

A. Transparency and Trust

1. *Why hasn't Cloverleaf or the Township provided more transparent communication about the project's progress and agreements?*

Cloverleaf met with Monroe County Business Alliance (MCBA), Village, and Township officials on July 21, 2025, to discuss potential data center development. It was agreed upon by all parties that a pre-development agreement would be the best avenue to open a dialogue with the Village and Township and explore how a data center could benefit both communities while ensuring neither the Village of Dundee nor the Township had to bear any costs (e.g., legal, engineering, manhours).

We saw the pre-development agreement as the first step in starting a conversation with the community. While local officials were open to the idea, we understand that many community members had concerns. For that reason, we recommended that the Village and Township withdraw the pre-development agreement to give us time to listen, take in community feedback, and include local investment ideas into future agreements.

We strive to be open and upfront with the Dundee community. We don't have any confidentiality agreements with Village or Township, and we are working on better ways to share clear, up-to-date information with the community as discussions continue.

2. *How are local officials, MCBA, or other partners financially involved — have any received compensation, trips, or meals?*

Local officials and economic development agencies are not financial beneficiaries of Project Ironwood. This would represent a conflict of interest.

3. *Why don't residents know who the end user(s) will be?*

Cloverleaf Infrastructure prepares land for large technology companies that build and operate data centers — the facilities that store and process information for things like the internet, cloud services, and everyday online tools.

Once Project Ironwood has all the needed local approvals and power confirmed to the site, we will look for the right company to build and operate it. Before any sale happens, the Village and Township will have the chance to meet the company that plans to purchase Project Ironwood and learn about how it will invest in and work with the community.

4. *What happens if Cloverleaf sells or transfers the project — will any promises made tonight still hold?*

Yes. All contractual obligations entered into on behalf of Project Ironwood will be transferred and assigned to the company that purchases the project, and that company will be legally required to adhere to those obligations.

5. *As a new company, what kind of experience does the Cloverleaf team have related to data centers?*

Cloverleaf and its founders help start and grow what is now the data center industry in the United States and around the world. The leadership team includes:

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- Brian Janous (Co-Founder / CCO) was previously Vice President of Energy at Microsoft.
- David Berry (CEO / Co-Founder) had prior experience co-founding and serving in leadership roles at ConnectGen and Clean Line Energy Partners.
- Aaron Bilyeu (CDO) led land acquisition and site development at Meta, and previously had a similar role at Microsoft.
- Jonathan Abebe (CTO / Co-Founder) held senior technical / engineering roles at Department of Energy programs, Pattern Energy, and Clean Line.
- Nur Bernhardt (VP, Power & Utilities) is from a leadership role in energy strategy at Microsoft.

6. ***Will Cloverleaf or an entity representing Cloverleaf sue the Township or Village if Project Ironwood is denied?***

No. Cloverleaf will not sue the Village or Township if Project Ironwood is denied in accordance with Michigan laws and regulations. Our goal is to work with the Township, the Village, and residents — not against them. We believe that long-term success comes from partnership and trust, not legal action. If the project isn't approved, Cloverleaf will take that decision seriously and focus on understanding the community's concerns before considering any future steps.

B. Environmental, Safety and Water Concerns

7. ***How will the closed-loop cooling system actually function, and what safeguards exist to prevent leaks or contamination?***

A closed-loop cooling system is a set up that reuses the same cooling fluid over and over inside sealed pipes. It doesn't mix with outside air, which means nothing from the outside – like dust or contaminants – can get in. This helps keep the system clean, reliable, and efficient.

The equipment works a lot like the heating and cooling system in a home, just much larger. It includes parts such as coils, compressors, and fans — all designed by licensed engineers here in Michigan.

Before any system like this is built, safety experts carefully study what could go wrong and make sure there are strong protections in place to keep workers and nearby residents safe.

8. ***What size and capacity will the detention ponds be, and what happens if they overflow?***

Detention and retention ponds are designed to manage storm runoff on site. The quantity and size of the ponds will be determined by Michigan Engineering standards for land development. These ponds are designed to have excess capacity to prevent overflow events.

9. ***How will potential contaminants or chemical additives (glycol, corrosion inhibitors) be managed or monitored?***

Chemicals used in industrial operations are contained through several layers of protection to prevent leaks and releases. These safety mechanisms are designed by registered professional engineers to meet federal, state, and local laws and regulations.

10. Is the proposed site located in a floodplain, and if so, what protections are being put in place?

The proposed site is not on the FEMA 100-year flood plain.

11. What happens to a data center if there is a fire?

The data center will have advanced fire detection and suppression systems that can quickly isolate and extinguish potential fires to prevent harm to people and equipment. These systems use sensors to identify heat or smoke early to ensure fast response and minimal damage. Trained staff and local fire departments can also respond if needed to ensure safety.

12. Do data centers cause air pollution?

Project Ironwood will not cause any significant air pollution to the area. There will be no primary power generation source installed at Project Ironwood. A few backup generators will be on site in the event of an outage to make sure the computers stay cool and basic building systems keep working for employees.

These generators are only turned on occasionally for short maintenance test or for a few hours a year if there is a power outage. Project Ironwood will rely on the electric grid for power, and the grid is very reliable, working more than 99% of the time.

C. Utility Usage and Cost Impacts

13. How much electricity and water will the data center use — and will this affect local residents' utility bills?

Cloverleaf is working with DTE to study the site from a power perspective, but we do not yet know the amount of power DTE can provide. Cloverleaf commits to paying for any power and transmission upgrades to protect existing ratepayers from an increase to their electricity bill.

Project Ironwood will not use water for open-loop cooling systems and will only use it for domestic purposes, which includes sinks, toilets, showers, sprinkler systems, etc. The facility will use about as much water as a small office building. A closed-loop cooling system will be used, which only requires a one-time fill.

14. Will ratepayers end up covering the costs of new power infrastructure, or will that be fully paid by the developer/end user?

The new state tax rule for data centers¹ makes sure that regular customers — like residents and small businesses — don't end up paying higher electric bills because of a new project. In other words, DTE can't raise rates on anyone else to cover the data center's costs.

Cloverleaf supports this approach. We believe in what's called "cost causation," which simply means the data center pays its own way — covering all the costs it creates, without shifting them to local ratepayers.

15. How will the local grid be strengthened to support the new load without impacting reliability for existing residents?

¹ https://www.michiganbusiness.org/globalassets/documents/data-center/enterprise_data_center_information.pdf

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DTE will perform a system impact study to determine what transmission upgrade requirements, if any, are needed to serve the site. Project Ironwood will be required to pay for any transmission upgrades that are identified. In addition, new facilities for generation and capacity will be funded by Project Ironwood, which will provide more energy to the electrical grid, making the grid more reliable and resilient for all DTE customers.

D. Economic and Community Impact

16. How will property values near the site be affected?

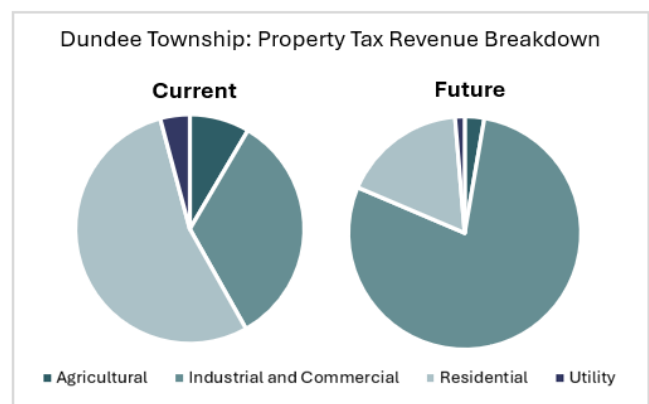
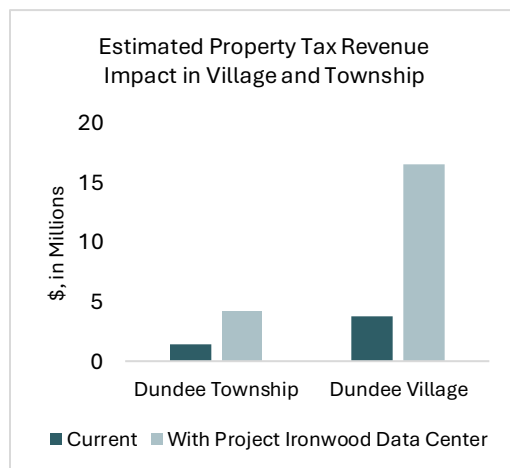
There is no evidence that shows data centers affect property values when sited in an industrial area. Data centers benefit all local property owners by driving economic investment and new tax revenue. These funds improve roads, schools, and community services while keeping taxes low, which can make nearby land more valuable over time.

17. What direct benefits will the Township or residents receive — tax revenue, community investments, or infrastructure upgrades?

Project Ironwood represents a taxable investment of more than \$1B, which will inject a significant amount of new revenue into the Dundee community. Monroe County provided the following estimated amounts that will be paid on an annual basis assuming the project moves forward in both the Village and Township:

	Estimated New Funding from Project Ironwood
Village of Dundee	\$11.3 M
Dundee Township	\$3.8 M
Monroe County General Fund	\$5.6 M
Monroe County College & Facilities	\$3 M
Monroe County Library	\$1 M
Monroe Special Education / Intermediate Schools / Technology	\$4.7 M
Dundee School District	\$1.96 M

* M = millions



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In addition, we are exploring the opportunity to invest in community initiatives, including new facilities for support services and a Community Benefits Agreement, through which community members pick organizations, projects, or initiatives to which to distribute funding. These agreements ensure that benefits match what the community prioritizes.

18. *Will local residents and businesses actually see job opportunities, or will most positions go to outside union members or transient workers?*

Once Project Ironwood is operating, it will create several hundred full-time jobs. Based on similar projects, it's expected that approximately 10-20% of those employees will reside in the Village of Dundee, Dundee Township or Milan Township.

During construction, local union workers will be used. We have already started conversations with IBEW Local 8, UA Local 671, and others. The unions look to hire community members first. Community members are encouraged to apply for apprenticeships, and the unions will train apprentices and bring in additional help from the Detroit area, if needed.

Every direct job in the data center industry creates approximately 6 additional indirect jobs in services, finance, transportation, manufacturing, etc.² These jobs are generally created in local business and will create additional local job opportunities.

19. *What happens to the local economy and housing market once construction ends and the workforce leaves?*

Project Ironwood and its employees will be residents of the surrounding communities. This geographic diversity will have minimal impacts on Dundee's housing market.

E. Construction, Noise, and Aesthetics

20. *What specific noise mitigation or design standards will be enforced, and what happens if they're violated?*

Cloverleaf is conducting a noise survey to understand the existing day and nighttime ambient conditions. There are no existing noise limitations for the development, but Cloverleaf is advocating to establish limits for the data center to protect nearby residents. We suggest implementing an enforceable noise limit of 70 decibels at the property lines. Noise limits will be memorialized in the Development Agreement with the Township. Berms, vegetation, trees, sound retaining walls, etc. will be incorporated to disperse sound waves and dampen them to nearby residences.

21. *How will construction traffic and heavy equipment affect roads like Ann Arbor Road and nearby neighborhoods?*

During construction, traffic levels will increase around the site. We will work with the Michigan Department of Transportation and County, Village, and Township officials and engineers to plan road use during construction.

² "Economic Contributions of Data Centers to the United States 2017-2023", by PwC on behalf of the Data Center Coalition

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We will also enter into a road use or Development Agreement that outlines the process of improving or repairing roads used during construction.

22. Will lighting, vibration, and visual impacts be managed to protect nearby homes and farms?

We will incorporate Dark Sky lighting practices into the Development Agreement, which include full cut-off fixtures, minimal overlay lighting, directional lighting, warm color temperatures, and other features. These practices can reduce light impacts up to 99%. Berms, trees, and other landscaping features will minimize further visual impacts to the community. Data centers do not cause ground vibrations.

23. What are the consequences or penalties if Cloverleaf or the end user fails to meet agreed-upon environmental or operational limits?

State and local laws and regulations will govern penalties, indemnification, termination, and permit suspensions if the Development Agreements are not met.

F. Land Use and Zoning

24. Why is this project being proposed on farmland instead of an existing industrial site or brownfield?

Building data centers takes industrial land — the kind that's already set aside for business and development. In Michigan, there aren't many large, open industrial sites left, and the few that do exist often have problems like wetlands, railroad tracks cutting through them, or other ongoing uses that make them difficult to develop.

The Dundee area, on the other hand, has been marked by Monroe County as a good place for future industrial growth but is still underused. The land acquired for Project Ironwood is already zoned for industrial use, making it a great fit for a low-impact, high-value project like Project Ironwood.

Unlike many other types of industry, data centers minimal impacts to ambient noise, air quality, or traffic. They bring in strong tax revenue and long-term investment without the downsides that come with manufacturing or heavy industry.

25. How will zoning or annexation decisions (village vs. township) affect local control and revenue distribution?

The project currently resides in Dundee Township. All the applicable millages for the Township and County will be applied to the industrial development. If the land associated with the development is temporarily transferred to the Village via Michigan's 425 Agreement Process, Village of Dundee millages would be an additional tax on the site.

26. Can Project Ironwood expand its footprint in the future?

Project Ironwood's footprint is limited to the land in the existing concept plans. Single data center campuses do not cross roadways, railways, or bodies of water. Day Road on the north side of the

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property and the existing railway and industrial developments to the south provide barriers to the site for expansion.

27. Will Cloverleaf pay for road repairs needed for or caused by heightened truck traffic during construction?

Yes. Road improvements, traffic lights, street widening, and road maintenance during construction will be funded by Project Ironwood.