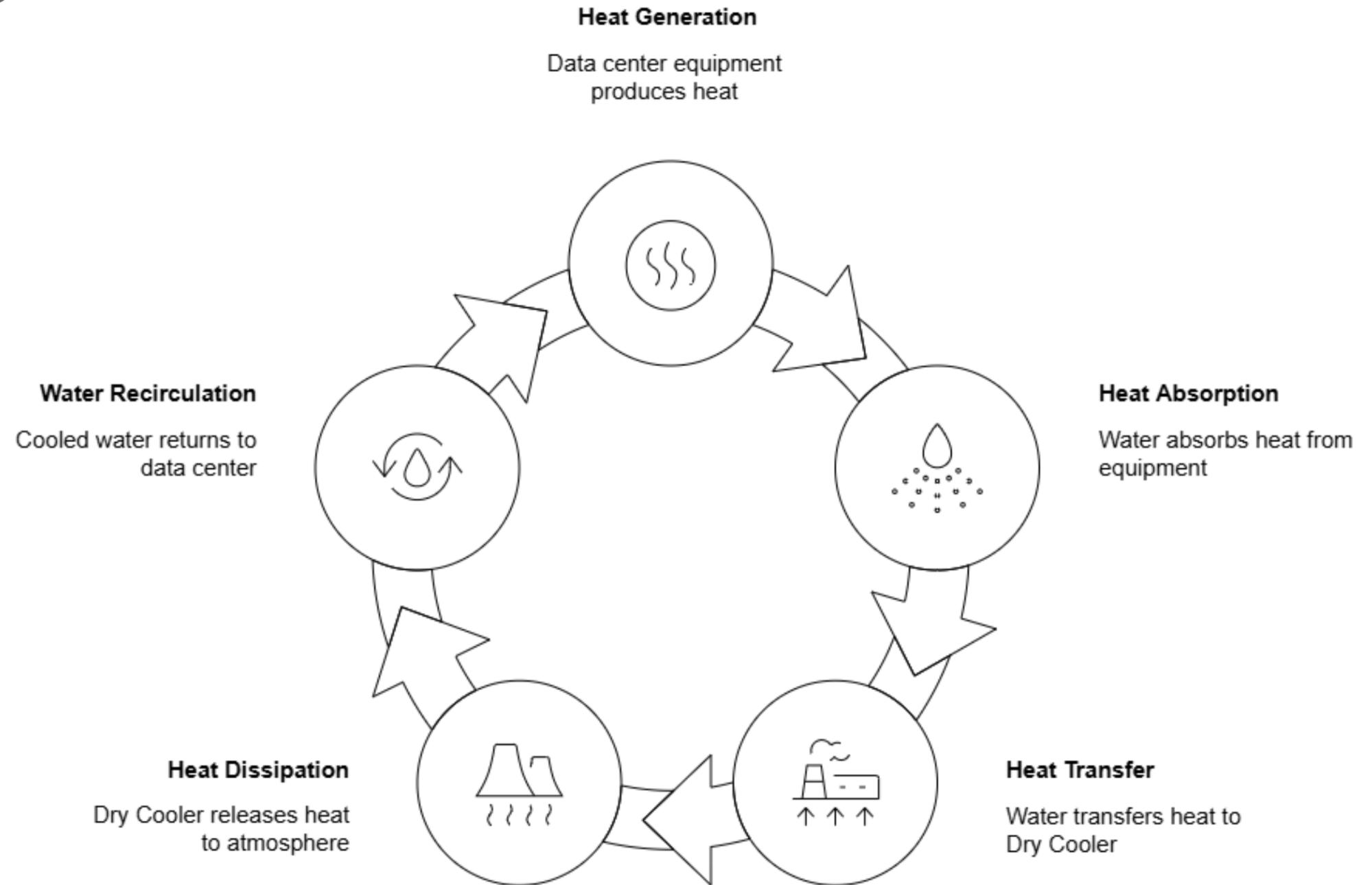
Comparisons:

- Wawa 60 – 75 dBA
- Shopping Center 60 – 70 dBA
- Highway 70 – 90 dBA



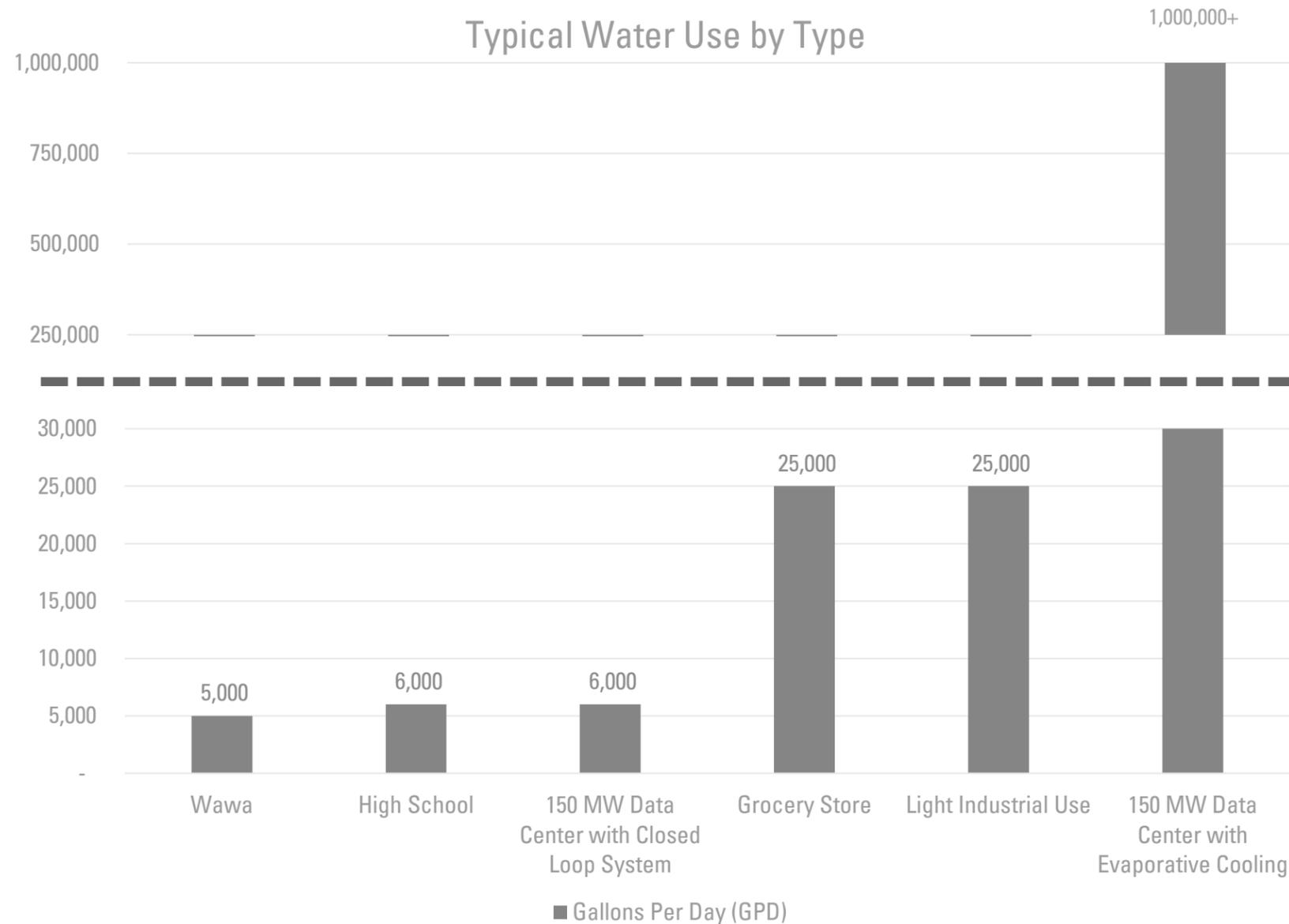
MECHANICAL SYSTEMS

- Traditional evaporative cooling can use 1 to 5 million gallons of water per day, with 30-40% lost to evaporation.
- Closed-loop systems eliminate this evaporative loss, shifting from a constant high consumption to a minimal makeup rate.
- Utilizing a Closed-loop system will only require potable water for the core needs of the buildings (bathrooms, kitchens not mechanical cooling systems).





PROJECT WATER USE



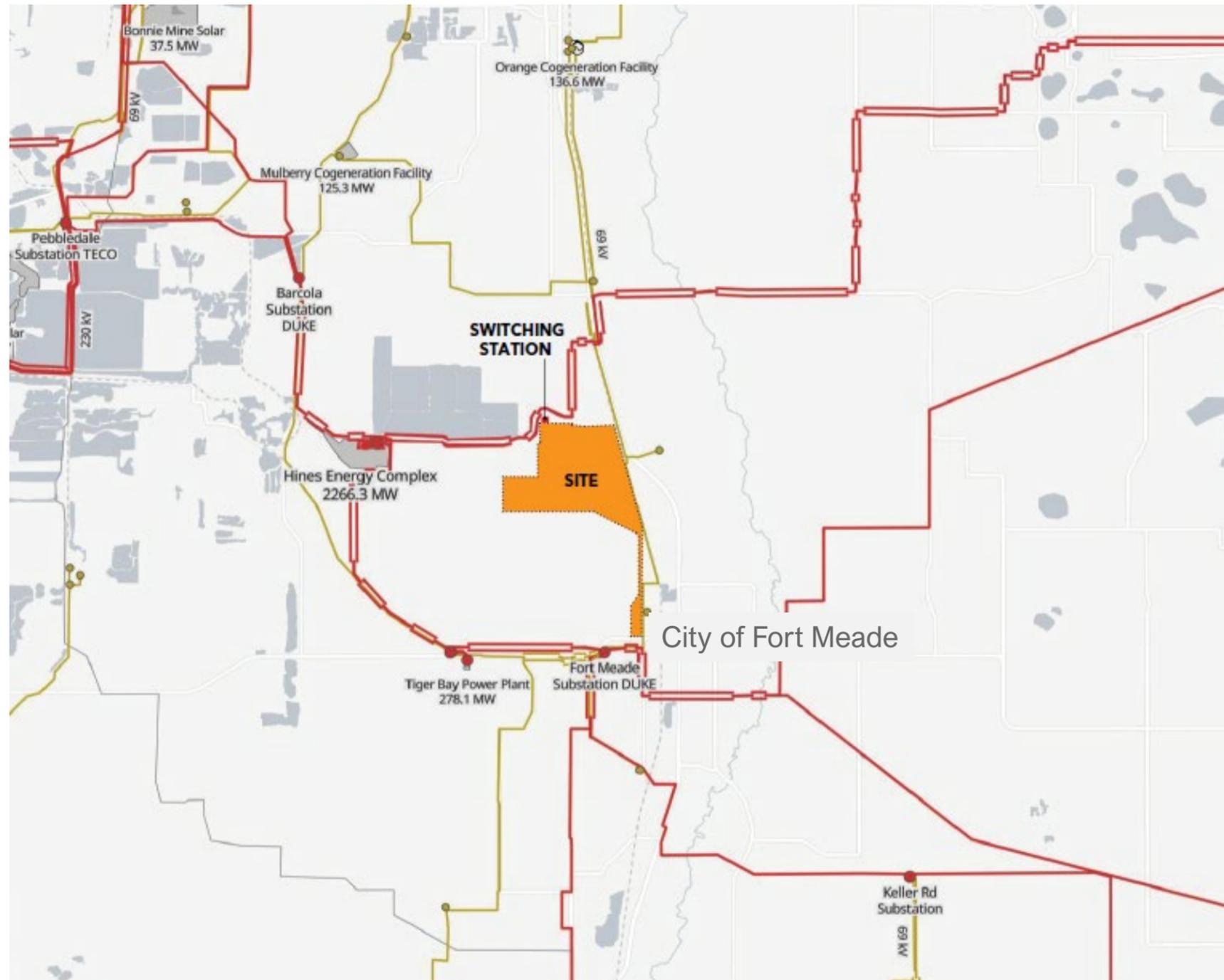
- REDUCTION IN PLANNED WATER USE:**

The original rezoning application requested 140,600 GPD and by utilizing more efficient technology we will be requesting only 50,000 GPD to support restrooms, kitchens and employee needs. This represents 6.5% of the City’s current overall water capacity.

- RECLAIMED WATER POTENTIAL:**

If reclaimed or “grey” water can be incorporated into the Fort Meade Data Center cooling strategies it would benefit both the City and the project.

POWER PLANS AND INFRASTRUCTURE



- Immediately next to Hines Energy Complex and existing 230kV transmission.
- Significant existing power generation and transmission infrastructure in immediate vicinity supports collocation of large power offtake.
- The Project will be creating on site and/or nearby additional power balancing and new generation to support the demands of the project.

POWER SUPPLY, RELIABILITY AND RATES

- **Supply Enhancements:** The development will financially cover the costs for power supply enhancements, additional generation and efficiency measures to provide additional power consumption for the data center.
- **Reliability Enhancements:** The development will fund transmission and reliability infrastructure improvements that will enhance service reliability.
- **Duke Large Load Customer Agreement:** Duke Energy Florida has proposed a new tariff agreement to the Florida Public Services Commission to ensure data centers do not impact residential customers.
- **Residential Rates:** Additionally, the development will pay substantial, new Municipal Public Service Taxes and Franchise Fees to the City of Fort Meade that can further insulate the rates charged by the City of Fort Meade Electric Department and enhance long-term residential rate stability.

COMMUNITY BENEFITS

- **Revenue:** Significant long-term tax revenue for the city, county, and schools, strengthening local budgets and reducing pressure on residential taxpayers.
- **Jobs:** High-wage, skilled jobs and sustained opportunities for local contractors, trades, suppliers, and small businesses.
- **Impact:** Minimal traffic, minimal noise, and minimal demand on public services, the lowest user of public services - lower burden than residential, retail, warehouses, or traditional industrial uses.
- **Stability:** Long-term, stable land use with a 30 to 50-year economic life and strong reuse potential due to major power and fiber infrastructure.
- **Infrastructure:** Public infrastructure improvements, including utility upgrades, road enhancements, and community-serving investments tied to site development.
- **Invest in Community:** Community partnerships and investments, such as workforce development, local training pathways, and support for STEM and technical education.

PROJECTED ECONOMIC BENEFIT

The project's projected long-term tax revenues would represent a meaningful new funding source for the city, county, and schools, helping strengthen local budgets over time.

Tax Revenue Generation*

- City of Fort Meade Additional Revenues Estimates:
 - In excess of \$12 million of new real estate tax revenue with the FIRST data center building - FY 2029
 - In excess of \$100 million per year in new real estate tax revenue upon project stabilization
 - In excess of \$13 million per year in Municipal Public Service tax revenue upon project stabilization
 - In excess of \$7 million per year in Fort Meade Franchise Tax on power upon project stabilization
- Polk County Schools
 - In excess of \$85 million per year in real estate tax revenue upon project stabilization

• **In 2026 Dollars and does not include water or sewer fees.*



PROJECTED JOB CREATION

High-wage, skilled jobs and sustained opportunities for local contractors, trades, suppliers, and small businesses.

Job Creation

Year	Direct Construction Jobs	Direct Operational Jobs	Total Direct Jobs
2026	1490	0	1490
2027	3470	0	3470
2028	3960	114	4074
2029	3960	228	4188
2030	2480	342	2822
2031	500	456	956
2032 and After	0	456	456

QUESTIONS AND FUTURE UPDATES

For additional information, please visit our website or contact us at:

info@FortMeadeDataCenter.com

Project Information Line: 863-343-5579



www.FortMeadeDataCenter.com