

From: Adam Baugh
To: Jennifer Hawkins
Subject: AI Datacenter Follow up from Kyrsten Sinema
Date: Wednesday, July 9, 2025 2:27:37 PM
Attachments: image001.png, image002.png, image003.png, 24065-ST11-SP1A-C.pdf, DA Terms.docx, Arizona AI Data Centers.docx

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Hello Jennifer,

I am not sure the email below was delivered to you correctly so I am resending. Thank you for visiting us at the city in May. Below is a summary of how the project has progressed and the 3 development scenarios to help Chandler maximize the site's potential.

Attached are: 1) maps illustrating the three development options, 2) terms of a proposed development agreement, and 3) a white paper re AI data centers and their impact.

Looking forward to catching up again with you soon.

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC



Check out our podcast: [Dirt to Development](#)



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Begin forwarded message:

From: "Sinema, Kyrsten" <[REDACTED]@hoganlovells.com>
Date: July 9, 2025 at 9:05:40 AM GMT+1
To: Jennifer.Hawkins@chandleraz.gov
Subject: AI Datacenter Followup from Kyrsten Sinema

Hi Councilmember Hawkins,

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.

Below are three development scenarios:

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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