GRENADA BUSINESS & TECHNOLOGY PARK

450 AC ~ 2 GW NATURAL GAS | TIER IV – 2N

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



POWER OPTIONS

- 2.4 GW Natural Gas Power Plant
- 1.6 GW Biomass Plant
- 250 MW Plus Geothermal

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

LEE WILBURN
Principal
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NVIDIA ANNOUNCEMENT

AWS ANNOUNCEMENT

AWS ANNOUNCEMENT

MISSISSIPPI LEANING INTO THE FUTURE



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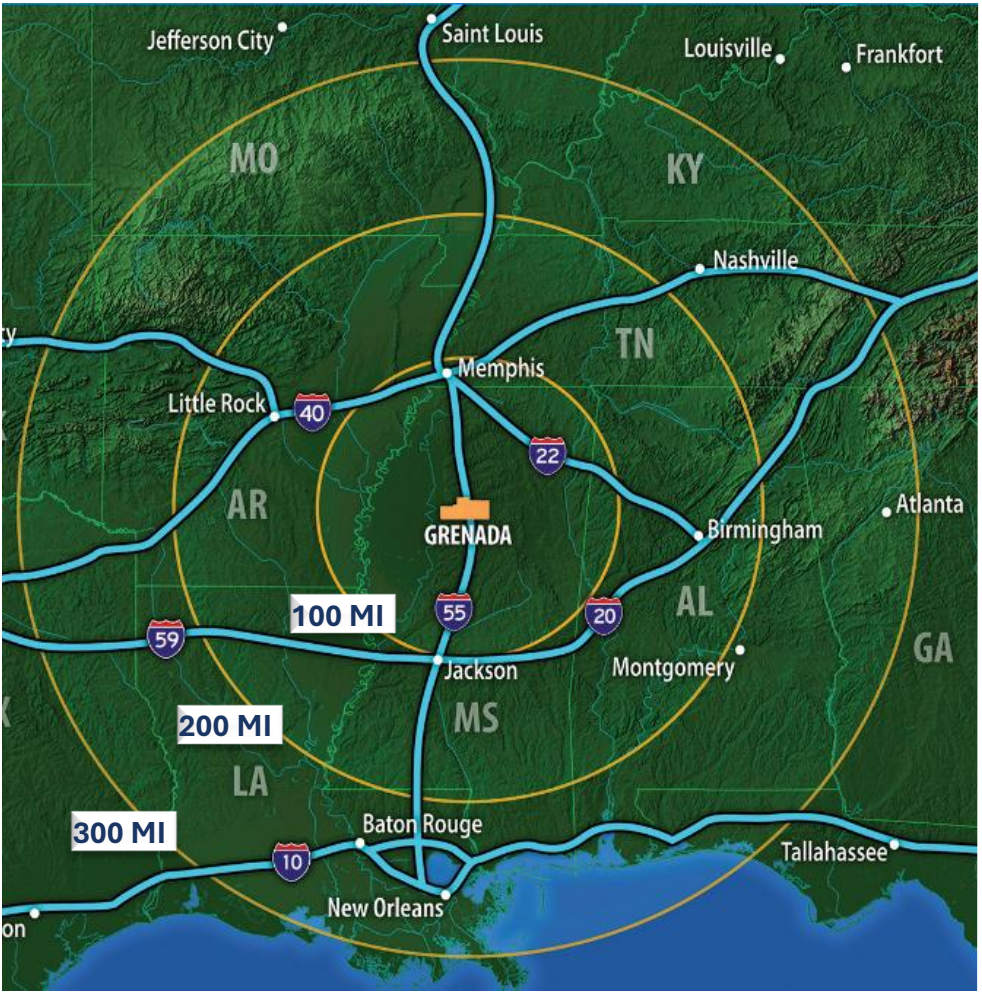
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ACCESS TO 4 INTERSTATES WITHIN 100 MILES

2 INTERCHANGE ACCESS | NEW 4 LANE AMERICAN WAY





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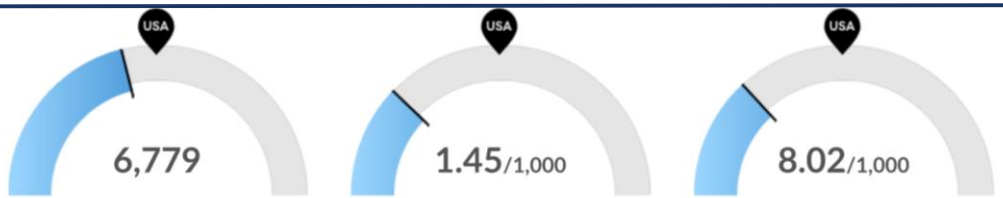
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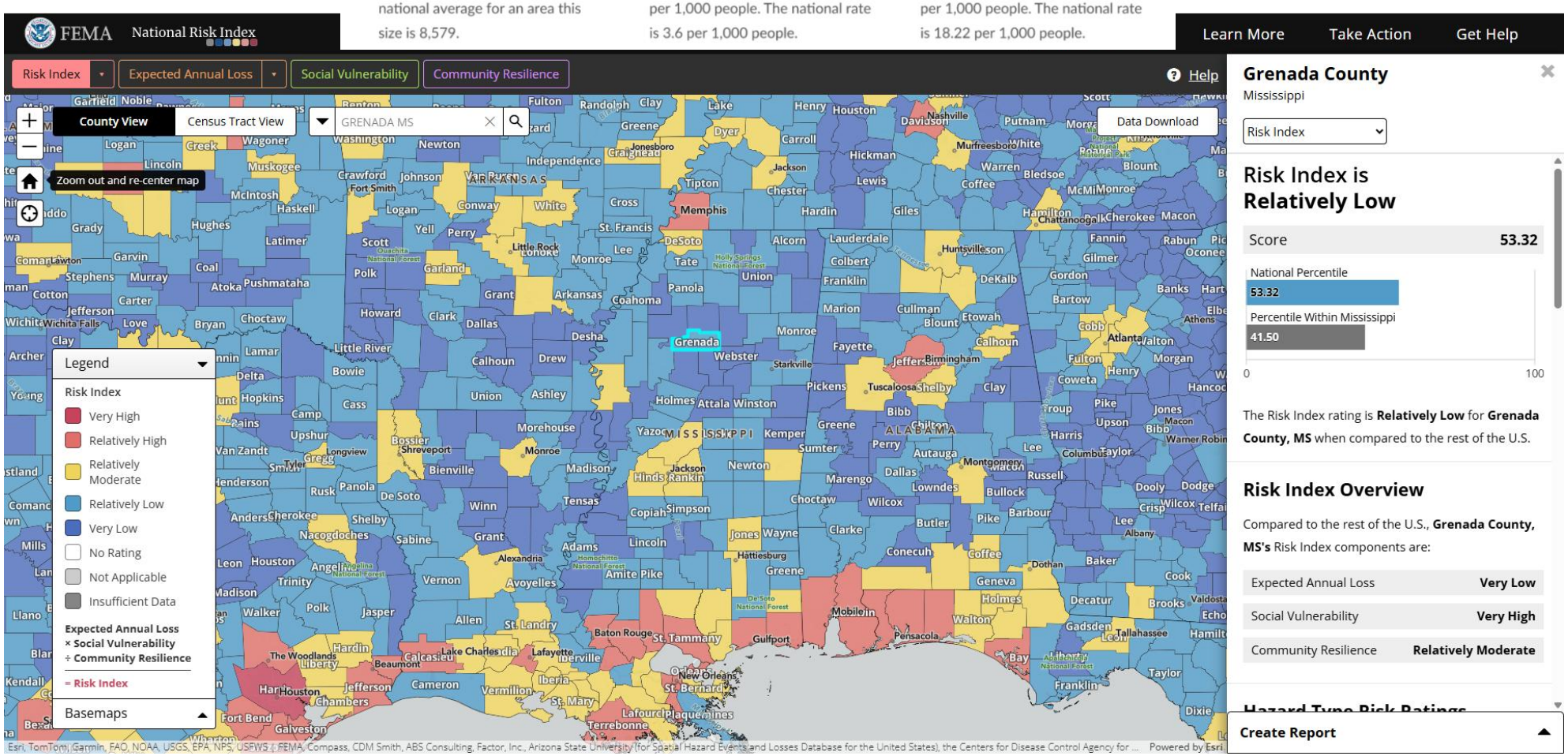
FEMA RISK MAP | GRENADA RELATIVELY LOW RISK | CRIME WELL BELOW NATIONAL AVERAGE



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

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

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



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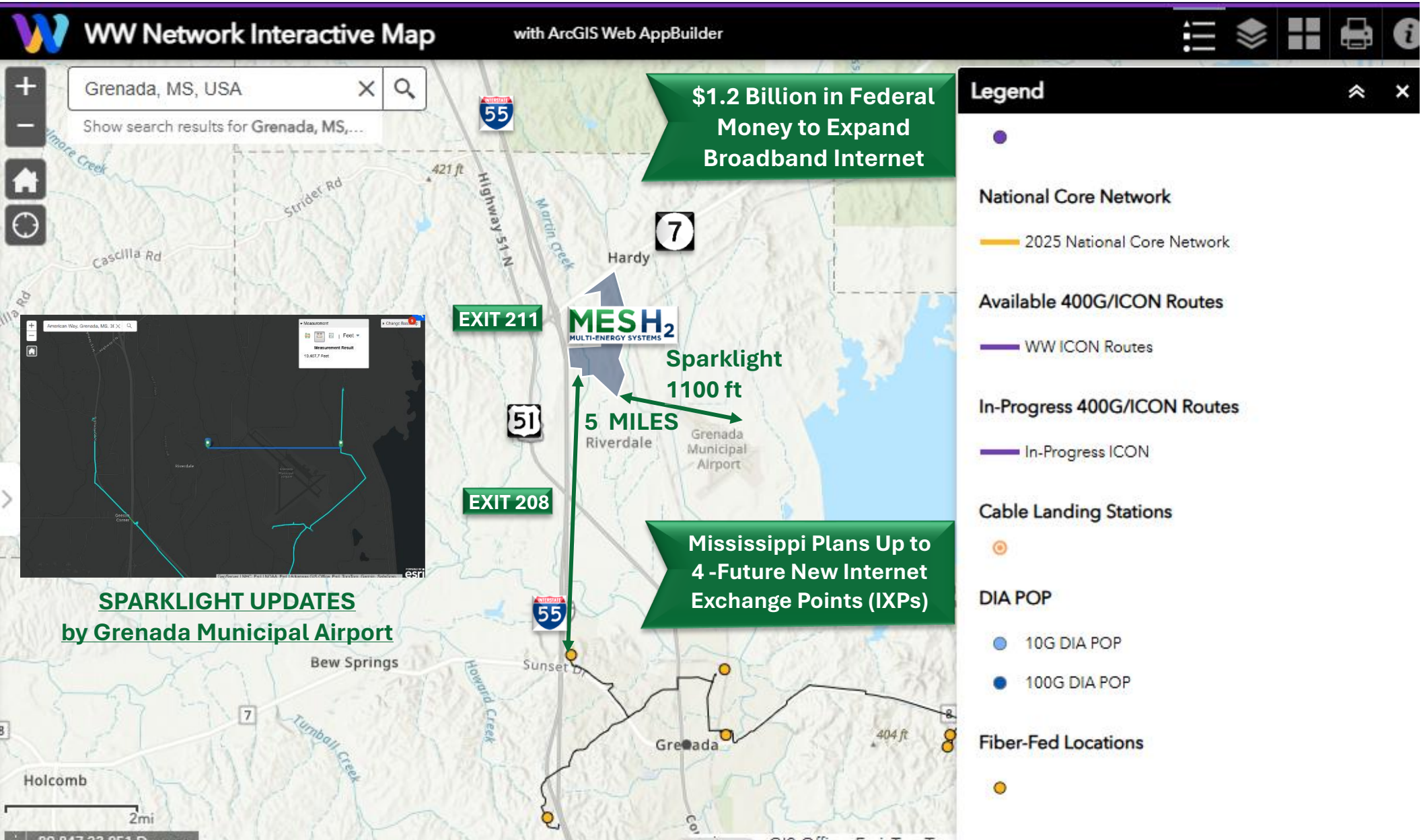
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WINDSTREAM REGIONAL FIBER LINE 5 MILES TO PROPERTY & RECENT SPARKLIGHT LINE BY GRENADA MUNICIPAL AIRPORT



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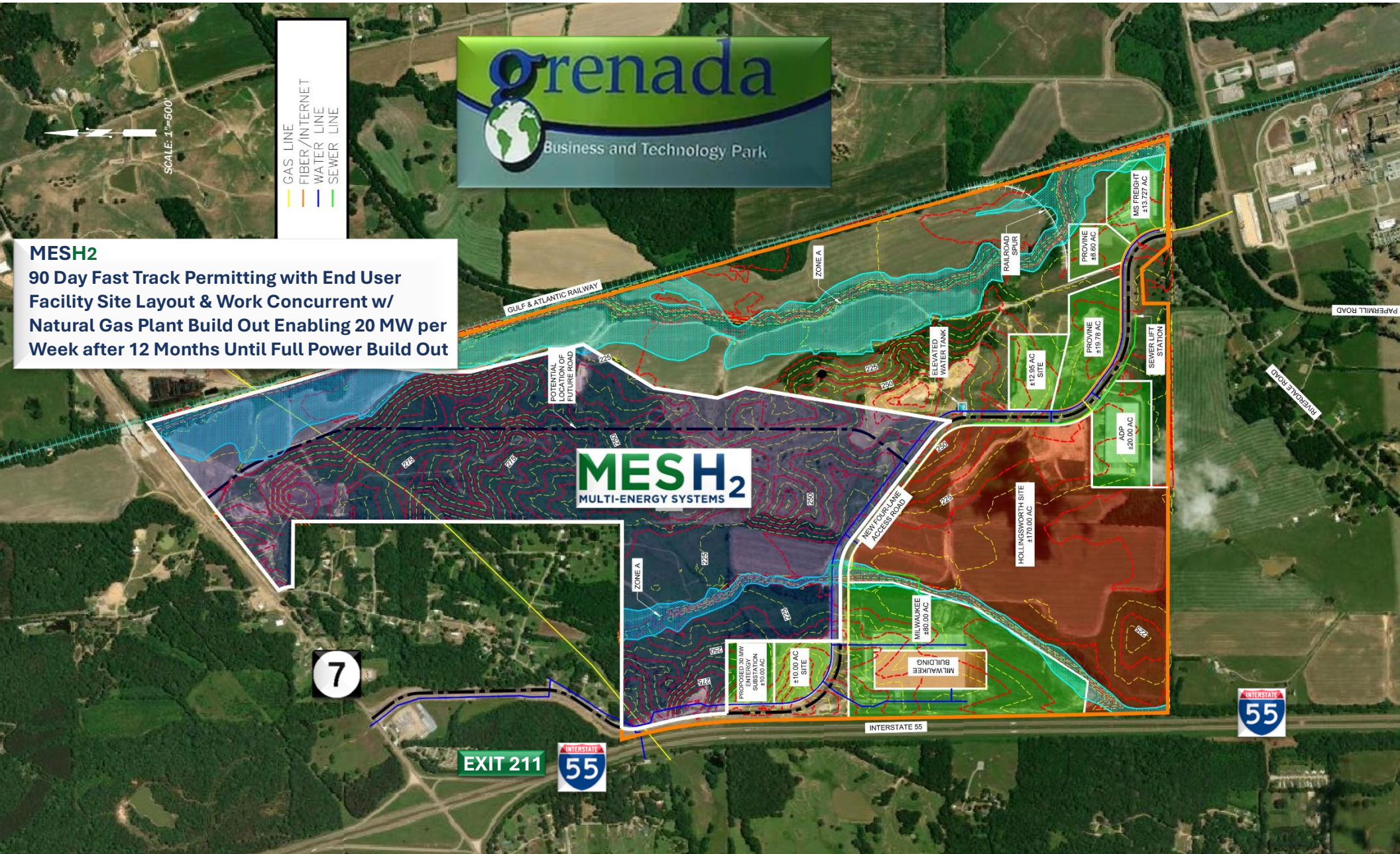
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PROPERTY TOPOGRAPHIC FEATURES | MINIMUM 20 FT ABOVE 100 YEAR & 500 YEAR FLOODPLAINS | LIMITED GEOTECH – NO ROCK @ 38 FT



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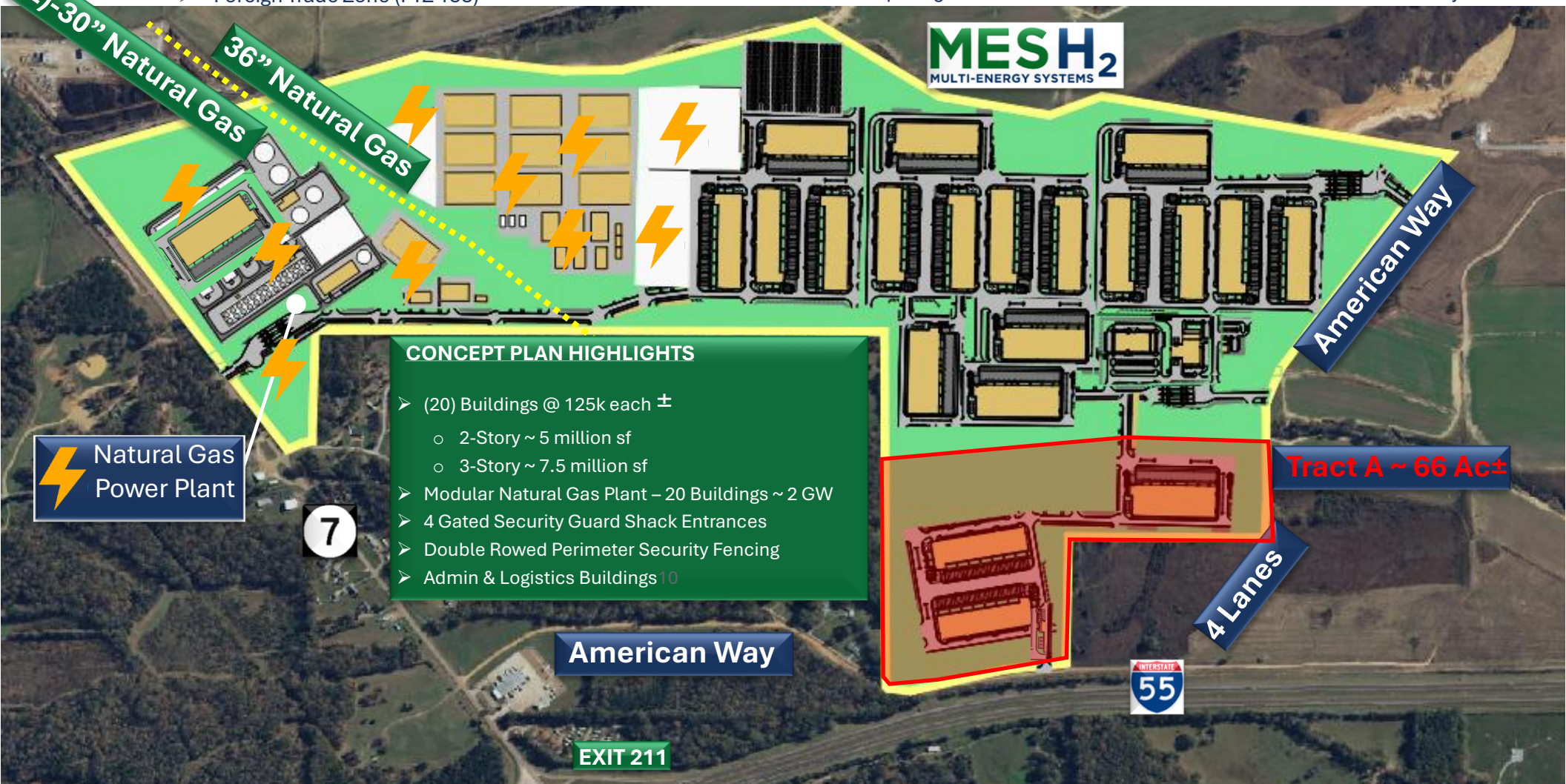
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OVERALL SITE PLAN | POTENTIAL INCENTIVES | UTILITIES

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 (Industrial Service Connection	6 inch (100 psi)
Electric	Entergy	40 MW Substation 07/2025
Fiber	Sparklight	100 G Circuits 1100 ft Away



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Tier IV - 2N | 2 GW CCPP | 2 GW RECIPS | GEOTHERMAL & BIOMASS OPTIONS | EACH BUILDING @ 100 MW | 20 BUILDINGS - 2 GW

PROCESS INDEX

1. 2 GW CCPP
2. 2 GW RECIP REDUNDANCY
3. BESS
4. GAS YARD
5. SUBSTATION
6. DATA CENTER CAMPUS

ENERGY SYSTEM FOR TIER IV-2N – CLEAN ENERGY OPTIONS TBD BY END USER



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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.

mississippi development authority
MISSISSIPPI
mississippi.org

ADDITIONAL INCENTIVES	BENEFIT	ELEGIBILITIY (not comprehensive)
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	➢ 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.
FEE IN LIEU OF PROPERTY TAX	➢ A company may be approved by local authorities to pay a fee in lieu of standard propertv 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.	➢ 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..
10-YEAR PROPERTY TAX EXEMPTION	➢ An exemption from propertv taxes on land, buildings and equipment is available for up to 10 years. School taxes are not exempt.	➢ 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

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LABOR PROFILE – GRENADA WITHIN 50 MILES

TOTAL EMPLOYEES 250,0000

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



2024

GRENADA COUNTY
MISSISSIPPI

21,621 POPULATION

3.6% UNEMPLOYMENT RATE SEASONALLY ADJUSTED

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	79.8
MISSISSIPPI	85.5
U.S. = 100	

$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	WOOD/PAPER	METAL & PRODUCT MANUFACTURING	CHEMICAL	FREIGHT TRANSPORTATION
8.87 LQ	6.16 LQ	3.16 LQ	2.06 LQ	1.14 LQ

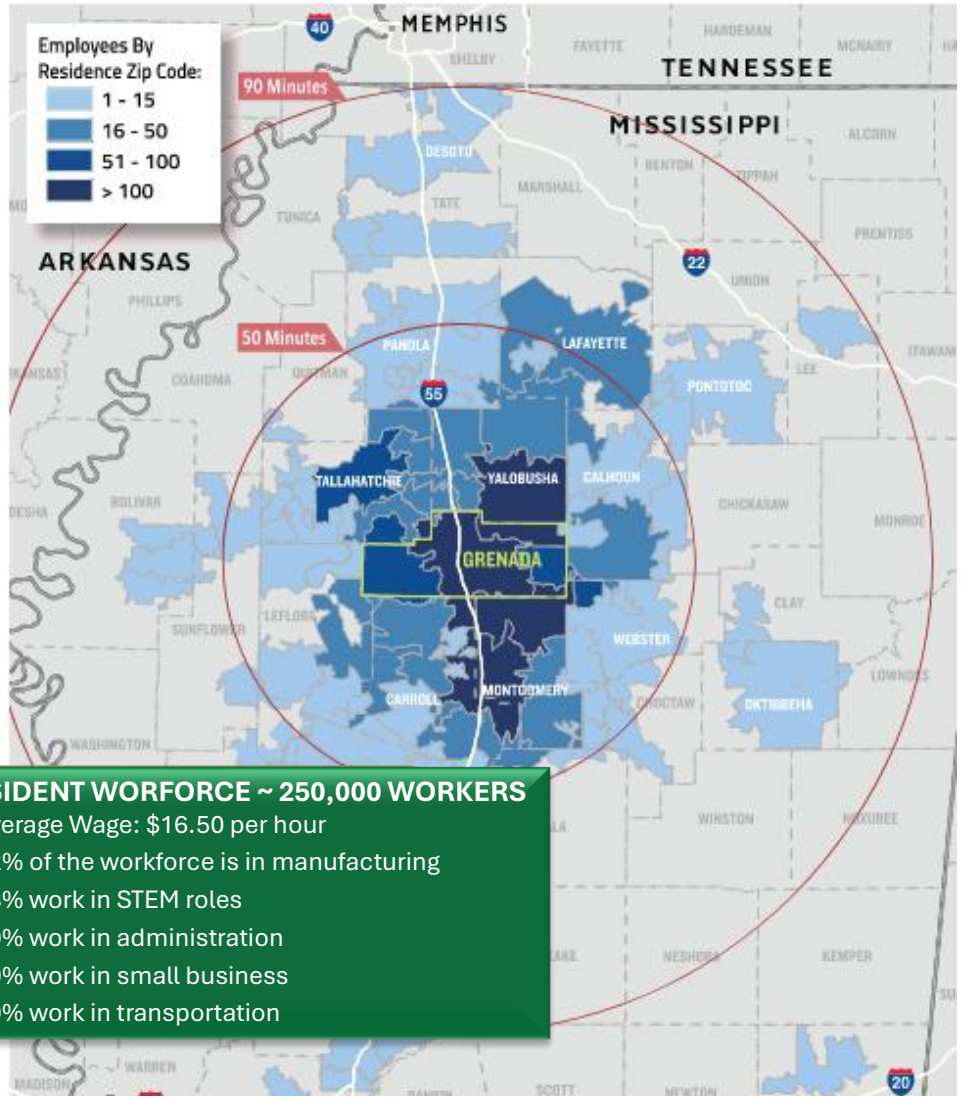
Location Quotient (LQ)

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



RESIDENT WORFORCE ~ 250,000 WORKERS

- Average Wage: $16.50 per hour
- 32% of the workforce is in manufacturing
- 28% work in STEM roles
- 20% work in administration
- 10% work in small business
- 10% work in transportation

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.

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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

