



Frequently Asked Questions – Morris

This future project is located on 340 acres bordered by Route 6 on the north, Gun Club Rd to the west, and a ComEd transmission corridor to the east. The site is industrially zoned with access to adjacent wet and dry utilities.

What is the overall goal for this project?

This project is consistent with the overall vision for the City of Morris by contributing appropriate industrial growth in an area identified for industrial development. This project represents a significant economic opportunity for the community by bringing economic benefits in the form of capital investment, ongoing tax revenues, and jobs to the community.

Why was this location chosen?

Several factors make a good location for a data center, including existing and proven demand for such infrastructure and existing power, water and fiber utilities with available capacity. The site in Morris was chosen based on existing zoning and land use, proximity to utilities and infrastructure, nearby access to Interstate 80, power availability, and the shared vision for high value industrial use.

Who is the developer of the project and why are they qualified to build this project?

Tract is developing this project. Tract is a national developer led by a team of professionals with decades of experience in developing, designing, and delivering large-scale data center campuses. Tract plans and develops large-scale data center campuses in existing and proven high-demand regions. This master-planned approach ensures smart, coordinated growth while providing economic benefits to the communities Tract invests in.

What is a data center, and why are they important?

Data centers are secure, high-capacity facilities that house the computing systems needed to power modern digital life. Much like roads, utilities, and telecommunications, data centers are critical infrastructure supporting the core functions of society, storing and processing data for everything from cloud computing and video streaming to banking, health care, public safety and national security, education, digital commerce and artificial intelligence. They ensure the reliability of services we use daily—such as mobile apps, online retail, cloud storage, telehealth, and smart city technologies.

What is the timeframe for completion of this project?

A master-planned data center campus at this scale requires significant planning and coordination efforts. These design, coordination, and permitting efforts must be completed before building construction can commence on site. Tract continues to work with the City of Morris, Com Ed, and other



project stakeholders to move key aspects of this project. Prior to any building construction on-site additional site planning, building permitting, and site preparation activities need to be completed. Initial power delivery to the site is expected in Q2 of 2028. Site planning and construction activities will occur in advance of this date to ensure buildings are in place when power is delivered to the site. The entire park will, however, be built in phases that match the delivery of power over a multi-year window

Construction

What types of features, structures, and buildings will be constructed on this data center campus?

A data center campus typically includes a variety of buildings and supporting uses including data center buildings, logistics buildings, administrative buildings, substations, parking, access drives, and landscaping. The site will be secured with fencing, and access points may be controlled with security buildings and guards.

Detailed site plans will be prepared, reviewed and approved by the Development Review Committee in advance of construction or issuance of a building permit.

Who will pay for the development and associated infrastructure improvements?

The developer of the data center campus will pay for the onsite improvements, buildings and supporting uses at the time of construction; the City is not funding data center construction.

Water and sewer are already present on the site, so no public infrastructure extensions are required. The development has made a commitment of \$10M to help fund the City's water treatment plant expansion that was already planned prior to the project's inception; \$4M of this has already been funded by Tract. This will bring additional water resources to the City of Morris. The project will also generate new taxes to help fund future system growth, in addition to other town projects.

The City is currently constructing the northern portion of Gun Club Road with the assistance of a State grant; the remainder of the cost will be paid by Tract. Additional improvements on the southern portion of Gun Club Road will be funded and completed by the development or adjacent development prior to a temporary certificate of occupancy being issued. Tract has already initiated design for the southern portion of Gun Club Road. The Redevelopment Agreement identifies the responsibilities for the required improvements to Gun Club Road.



Infrastructure & Utilities

Is there enough water and sewer capacity to serve the project?

Yes. Existing public water and sanitary sewer infrastructure is already available at the property and can serve the project. Prior to approval of the Utility Infrastructure and Service Agreement, the City evaluated and confirmed that adequate water and sewer capacity is available for the technology park.

The project requested an allocation of up to 1 million gallons per day (MGD) of peak-day water capacity to serve the entire campus, but that figure should not be understood as the project's typical daily water use. Peak-day capacity reflects a conservative planning scenario intended to ensure the system can reliably serve the site during short periods of unusually high demand, such as the hottest days of the year, when cooling-related water use is at its highest. Average daily water consumption is expected to be significantly lower than the peak-day allocation (more than 5x less), assuming a hybrid evaporative system, and water is not expected to be needed for cooling outside of the summer months. It is also important to note that a substantial portion of the reserved water capacity is intended to ensure the system can meet emergency fire-flow requirements if ever needed. In other words, the full 1 MGD allocation is not expected to be used for routine day-to-day operations. Instead, it includes a buffer for infrequent peak conditions and emergency response needs, while normal operating demand will remain well below that level.

In addition, the development has committed \$10 million to help fund the City's planned water treatment plant expansion. That expansion was already planned before the project was proposed, and Tract agreed to participate as an additional funding partner.

Where will the water come from?

The water supply will be provided by the Morris municipal system. The project will connect to a public 16" water main that already exists in northern portion of the property. Additionally, the developer has agreed to implement on-site water storage to ensure fire code requirements are met and provide additional volume so the peak demands from the municipal system are reduced.

Why does a data center typically need water for cooling?

Data centers are essentially very dense rooms packed full of computers. Just like a home computer or laptop, those computers produce heat as they operate. If that heat is not removed, the equipment will slow down or shut off to avoid damage. Consequently, every data center needs a cooling system that can:

- Keep temperatures within the safe operating range set by industry standards
- Run as needed, without interruption or failure
- Balance power use and water use in a way that makes sense for the local area



Data centers can rely on four main solutions for cooling. These are:

1. Cooling towers and water-cooled chillers
2. Direct evaporative cooling (DEC)
3. Indirect evaporative cooling or hybrid cooling
4. Air cooled chillers and dry coolers

There are several factors that influence what solution is most appropriate, including climate and seasons, water availability, power availability, air quality and environmental conditions, and regulations, permit requirements, and community expectations. There are trade-offs that must be considered.

Air-cooled (waterless) or closed loop systems that eliminate or minimize water usage require more power and more spacious layouts for improved air circulation. Water has a much higher heat capacity and better thermal conductivity than air, meaning less volume is required to remove the same amount of heat, which enables higher density facilities through more efficient cooling solutions, such as evaporative and hybrid closed-loop cooling systems. Data center developers and operators are continually looking for ways to improve efficiency and use water more sustainably in their operations.

How will wastewater be treated?

Wastewater will be directed to the municipal wastewater collection system. The City has confirmed that they are able to treat the wastewater generated by the data center campus at the City's wastewater treatment plant, as defined in the Utility Infrastructure and Service Agreement. This project will comply with all applicable local, state, and federal regulations for wastewater treatment. Illinois' wastewater treatment standards are set and enforced through the Environmental Protection Agency and Illinois Pollution Control Board (IPCB).

Noise & Sound

Will the data center produce a lot of sound after construction?

No. Data centers are quiet compared to many other light industrial uses. Modern data centers are designed with a wide range of noise-reduction measures, such as sound barriers and insulated walls. Noise from equipment can be mitigated by a wide range of technologies, like sound attenuation louvers, spring vibration isolators, noise absorbent lining and enclosures, mufflers/silencers, acoustical screening walls, berms and landscaping. The project will be designed to ensure that local and state noise levels will not be exceeded.

How will sound that can be created by data centers be managed and/or mitigated?

Any noise generated on site must adhere to local ordinances. The City's zoning code regulates performance standards, like noise, in specific zoning districts. Section 48-1214 regulates noise



generation in manufacturing districts and regulates maximum permitted sound level decibels on neighboring lots.

Power: Substations & Transmission Lines

How will power be provided to the site and will providing power to this site impact the local electric supply?

This site was specifically selected due to its ideal location near existing electric infrastructure. The developer is coordinating with ComEd to provide necessary electric infrastructure on a predetermined schedule. In addition, options for on-site power generation are being explored to serve this site. All power generation and infrastructure costs will be paid for by the developer and not passed on to the City or residents.

Economic and Community Benefits

What kind of jobs do data centers create?

Jobs created and supported by data centers provide opportunities for new workers, as well as upskilled and reskilled workers, for technical professionals, degree holders, and non-degree holders alike. Data centers create permanent jobs to support ongoing operations within the data center, construction jobs, and indirect support jobs. Permanent data center operations jobs include network engineers and technicians, computer programmers and research scientists, computer support specialists, database administrators, security and site operations, and building trades like electricians, plumbers, HVAC technicians, etc.

Construction jobs exist through the buildout of the campus and include site preparation, installation of infrastructure and utilities, building construction, electrical systems (generators, batteries, power distribution, transformers, etc.), HVAC and mechanical contractors and more. In addition, this project will drive the need for other supporting jobs within the community. Studies show that for each 1 job inside a data center, 6 jobs are created in the local community.

How could the additional tax generation benefit our community?

Developing a master-planned data center campus requires significant capital investment from the private sector for buildings and infrastructure, construction, equipment, and ongoing operational expenses. With this level of investment, significant tax dollars will be generated that can support infrastructure upgrades, public safety, schools, libraries, parks and more. A project like this is expected to generate about \$970M over 20 years in property tax, and over \$160M in sales tax once it becomes operational.