

GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211 TO AMERICAN WAY | GRENADA, MS

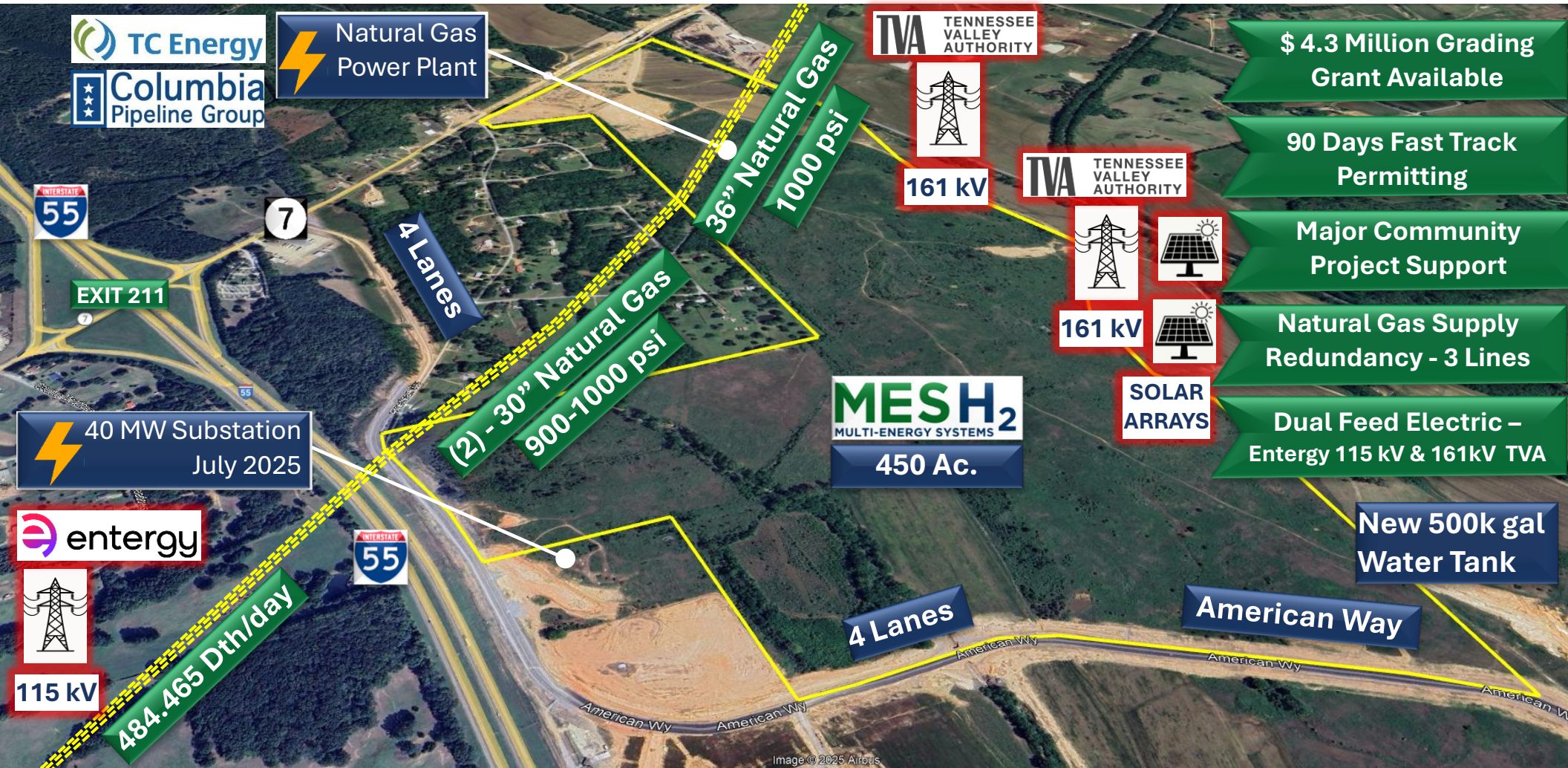


GREATER GRENADA
PARTNERSHIP

WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS

WWW.MESH2SOLUTIONS.COM



\$ 4.3 Million Grading Grant Available

90 Days Fast Track Permitting

Major Community Project Support

Natural Gas Supply Redundancy - 3 Lines

Dual Feed Electric – Entergy 115 kV & 161kV TVA

New 500k gal Water Tank

POWER OPTIONS

- 2.4 GW Natural Gas Power Plant
- 1.6 GW Biomass Plant

SCOTT MOSER

Principal
(502) 716-0659
smoser@mesh2solutions.com



LEE WILBURN

Principal
(502) 939-7909
lwilburn@mesh2solutions.com



MATTHEW HARRISON

CEO, President & Director
(662) 790-4231
matthew@grenadameansbusiness.com



GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211 TO AMERICAN WAY | GRENADA, MS

ACCESS TO 4 INTERSTATES WITHIN 100 MILES



GREATER GRENADA
PARTNERSHIP

WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS



WWW.MESH2SOLUTIONS.COM

2 INTERCHANGE ACCESS | NEW 4 LANE AMERICAN WAY



GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211

TO AMERICAN WAY | GRENADA, MS



GREATER GRENADA
PARTNERSHIP

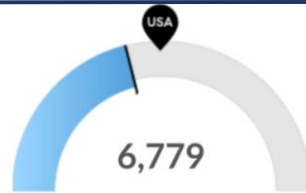
WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS



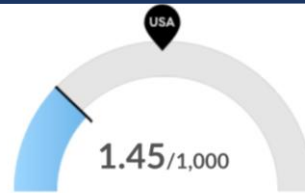
WWW.MESH2SOLUTIONS.COM

FEMA RISK MAP | GRENADA RELATIVELY LOW RISK | CRIME WELL BELOW NATIONAL AVERAGE



Veterans

Your area has 6,779 veterans. The national average for an area this size is 8,579.



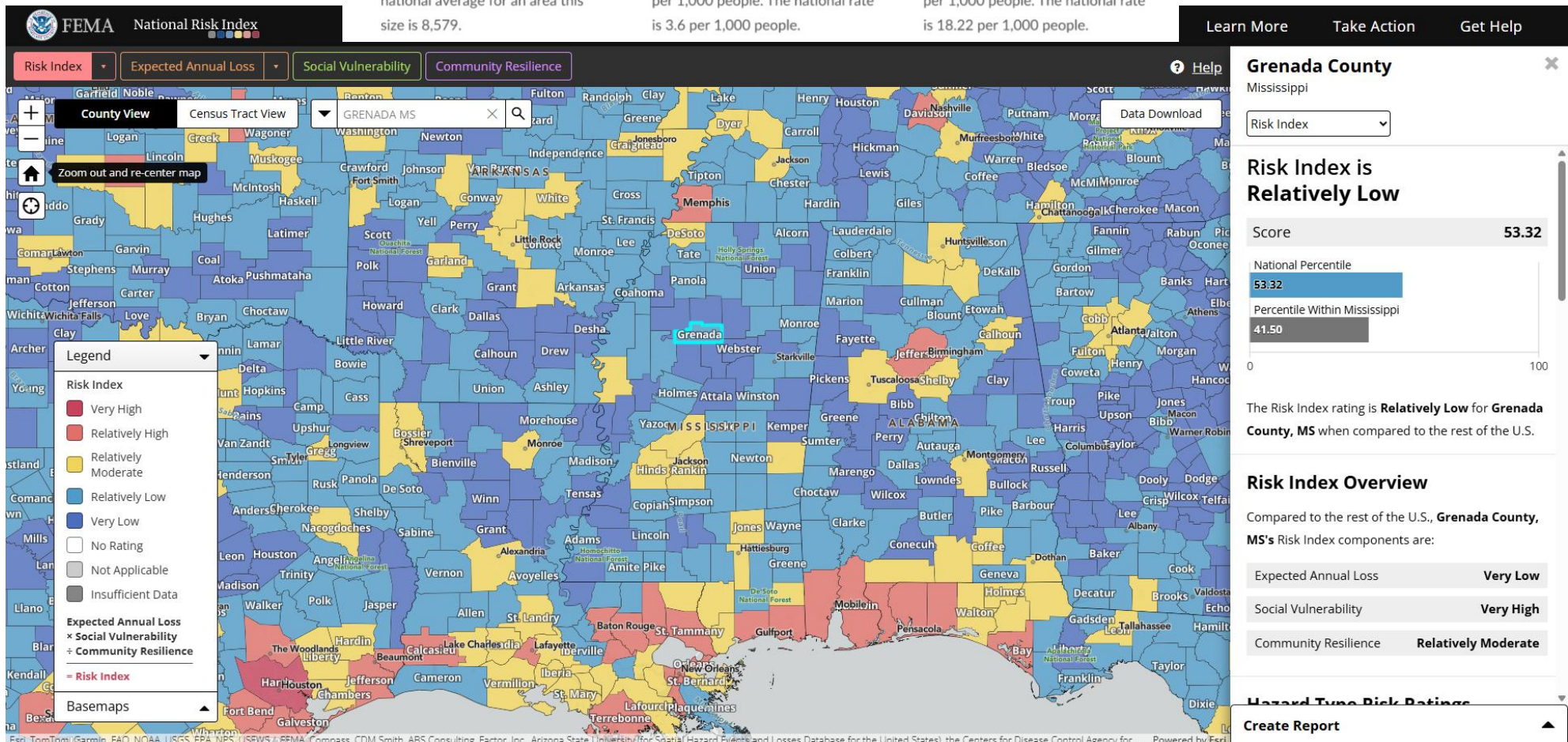
Violent Crime

Your area has 1.45 violent crimes per 1,000 people. The national rate is 3.6 per 1,000 people.



Property Crime

Your area has 8.02 property crimes per 1,000 people. The national rate is 18.22 per 1,000 people.



Grenada County

Mississippi

Risk Index

Risk Index is Relatively Low

Score 53.32

National Percentile

53.32

Percentile Within Mississippi

41.50

The Risk Index rating is **Relatively Low** for **Grenada County, MS** when compared to the rest of the U.S.

Risk Index Overview

Compared to the rest of the U.S., **Grenada County, MS's** Risk Index components are:

Expected Annual Loss	Very Low
Social Vulnerability	Very High
Community Resilience	Relatively Moderate

Hazard Type Risk Ratings

Create Report

GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211

TO AMERICAN WAY | GRENADA, MS



GREATER GRENADA
PARTNERSHIP

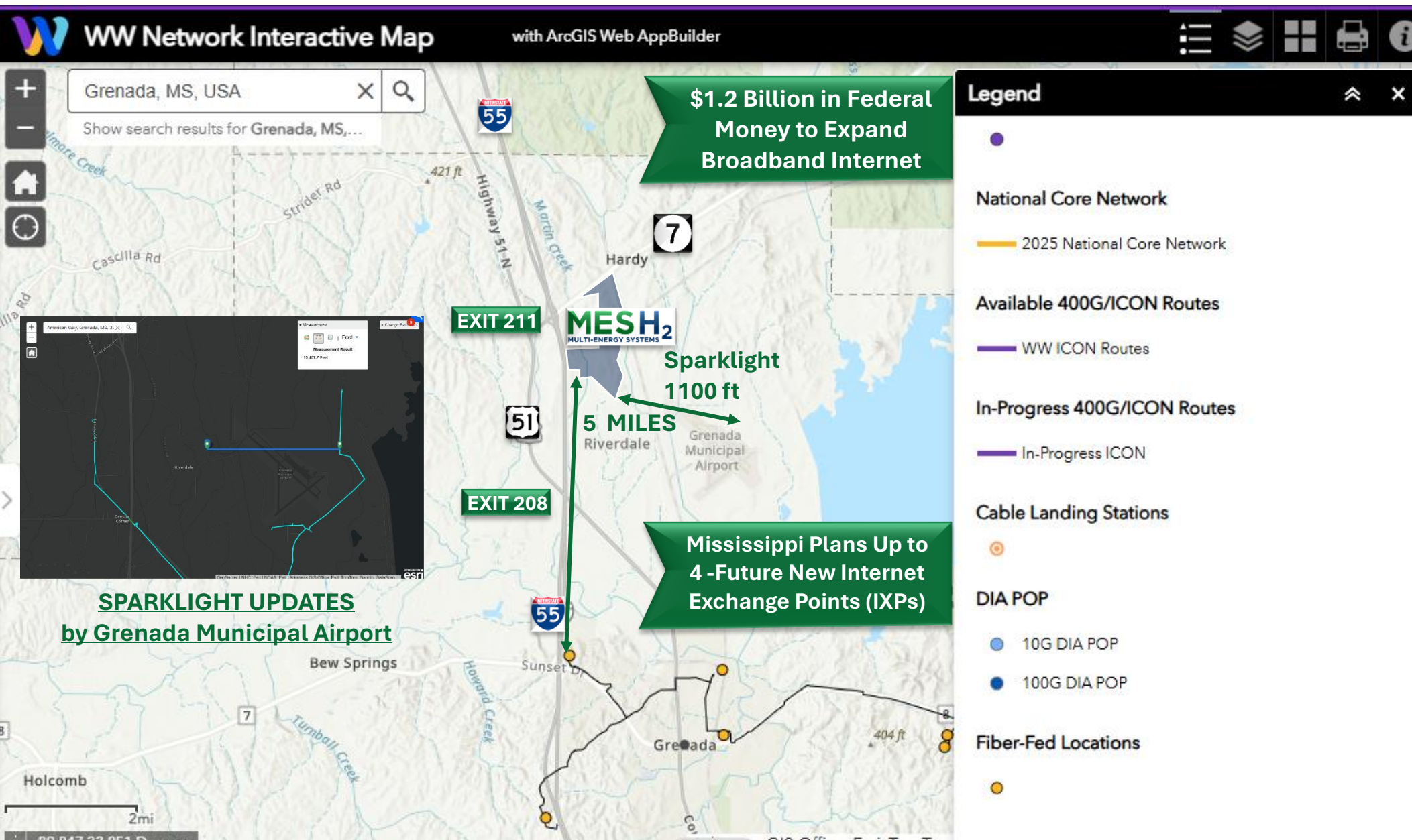
WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS

WWW.MESH2SOLUTIONS.COM



WINDSTREAM REGIONAL FIBER LINE 5 MILES TO PROPERTY & RECENT SPARKLIGHT LINE BY GRENADA MUNICIPAL AIRPORT



GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211

TO AMERICAN WAY | GRENADA, MS



GREATER GRENADA
PARTNERSHIP

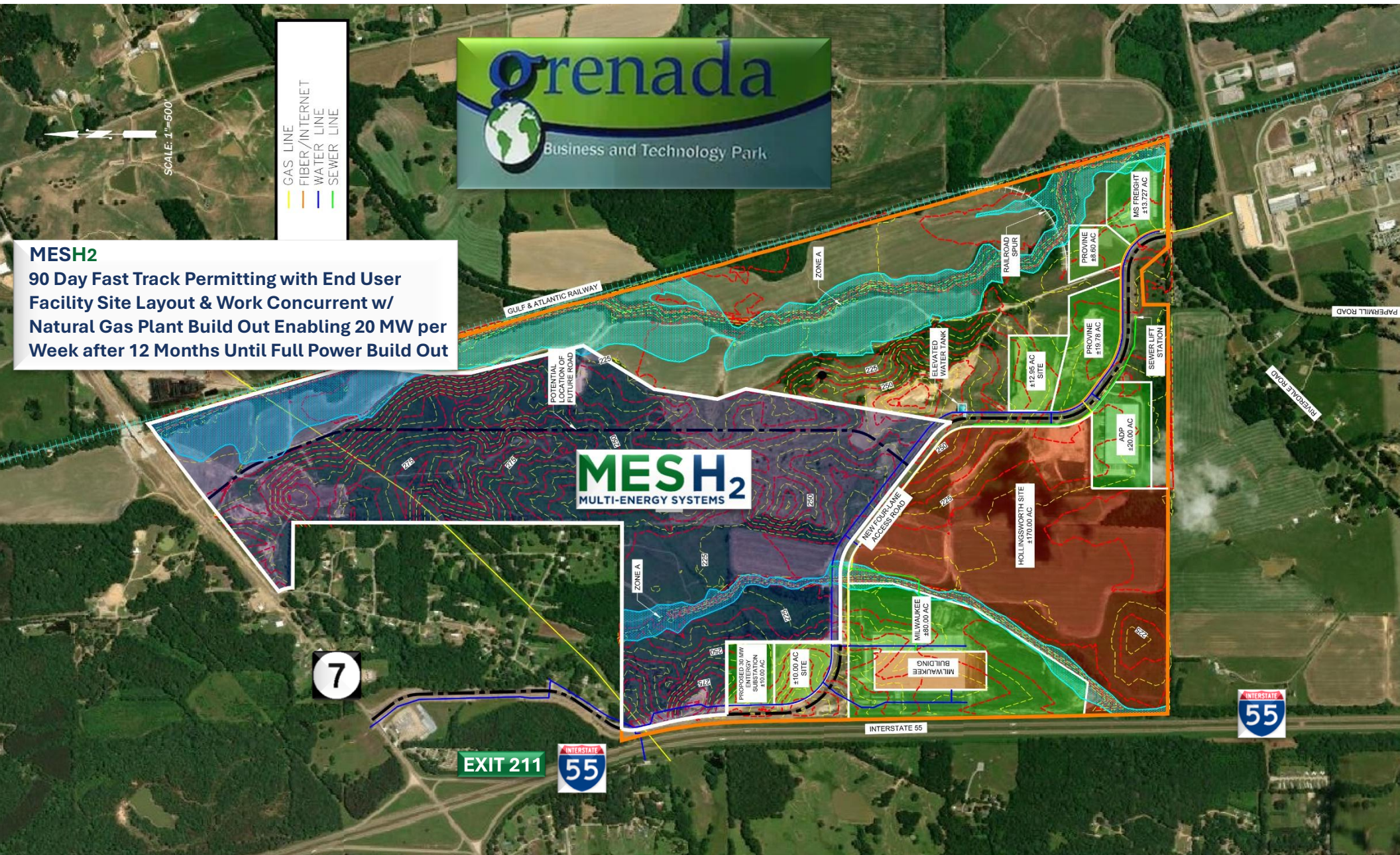
WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS

WWW.MESH2SOLUTIONS.COM



PROPERTY TOPOGRAPHIC FEATURES | MINIMUM 20 FT ABOVE 100 YEAR & 500 YEAR FLOODPLAINS | LIMITED GEOTECH – NO ROCK @ 38 FT



MESH₂

90 Day Fast Track Permitting with End User
Facility Site Layout & Work Concurrent w/
Natural Gas Plant Build Out Enabling 20 MW per
Week after 12 Months Until Full Power Build Out

GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211

TO AMERICAN WAY | GRENADA, MS



GREATER GRENADA
PARTNERSHIP

WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS



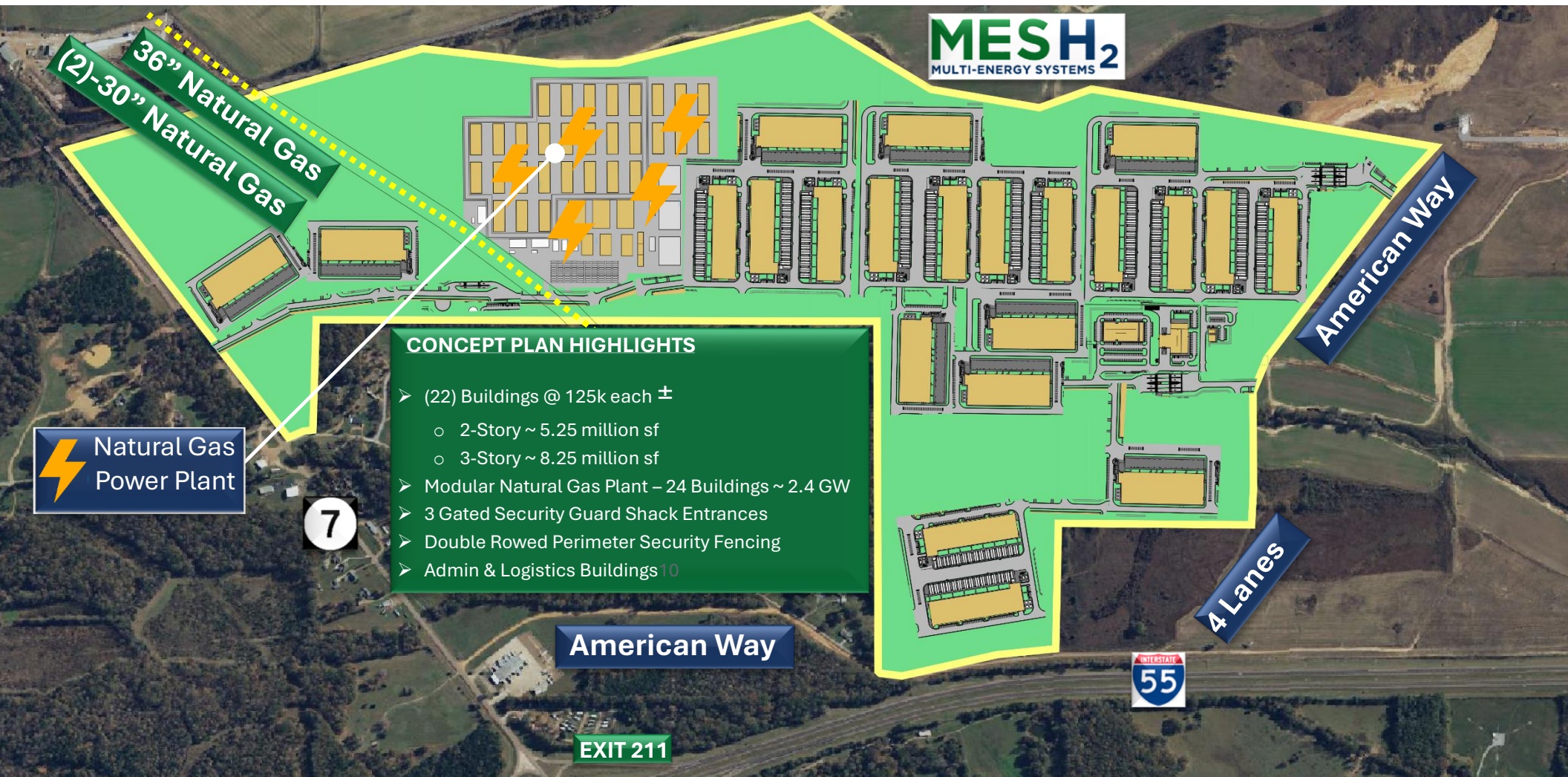
WWW.MESH2SOLUTIONS.COM

OVERALL SITE PLAN | POTENTIAL INCENTIVES | UTILITIES

POTENTIAL INCENTIVES

- Data Center Incentives
- New Market Tax Credit – Highly Distressed
- Tax Increment Financing (TIF)
- Foreign Trade Zone (FTZ 158)

UTILITY	PROVIDER	SIZE
Sewer	City of Grenada	12 inch – 3.4 MGPD Available
Water	City of Grenada	14 inch – 3 MGPD Available
Gas	Atmos (Service Connection)	6 inch (100 psi)
Electric	Entergy	40 MW Substation 07/2025
Fiber	Sparklight	100 G Circuits 1100 ft Away



GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211 TO AMERICAN WAY | GRENADA, MS



GREATER GRENADA
PARTNERSHIP

WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS

WWW.MESH2SOLUTIONS.COM



MODULAR NATURAL GAS PLANT USING 10 MW JENBACHER ENGINES | EACH BUILDING @ 100 MW | 24 BUILDINGS GENERATING 2.4 GW

PROCESS INDEX

- ① GAS PIPELINE INLET & GAS YARD
- ② 24 - JENBACHER BUILDINGS | (10 ENGINES PER BUILDING)
- ②A POTENTIAL FUTURE 6 JENBACHER BUILDINGS
- ③ WASTE HEAT RECOVERY
- ④ ABSORPTION CHILLERS
- ⑤ COOLING FOR DATA CENTERS
- ⑥ BATTERY ENERGY SYSTEMS (BESS)
- ⑦ SCADA / CONTROLS SMART DISPATCH
- ⑧ STEP UP TRANSFORMERS
- ⑨ SUBSTATIONS
- ⑩ DATA CENTER CAMPUS

MODULAR NATURAL GAS PLANT SCHEMATIC OF PROCESS



GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211

TO AMERICAN WAY | GRENADA, MS

SUPERIOR ELECTRIC GENERATION | SIGNIFICANT COST SAVINGS | LESSEN ENVIRONMENTAL FOOTPRINT WITH LESS WATER AND POWER



GREATER GRENADA
PARTNERSHIP

WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS

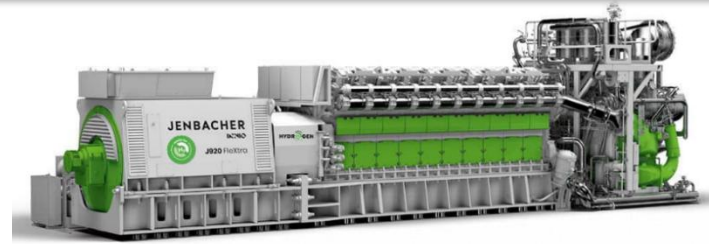
WWW.MESH2SOLUTIONS.COM



ELECTRIC GENERATION

- 1) Modular Layout that Makes for Faster Deployment, Lower Water Use, High Reliability
- 2) High Uptime- Modular Blocks Prevent Total Failure – No Single Point of Failure
- 3) Rapid Installation (12-18 months) ~ 20 MW Can Be Brought on Line Every Week After 12 Month Design/Build Out
- 4) Supports Black Start and Grid Island Mode
- 5) Modulates to AI Demand – Drawing Up or Down Based on Power Draw from AI Servers Allowing for Fine-Tuned Power Matching
- 6) Real-Time Monitoring via SCADA Systems Reads Electric Demand from AI Center
- 7) System Modularity Saves 5-9% Total Energy Usage
- 8) No Overgeneration, Less Spinning Reserve Waste, No Need for Separate Peakers, Reduced Transmission Losses, and Integration with Load-Shedding Smart Grid
- 9) Engines Easy to Access and Maintain Individually

JENBACHER | CHP RNG/H₂ Capable | SCR Carbon Capture | BESS



THE SAVINGS

- 1) Combined Heat and Power (CHP) – Reduces Power Cooling Demand by 30-40%. 35% of Facility Energy Goes to Cooling | CHP offsets 80-90%
- 2) CHP & RNG/H₂ Can Qualify for Resilience and Clean Energy Grants – Clean Energy Waivers, Resilience fast-track permitting, disaster recovery or Infrastructure funds.
- 3) Significant Water Usage Reduction via Dry Coolers or Closed Loop | 1 GW CHP 87 MGY | Traditional 2.2-3.5 BGY | Saving 2.1-3.4 BGY
- 4) Smaller Substations 2-4 Acres
- 5) Tax Benefits | Federal Tax Investment Credit for Up to 10%-30% of System Costs | MACRS Depreciation (Accelerated Tax Depreciation) | Section 179 Deduction for Small Businesses for Private Small Grid Ownership
- 6) SCR Carbon Capture Options
- 7) Faster Air Permitting with Jenbacher Lean Burn Engines
- 8) Phased Installation Allows for Incremental Permitting Triggering Fewer

GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS

WWW.MESH2SOLUTIONS.COM



DATA CENTER INCENTIVES – MISSISSIPPI

BENEFIT

- 10-year state income and franchise tax exemptions
- Sales and Use tax exemption on construction equipment, and software and hardware replacement
- No sales tax on electricity (or other fuel) used to operate data center

ELIGIBILITY (not comprehensive)

- Companies must make a minimum investment of \$20 million in the state and create at least 20 new jobs paying 125 percent of the average state wage.
- Companies must be certified as data centers by the Mississippi Development Authority to qualify.

ADDITIONAL INCENTIVES

ADVANTAGE JOBS REBATE PROGRAM

- Many businesses creating new jobs in Mississippi are eligible to receive a rebate equal to a percentage of their Mississippi payroll for up to 10 years. The average wage of all jobs created must meet the program's minimum average wage requirements

FEE IN LIEU OF PROPERTY TAX

- A company may be approved by local authorities to pay a fee in lieu of standard property taxes. This negotiated fee is valid for 30 years but cannot be less than 1/3 of the property tax levy. No particular parcel of land, real property improvement or item of personal property can be subject to a fee in lieu for more than 10 years.

10-YEAR PROPERTY TAX EXEMPTION

- An exemption from property taxes on land, buildings and equipment is available for up to 10 years. School taxes are not exempt.

BENEFIT

ELEGIBILITY (not comprehensive)

- Eligible businesses include businesses that pay an average annual wage of 110% of the average county or state wage (whichever is less) and create at least 25 jobs. Businesses must provide a basic health benefits plan.
- Local units of government may consider a fee-in-lieu agreement when a company's private investment in land, buildings and equipment exceeds \$60 million..
- Eligible businesses include: manufacturers, processors, research and development facilities, refineries, warehouse and distribution facilities, data and information processing companies, telecommunications and technology—intensive industries. Local authorities must approve the exemption

ADDITIONAL INCENTIVES

- 1) New Market Credit Zone for Rural "Highly Distressed"
- 2) MDA Offers Two Incentive Packages One for the Developer as One Project and the Client Side as a Second Project
- 3) Projects Over \$60M in CapEx - Roughly 30 Year Fee in Lieu and Other Tax Incentives Including Sales Tax Incentives on All Equipment Purchased

mississippi development authority

MISSISSIPPI

mississippi.org

1.800.360.3323

financial@mississippi.org

GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT



EXIT 211

TO AMERICAN WAY | GRENADA, MS

LABOR PROFILE – GRENADA WITHIN 50 MILES

TOTAL EMPLOYEES 250,000



GREATER GRENADA
PARTNERSHIP

WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS



WWW.MESH2SOLUTIONS.COM

GRENADA EDUCATED WORK FORCE – 85% GRADUATED HIGH SCHOOL – 24% COLLEGE DEGREE – TECHNICAL SKILLS | HOLMES COMMUNITY COLLEGE HIGHTECH



WORKFORCE

9,260 LABOR FORCE PARTICIPATION
10,519 TOTAL EMPLOYED IN COUNTY
2,592 TOTAL EMPLOYED IN MANUFACTURING

AVERAGE
COMMUTE TIME
19.7
MINUTES

AVERAGE WAGE
\$42,171
AVERAGE MANUFACTURING WAGE
\$52,307

COST OF LIVING INDEX

GRENADA COUNTY
MISSISSIPPI **79.8**
U.S. = 100 **85.5**



\$40,808
MEDIAN HOUSEHOLD INCOME



22.8%
POVERTY RATE

**RIGHT TO
WORK STATE**
4.2%

Private union membership in county

\$996 MILLION
GROSS DOMESTIC PRODUCT

The largest contributing sector,
Manufacturing, contributed 32.9% to the
2022 Gross Domestic Product (GDP) of
the county.

LARGEST INDUSTRY CLUSTERS



**MACHINERY
MANUFACTURING**
8.87 LQ



WOOD/PAPER
6.16 LQ



**METAL & PRODUCT
MANUFACTURING**
3.16 LQ



CHEMICAL
2.06 LQ



**FREIGHT
TRANSPORTATION**
1.14 LQ

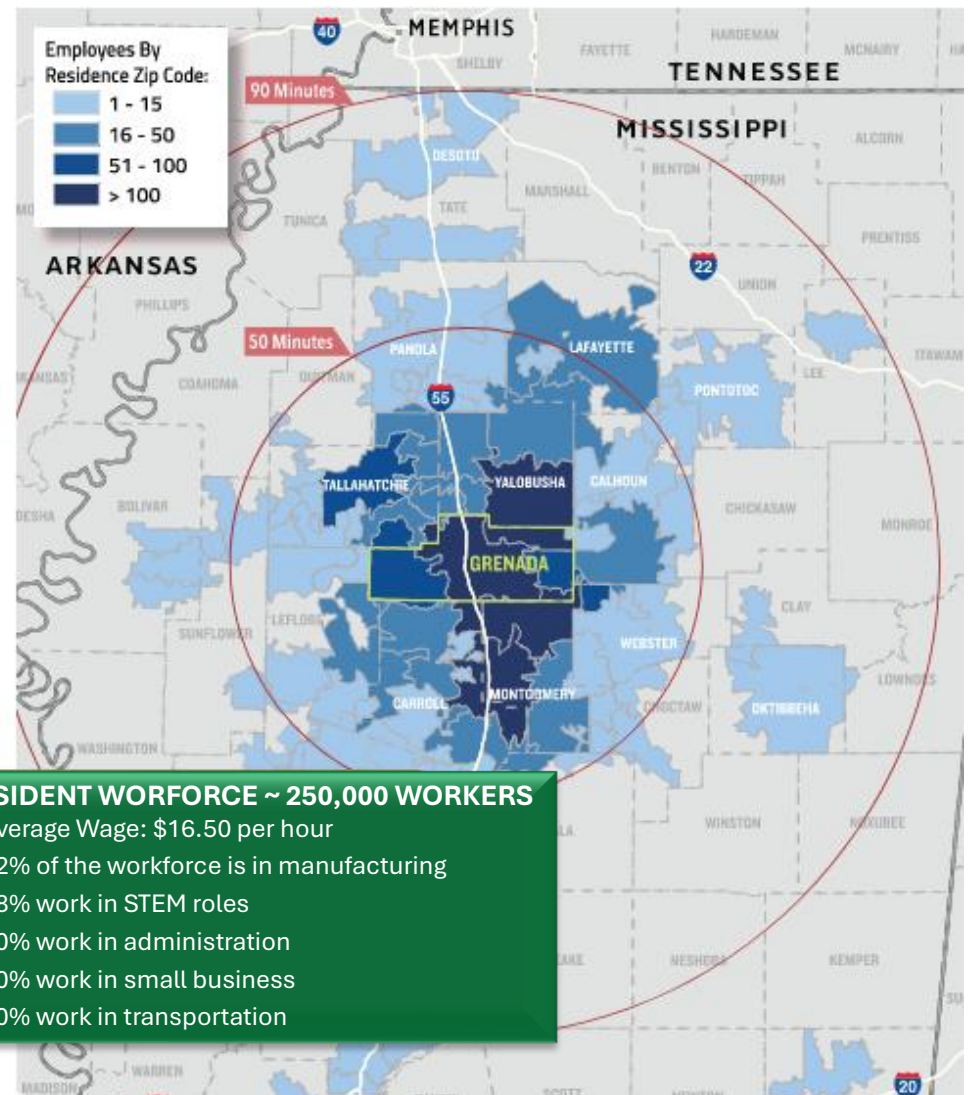
Location Quotient (LQ)

MAJOR EMPLOYERS

			# OF EMPLOYEES
Modine	Grenada, MS	Motor and Generator Manufacturing	2,800
Grenada School District	Grenada, MS	Primary and Secondary Education	675
Advanced Distributor Products (ADP)	Grenada, MS	HVAC Equipment Manufacturing	585
Lake Grenada Medical Center Inc.	Grenada, MS	Hospitals	360
Npx One LLC	Grenada, MS	Rubber and Plastic Product Manufacturing	244

Data Sources: JobsEQ and Hoovers; retrieved January 2024. Data points range from 2022-2023.

CooperativeEnergy.com



Based on EMSI and ESRI data, Grenada County draws from a concentric workforce of 250,000 plus individuals. Based on a 2,000 plus employee zip code sample, our average employee will drive up to 50 miles daily to work in Grenada, Mississippi.

GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2.4 GW NATURAL GAS | 1.6 GW BIOMASS

LAND FOR SALE | BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT

 **EXIT 211** TO AMERICAN WAY | GRENADA, MS



GREATER GRENADA
PARTNERSHIP

WWW.GREATERGRENADA.COM

MESH₂
MULTI-ENERGY SYSTEMS

WWW.MESH2SOLUTIONS.COM



LOCAL COLLEGES & TECHNICAL SKILLS TRAINING MINUTES FROM GRENADA BUSINESS & TECHNOLOGY PARK | LOCAL COOLING SYSTEMS

Universities and Colleges within 100-Mile Radius

- 9 Universities
- 14 Community College Campuses
- 80,000+ Students

Grenada Fab Lab Regional Technology & Innovation Hub Under Construction



Holmes Community College

- 5,000 Students Served Annually
- 1,300 Technical Degrees Annually
- 60,000 Technical Professionals Trained over 10 Years

Programs

- Computer Network Technology
- Computer Programming
- Computer Science
- Electrical / Computer / Software Engineering
- Electro-Mechanical Technology
- Heating Ventilation AC and Refrigeration Technology
- Industrial Maintenance Technology
- Industrial Technology
- Mechatronics Engineering Technology

