

**From:** Sinema, Kyrsten  
**To:** Matt Orlando  
**Cc:** Winkler, Daniel; [REDACTED]  
**Subject:** Re: AI Datacenter Followup from Kyrsten Sinema  
**Date:** Wednesday, July 23, 2025 2:46:52 PM

## This Message Is From an External Sender

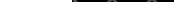
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## Report Suspicious

Thanks Matt, see you then!

K

Sent from my iPhone

On Jul 23, 2025, at 11:21 AM, Matt Orlando < chandleraz.gov> wrote:

## [EXTERNAL]

Daniel, thank you. Looking forward to our discussion.

Danielle,  
Please add this to my calendar.

All the Best  
Matt  
Matt Orlando  
Chandler City Council  
Sent from my iPhone

On Jul 23, 2025, at 10:20 AM, Winkler, Daniel  
<[REDACTED]hoganlovells.com> wrote:

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<!--[if !(ie)|(mso)]-->

## This Message Is From an External Sender

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<!--[endif]--> Thanks Kyrsten.

Matt, appreciate the note and sorry we've missed you the last couple visits to Chandler.

Could we do 4:15-5 on Wednesday, August 6 for an in person meeting?

Dan

Sent from my iPhone

On Jul 22, 2025, at 3:05 PM, Cinema, Kyrsten <[REDACTED] hoganlovells.com> wrote:

Copying Dan to find a time!!

Thank you!!!  
K

Sent from my iPhone

On Jul 22, 2025, at 12:29 PM, Matt Orlando < chandleraz.gov> wrote:

[EXTERNAL]  
Senator Sinema,

So excited to hear from you and I apologize we couldn't meet when you were last in Chandler. I hope all is well.

I apologize for the tardiness of my reply. I was on vacation and then turned around to an NLC event.

I think we've made great strides over the past few months in understanding the business model of the complex.

I would be delighted to sit down with you to discuss AI Data Center and our project in Chandler. Please let me know some dates and times that

would work for you.

All the Best, my friend

Matt

All the Best

Matt

Matt Orlando  
Councilmember  
Chandler City Council

## This Message Is From an Untrusted Sender

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Hi Councilmember Orlando,

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

Sent from my iPhone

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