

From: Matt Orlando
To: Matt Orlando
Subject: Fw: Thank you!
Date: Friday, September 5, 2025 9:23:51 AM
Attachments: Hadrian Raises \$260M to Build AI-Powered Factories for America, Announces Arizona Site Industrial Equipment News.pdf
Anduril Hyperscale.pdf

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From: Winkler, Daniel <[REDACTED]hoganlovells.com>
Sent: Monday, August 11, 2025 1:36 PM
To: Matt Orlando <[REDACTED]chandleraz.gov>
Cc: Jeff Zygler <[REDACTED]activeinfra.com>; Adam Baugh <[REDACTED]wmbattorneys.com>; Sinema, Kyrsten <[REDACTED]hoganlovells.com>
Subject: Re: Thank you!

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This message came from outside your organization. Matt — I hope you had a good weekend. Jeff and I chatted and thought to send over a couple additional examples of the economic transformation possible with the growth of AI infrastructure. See attached!

From Mesa — Hadrian, a company that builds AI-powered factories, has raised \$260 million to expand its operations in California and Arizona, adding nearly five football fields of new manufacturing space. The money will help the company produce everything from small parts to full defense systems, especially for areas like shipbuilding, munitions, and drones. In Mesa, Arizona, Hadrian is building a huge \$200 million factory that will create 350 jobs, and it's also planning a massive new headquarters for thousands of employees. The company's "Factories-as-a-Service" model lets them quickly set up production lines for the military and other industries, with new sites ready in under six months. Hadrian says this rapid growth is key for keeping U.S. manufacturing strong and competitive against countries like China.

From Columbus, Ohio — Anduril Industries is building its first hyperscale manufacturing facility for autonomous systems and weapons, representing the largest single job-creation project in Ohio's history. This is a \$1 billion investment will create over 4,000 direct jobs and thousands more in supporting industries. The 5-million-square-foot facility will use Anduril's software-driven Arsenal OS platform to enable rapid, flexible, and scalable production of tens of thousands of military systems annually for the U.S. and allies, with room for significant future expansion. Officials hail the project as a transformative boost to national security, defense manufacturing, and Ohio's economy.

dw

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On Aug 8, 2025, at 6:24 PM, Matt Orlando <[REDACTED]chandleraz.gov> wrote:

[EXTERNAL]

Thank you both for the follow up.

Have a great weekend

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From: Jeff Zybler <[REDACTED]activeinfra.com>
Sent: Friday, August 8, 2025 5:22:53 PM
To: Winkler, Daniel <[REDACTED]hoganlovells.com>; Matt Orlando <[REDACTED]chandleraz.gov>
Cc: Adam Baugh <[REDACTED]wmbattorneys.com>; Sinema, Kyrsten <[REDACTED]hoganlovells.com>
Subject: RE: Thank you!

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forgot to include that Dan will be sending you some additional information related to your other request.

Jeff

Jeffrey A. Zybler

Founder, Chief Executive Officer

[REDACTED]
[REDACTED]

From: Jeff Zybler
Sent: Friday, August 8, 2025 8:20 PM
To: 'Winkler, Daniel' <[REDACTED]hoganlovells.com>; Matt Orlando <[REDACTED]chandleraz.gov>
Cc: Adam Baugh <[REDACTED]wmbattorneys.com>; Sinema, Kyrsten

<[REDACTED]hoganlovells.com>

Subject: RE: Thank you!

Councilman Orlando,

Thank you for speaking to me earlier. Per your request, please find attached images of the main project sign at night (located on the corner of Dobson and Price Roads), close up of the data center and overall speculative development site plan. Please let us know if you need any additional renderings or plans.

As discussed, companies like Hadrian who is investing \$200+ million and creating 350 jobs in Mesa to build an AI-powered factory of the future would have been perfect for the non-data center land had we be further through the approval process. We are seeing projects like this gravitate to submarkets with significant data center infrastructure that can support their needs. Our building is designed to handle these heavy workloads which much higher density of processors versus historical data centers. I found the attached article from 2019 that was published in one of the leading industry magazines which talks about rack density. Less than six years ago, the industry was talking about average density going up from 5 kW/rack to 11 kW/rack.

“One of the key things we’re seeing is a change in density,” said Kelly Morgan, VP of Datacenter Infrastructure & Services at 451 Research. “Density is finally rising. We’ve been hearing this for a long time, but until recently, the average has been 5 kW a rack. This is now perceived to be increasing.”

Forty five percent of companies said they expect average density of 11 kW per rack or higher over the next year, according to a 451 survey of 750 enterprise users. That’s a huge change from 2014, when just 18 percent of 451 respondents reported densities beyond 10kW.

What’s changed in the past five years? A major factor in rising densities is the rise of data-crunching for artificial intelligence.”

Over the past two years, we have seen racks with 150-300 kW/rack or 15-30x what people thought they would be six years ago. NVIDIA recently stated they plan to have a rack configuration that will require over 1 MW of power within five years. All of these advanced large language models and AI-driven autonomous manufacturing/operations need purpose-built AI data centers which are designed to provide the necessary electrical distribution and cooling. It is virtually impossible to retrofit older data centers to support these operations. I would be happy to go into further detail if you have any questions or would like to know more about the differences.

Thank you again for talking to me and have a great weekend,
Jeff

Jeffrey A. Zygler

Founder, Chief Executive Officer



<image001.jpg>

From: Winkler, Daniel <[REDACTED]hoganlovells.com>
Sent: Thursday, August 7, 2025 6:17 PM
To: Matt Orlando <[REDACTED]chandleraz.gov>
Cc: Jeff Zygler <[REDACTED]activeinfra.com>; Adam Baugh <[REDACTED]wmbattorneys.com>; Sinema, Kyrsten <[REDACTED]hoganlovells.com>
Subject: Thank you!

Matt — thanks for taking the time to chat with me and Senator Sinema yesterday.

As promised, below are some articles about the projects around the country Kyrsten touched upon. You'll also find a great piece about direct-to-chip cooling utilized in the proposed Chandler project.

If Adam has not sent over the most recent development renderings, he's copied here to do so!

Please let me know how Kyrsten and I can be most helpful with more information, examples, etc.

Dan

Direct to Chip:

<https://www.datacenterdynamics.com/en/opinions/unlocking-the-potential-of-direct-to-chip-liquid-cooling/>

Articles:

<image002.jpg>

Amazon Doubles Down on AI Infrastructure with
\$30B in New U.S. Data Center Investments
datacenterfrontier.com

<image003.jpg>

AI company Hellbender expands headquarters in
Bakery Square
axios.com

<https://www.opportunitylouisiana.gov/news/meta-selects-northeast-louisiana-as-site-of-10-billion-artificial-intelligence-optimized-data-center-governor-jeff-landry-calls-investment-a-new-chapter-for-state>

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