

From: [Sinema, Kyrsten](#)
To: [Christine Ellis](#)
Subject: AI Datacenter Follow Up from Kyrsten Sinema
Date: Tuesday, July 8, 2025 4:50:13 PM
Attachments: [24065-ST11-SP1A-C.pdf](#)
[DA Terms.docx](#)
[Arizona AI Data Centers.docx](#)

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Hi Councilmember Ellis,

I appreciate you devoting time and due diligence to our AI data center project in Chandler. Below you will find a planned sequencing to allow three development scenarios with an AI data center. Attached you will find this plan, a development agreement we feel is of maximum benefit to all parties, and a white paper on why AI data centers are critical for the future of Arizona's economy.

Single User – We demo the property and leave the front part open to attract the single use that Micah envisions. We build only the data center and the north building at the same time. R&D buildings along Dobson – We commence construction of these two eastern buildings within 18 months of C of O of data center. This gives Micah the time to attract a single user, but we still will process plans for these two buildings in the meantime to hit the 18 month mark. This leave the middle portion open to still attract a single user and build to suit. Full buildout - We commence spec construction of the middle building within 36 months of C of O of data center. This gives Micah the time to attract a single user, or a middle user but we still will process plans for all the buildings to hit the 36 month mark.

I am happy to answer any follow up questions you may have. We are looking forward to getting this done and for Chandler to be an example for the rest of Arizona.

Thanks!

Kyrsten Sinema

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