

I | INTRODUCTION

Company Overview

Since 1999, Stream Data Centers has set new standards for innovation, operational excellence, and sustainability in the data center industry. With over 90% of its inventory leased to Fortune 100 customers, the company has acquired, developed, and managed complex data center projects for the world's most demanding users. From location strategy and site selection to data center construction and operations, Stream focuses on build-to-suit facilities for hyperscale users in major markets across the United States. Additionally, Stream provides energy procurement services with a focus on reducing market risk and providing low-cost renewable energy options. Stream Data Centers is a standalone technical real estate company Headquartered in Dallas, Texas specializing in hyperscale and enterprise data center solutions.

Why Stream?

We possess the financial capacity, technical expertise, and unwavering commitment to bring multi-billion-dollar projects to life, right here in Genesee County.

Our entire approach is defined by a commitment to responsible development and a dedication to achieving the minimal environmental impact, thereby setting a new benchmark for development within the park. We achieve this through the utilization of best-in-class, air-cooled technology, which results in zero consumptive water use for cooling. Furthermore, the project can be accommodated using the approved, existing STAMP infrastructure, ensuring its power needs are well within the planned capacity. Operationally, our footprint is significantly less than comparable facilities, not only in reduced land use but also in a dramatic 90% reduction in on-site electrical generation backup compared to conventional data center designs. This integrated design and operational standard extends to our architecture, where we elevate our solutions above conventional data center designs through thoughtful design and engineered solutions that ensure quiet operations.

By choosing Stream, you are not just selecting one of the best data center development and operational teams you are investing in a future filled with:

- **Job Creation:** Generating high-paying technical and skilled trade positions (including IT, engineering, and security roles) and a commitment to partnering with local programs to ensure these stable, long-term career opportunities are accessible to Genesee County residents.
- **Significant Revenue:** Delivering a major capital investment and substantial, sustained tax revenue to support vital community services and schools without placing a burden on public infrastructure or requiring expensive new services.
- **Community Pride:** A commitment beyond specialized technology infrastructure with a core value in creating tangible, lasting opportunity for the places we now call home. As a 30+ year long-term community partner, we are dedicated to fostering prosperity not just within our facility boundaries, but throughout the wider community—in its schools, businesses, and unique landscape. This means investing directly in schools, land conservation, and agricultural initiatives that are the backbone of this community's identity.

Let us work together to fully realize the opportunity ahead.

II | PROJECT DESCRIPTION

BUFA - GCEDC Application

Revised April 06, 2026

A State-of-the-Art Data Center Campus

Project Double Reed encompasses approximately 90 acres of permanent development; 60 acres on the North Campus and 30 acres on the South Campus. These areas include an approximately 2.2 million-square-foot data center campus, housing three (3) two-story buildings. Further, an additional 5 acres of off-site easements will be developed to support telecommunications infrastructure interconnectivity for the two campuses. Lastly, an additional 40 acres will be utilized as temporary construction logistics areas in support of the project. Stream Data Centers has a long-term commitment to developing projects that benefit local communities and our facilities are designed to be both technologically advanced and aesthetically pleasing. Further, as a leading partner to world-class tech companies, our company is developing this facility to meet their exacting needs, and this project is being undertaken in direct collaboration with a prominent existing tenant, a Fortune 50 company with an S&P credit rating of at least AA-.

Economic Impact and Job Creation

The development of Project Double Reed will significantly contribute to the local economy. Through a revised capital investment to increase by more than 60% from prior filings, in construction and critical infrastructure, the development will generate high-paying jobs in technical and support roles. This includes approximately 125 permanent positions for skilled trade professionals to maintain critical equipment, oversee IT support, and provide physical security and day-to-day assistance in office-like environments. Data centers are a valuable asset to local communities, generating substantial revenue without placing a significant burden on public services.

Infrastructure

To ensure the project's long-term sustainability and minimal environmental impact, Project Double Reed has incorporated a comprehensive infrastructure design. This includes advanced energy strategies, efficient water usage, and acoustic mitigation measures.

- **Energy Strategy:** Advanced cooling technologies will minimize energy consumption and reduce environmental impact. The project will require a connection to the utility power grid (National Grid). The Genesee Economic Development Center (GCEDC) has secured NYISO approval for a 300MW substation and its expansion to 600MW total. The project is estimated to require approximately 500MW of utility power and will utilize existing right-of-way for interconnection and distribution. As such, the project will not result in any additional impact beyond what has been anticipated to establish the STAMP Development.
- **Emergency Backup Power:** 12 Emergency diesel-powered generators will provide backup power, ensuring uninterrupted operations during utility power outages to support critical IT, networking, and house loads, such as lighting and essential health, safety, and security systems. Given the project's connection to high-voltage transmission infrastructure, it is likely that there will be infrequent use of these generators. Air emissions will follow applicable Federal, State, and Local regulations and requirements. The number of generators across these three buildings is approximately a 90% reduction in generator count over conventional data center designs and is a significant reduction in terms of the potential air emissions and sound level impact of the development.

- **Networking:** Proposed telecommunication infrastructure will establish redundant, high-capacity connectivity between the North and South Campuses. This connection is necessary to support operational continuity, carrier diversity, and long-term scalability across the project's full built out. To achieve this the installation of duct banks housing conduit generally routed along Crosby Road will form a continuous north-south backbone between the campuses. The proposed alignment, shown in the following exhibits, will remain within a defined utility corridor and will be coordinated with the broader STAMP site infrastructure to ensure compatibility with existing and planned utilities, including compliance with required depth separations and utility spacing standards. Utility easements approximately 75- to 100-feet in width will be established to accommodate construction, maintenance access, and long-term operational needs. The proposed alignment was selected to maximize the use of existing disturbed utility and roadway corridors, and the project will coordinate with the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYS DEC) to implement construction methodologies designed to avoid or minimize impacts to environmental resources.

- **Water Efficiency and Conservation:** The facility's water and wastewater usage are anticipated to be similar to that of a small office building with a comparable number of occupants. The total estimated demand of 20,000 gallons per day (GPD) is derived from two primary sources across the three-building campus:
 - **Domestic Use:** The majority of daily consumption is dedicated to the approximately 125 employees. This includes standard restroom facilities and limited food preparation in kitchen areas.
 - **HVAC Humidification:** A portion of the 20,000 GPD is allocated for building humidification to maintain air quality. While this demand fluctuates based on seasonal weather conditions, it is estimated to have a peak of approximately 10,500 GPD.

Building cooling will be achieved through the use of closed-loop air-cooled technology. There will be no consumptive water use in the cooling system and the design being deployed here represents the best-in-class cooling system design for water efficiency requiring little to no maintenance or makeup water after initial commissioning.

All wastewater is strictly domestic and contains no industrial or chemical discharge; it will be conveyed to the existing municipal system for treatment in full compliance with all New York State codes and health regulations, ensuring no direct release into the environment.

- **Environmental Management:** The project's main development areas will avoid sensitive environmental resources such as wetlands and streams. Field delineations confirm that no jurisdictional or non-jurisdictional wetlands exist within the proposed property boundaries for the North and South Campuses; all such features are located entirely outside the main development work area and limit of disturbance. Further, best management practices will be implemented to capture, treat, and release rainwater runoff from the site. The preliminary site design includes stormwater management basins for volume and quality control to prevent flooding or water quality impacts to downstream receptors. Stormwater plans are included in the following exhibits, which outline proposed locations for stormwater management features and outfall locations from the project site, which further align with existing observable rainwater surface flow regimes.

Additionally, the project will utilize Horizontal Directional Drilling (HDD) where utility installation intersects any sensitive environmental resources, employing the same construction methodologies successfully used for existing water and wastewater infrastructure at the STAMP site. This trenchless method will route

utilities beneath sensitive features with minimal surface disruption and comply with a comprehensive Inadvertent Return Contingency Plan (IRCP) submitted to jurisdictional authorities. This plan includes real-time pressure monitoring, dedicated on-site inspection, and pre-positioned recovery equipment to ensure the timely detection and management of any fluctuations in the drilling environment.

- **Acoustics Approach:** A noise assessment and model have been completed for the proposed design, demonstrating that the project fully complies with the STAMP GEIS requirements. To achieve this, specific mitigation measures have been integrated into the project design, focusing on equipment selection, architectural treatments, and strategic equipment siting:
 - *Equipment Selection:* Utilization of high-performance cooling equipment with oil-free magnetic bearing compressors and aerofoil-shaped axial fans, which eliminate mechanical friction and air turbulence to significantly reduce both overall sound levels and tonal concerns at the source.
 - *Rooftop Screening:* Architectural treatments utilized on the building roof to mitigate noise from cooling equipment.
 - *Ground-Level Screening:* Dedicated screening walls sited at ground level to manage sound from generators.
 - *Strategic Siting:* Optimizations of point sources (specifically generators) on the site to balance technical requirements with distance from sensitive receptors.

Detailed professional acoustical modeling has informed the current site design and equipment selection. As the project progresses into final engineering phases, these findings will be used to further refine standard minimization options to ensure continued alignment with STAMP's intended uses and all permitting requirements.

Stream remains committed to adhering to all STAMP GEIS requirements, with attention paid to sensitive receptors and sound levels at the park boundary. Additionally, as acoustic models are further calibrated, rooftop screening will be adjusted to reduce overall building height wherever possible while maintaining full regulatory compliance.

Community Integration and Safety

While driving technological advancement, the project is committed to being a good neighbor. Through thoughtful design and careful planning, we aim to enhance the local community.

- **Architectural Design:** The project has incorporated architectural design that enhances the site through landscape, building fenestration, and material detailing, adhering to the Town of Alabama Technology District Design Standards and Guidelines ('TDDSG') which establish design criteria and minimum standards for development within the STAMP area. These interventions are intended to integrate the buildings into their wider context of STAMP, highlighting the innovation being developed.

Further progressed designs are shown in the following exhibits, which will be refined even further upon final technical requirements of the expected tenant. The design comprises three two-story buildings totaling about 2.2 million square feet, with an expected building height of 52 feet to the parapet and 64 feet to the top of the acoustic architectural rooftop screen. The top of the roof screen will be adjusted as needed based on detailed noise models to ensure compliance with noise limits for the park and reduced where possible as additional noise models are refined. To maintain design consistency with the main building, architectural

screening will also be installed around equipment yards, and acoustic barrier screens (minimum 20 feet in height) will be placed around all generators. Landscape treatments will prioritize an integrated approach, combining visual appeal with environmental sustainability. By incorporating native and adapted plants, the design worked to enhance the building's aesthetics, while also supporting biodiversity and improving stormwater management. The design will focus on creating comfortable outdoor spaces for people while strategically using landscaping elements to screen the development from key perspectives and viewpoints. The proposed buildings are represented in the exhibits labeled "Architectural Renderings." The three views were taken from pedestrian and building entry vantage points as well as key community viewpoints.

From a design aesthetic and conceptual standpoint, the building can be understood as comprising two primary components: the Entry and Administration component, and the Data Hall component. Due to security and operational efficiency requirements, the Data Hall does not allow visual connectivity to the interior and therefore places primary emphasis on the building envelope. The proposed solution utilizes a precast concrete skin organized into vertical panels. To mitigate the scale and visual repetition of the approximately 1,000-foot-long façade, these panels incorporate a deliberate composition of reveals and tonal variation. This strategy introduces subtle moments of play and perceived randomness, helping to soften the massing and break down the building's overall length.

The façade articulation is further enhanced by the incorporation of egress stair towers located along the building's flanks. These elements introduce additional vertical and horizontal geometry and provide an opportunity for accentuation through materiality and color. The stair enclosures are envisioned as precast concrete along the sides, creating depth, texture, and visual contrast. Collectively, the use of reveals and the selected palette of natural, stone-inspired and earthy tones align with the STAMP Standards guidelines.

In contrast, the Administration component inverts the Data Hall's sense of opacity and introduces a more open and transparent architectural expression. Large, full-height curtain wall systems establish a strong visual connection between interior administrative spaces and the exterior environment, fostering engagement and openness. The principles of color variation and compositional rhythm remain consistent, with interchangeable precast wall panels interspersed between curtain wall segments to articulate the façade and reinforce its cadence. A more pronounced blue accent is introduced at the underside of the building entrance, signaling arrival and providing a clear visual marker.

The entry experience is further enriched through the use of three-dimensional articulation. The curtain wall façade is recessed approximately eight feet, creating opportunities for integrated shading devices, lighting elements, and shadow play, all of which contribute to a layered, dynamic, and visually compelling entry condition.

- **Public emergency services:** Demand on public emergency services for data centers are low. Data centers directly hire professional emergency and security services for added support of operations, reducing the demand for external services. Further, these advanced facilities have detailed emergency response plans, ensuring that an emergency has detailed and rehearsed scenarios to ensure the health, safety, and welfare of staff and visitors. These plans aide in determining appropriate escalation for emergencies, which rise above the standard operational capabilities of on-site staff and are closely coordinated with local emergency services.

- **Traffic:** Traffic impacts to the local road network during operation are limited to passenger vehicles associated with employees, with limited/infrequent heavy-duty vehicles for delivery/equipment maintenance. Data centers are staffed 24/7 with typically three, eight-hour shifts daily. Nighttime shifts have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour impact.
- **Construction:** Project Double Reed is dedicated to minimizing disruptions to the public during its initial construction phase. To achieve this, construction activities will primarily occur during normal business hours, reducing impacts on residents and businesses. Noise and dust mitigation measures have been proposed and will be implemented, and traffic flow will be managed safely and efficiently. Dust is managed through routine watering of disturbed areas, limiting exposed soils, and enforcing low-speed limits for construction vehicles. Noise impacts are minimized by restricting work to approved working hours, properly maintaining equipment, and carefully scheduling higher-noise activities to reduce duration and off-site impacts. The construction logistics plan has been developed and provided in the following exhibits to illustrate how site operations, access, and spatial planning will be implemented.

Construction of the Project will be executed in three distinct phases over an approximately four-year duration. The phasing strategy has been intentionally developed to limit the extent of disturbance at any given time, reduce cumulative environmental impacts, and allow for controlled implementation of mitigation measures tailored to each phase of work. Construction activities will be confined to defined project limits and designated temporary work areas to avoid unnecessary disturbance to surrounding lands, including environmentally sensitive resources such as wetlands and streams.

While the permanent development areas of the Project contain no wetlands or stream features, these resources and corridors have been identified and incorporated into the site planning and construction approach. Construction activities will avoid these areas to the maximum extent practicable. Where work must occur in proximity to such features, appropriate buffer zones, erosion and sediment controls, and controlled construction methods will be implemented to prevent impacts. All work will be performed in accordance with applicable permits and regulatory requirements, including those administered by the New York State Department of Environmental Conservation (NYS DEC), and in compliance with an approved Stormwater Pollution Prevention Plan (SWPPP).

The project anticipates 800 – 1000 employee vehicles and 100 – 200 delivery trucks daily at the peak of construction. Construction traffic will be managed through a coordinated Construction Traffic Management Plan (CTMP) that utilizes established regional transportation infrastructure and designated access routes intended to minimize impacts to surrounding communities. As outlined in the project traffic routing exhibit, construction vehicles will utilize primary regional corridors, including Interstate 90 and Routes 77 and 63, prior to accessing the site via Stamp Drive and Crosby Road. These routes are intended to limit construction traffic within residential areas and utilize infrastructure designed to support industrial development. Deliveries will be scheduled to avoid peak traffic periods where practicable, and on-site staging areas will be utilized to prevent off-site queuing. Traffic control measures, including signage and flagging operations, will be implemented as necessary to maintain safe and efficient traffic flow, and coordination with local emergency services will ensure uninterrupted access at all times.

On-site construction logistics will be centrally organized within designated areas to minimize environmental disturbance and improve operational efficiency. As shown in the project logistics plan, dedicated zones will be established for material laydown, equipment storage, contractor parking,

temporary facilities, and soil stockpiling. These areas will be strategically located to reduce travel distances, limit the spread of construction activities, and prevent encroachment into environmentally sensitive areas. Controlled access points and perimeter security measures will be implemented to manage site entry and ensure that construction activities remain within approved limits.

Water demand during construction will be temporary and controlled, with an estimated usage of 6,000 gallons per day throughout the full duration of the project. This water will be used primarily for dust suppression, soil conditioning, and limited equipment cleaning. Coordination with local utility providers will ensure that construction-related water usage does not adversely impact municipal systems. Water conservation practices will be implemented, including controlled application methods and, where feasible, the use of non-potable water sources. Water usage will be monitored throughout construction to ensure demand remains within acceptable limits.

Noise impacts associated with construction will be mitigated through a combination of operational controls and equipment management. Construction activities will be limited to allowable working hours in accordance with local ordinances unless otherwise approved. Equipment will be properly maintained and equipped with manufacturer-recommended mufflers to reduce noise emissions. Where construction activities occur near sensitive receptors, additional mitigation measures, such as temporary noise barriers or strategic sequencing of work, will be implemented to minimize exposure. High-noise activities will be scheduled to reduce duration and avoid prolonged impacts.

Air quality impacts, including dust and particulate generation, will be actively controlled through established best management practices. Exposed soil, haul routes, and active work areas will be regularly treated with water or approved dust suppressants, particularly during dry or windy conditions. Soil stockpiles will be stabilized or covered, and trucks transporting loose materials will be required to be covered. Stabilized construction entrances and/or wheel washing systems will be implemented to reduce tracking of sediment onto public roadways. Construction equipment will be operated in a manner that minimizes unnecessary idling to reduce exhaust emissions.

Odor impacts will be minimized through proper material handling, storage, and site management practices. Materials that may generate odors, including fuels and certain construction products, will be stored in accordance with applicable regulations and manufacturer recommendations. Waste materials will be removed from the site regularly to prevent accumulation. Equipment will be inspected and maintained to prevent leaks, and odor-generating activities will be limited in duration and coordinated to minimize off-site impacts.

Erosion and sediment control measures will be implemented in accordance with the Project SWPPP and installed prior to the commencement of earth-disturbing activities. Best management practices such as silt fencing, sediment traps or basins, stabilized construction entrances, and temporary stabilization measures will be utilized and maintained throughout construction. Earthwork will be sequenced to minimize the extent and duration of exposed soils, thereby reducing the potential for off-site sediment transport.

Construction waste will be managed through a comprehensive Construction Waste Management Plan aligned with LEED Materials and Resources credit strategies under the U.S. Green Building Council framework. The Project will implement procedures to divert a substantial portion of construction and demolition debris from landfills through recycling and reuse. Waste streams including concrete, metals,

wood, cardboard, and packaging materials will be segregated either on-site or processed at approved off-site facilities. The Project will target diversion rates generally in the range of 50 percent to 75 percent or greater, where feasible, and will maintain documentation of waste generation and diversion throughout construction. Material procurement and construction practices will emphasize efficiency, including prefabrication and controlled delivery strategies, to minimize waste at the source.

General environmental controls will be enforced through routine inspections, compliance monitoring, and contractor accountability measures. Construction personnel will receive environmental awareness training, including spill prevention and response procedures. In the event of a spill or other environmental incident, immediate corrective actions will be implemented, and appropriate regulatory agencies will be notified as required.

The phased construction approach serves as a primary mitigation measure by limiting the intensity and geographic extent of impacts at any one time. By sequencing work and confining activities to designated areas, the Project ensures that environmental impacts remain temporary, localized, and effectively managed throughout the duration of construction.

- **Community Participation:** Stream Data Centers has already identified multiple local programs for participation and is actively working to establish deep-rooted relationships with local groups to provide tangible, long-term benefits to the community. We are currently engaged in a joint discovery process with the Oakfield-Alabama Central School District to ensure our support addresses specific challenges identified by local educators and families. These foundational initiatives represent just an initial indication of our long-term support and the beginning of a partnership designed to grow alongside our facility's development.

As a primary example of this commitment, we have established a framework to support high-priority programs within the district. This includes a **Vocational Technology Grant** to provide advanced equipment, such as a CNC Plasma Machine, which modernizes technical training and creates a direct link between students and high-tech industrial career paths. We also committed funds to the **After School Enrichment program**, providing essential childcare and social stability for local families. Furthermore, an **Agri-Tech Internship program** will be established to provide paid student opportunities that focus on regional land sustainability, bridging the gap between the classroom and the region's traditional agricultural pillars.

To ensure the community remains an active participant in the project, Stream Data Centers prioritizes a proactive, two-way dialogue. To date, we have conducted two Stream-hosted information sessions at the Town of Alabama Fire Hall (February 2 and March 12, 2026). These sessions were designed as "table-station" open houses, providing residents with dedicated, one-on-one opportunities to engage directly with Stream leadership and technical consultants. Each station covered vital project pillars, including:

- Project Architecturals and Engineering
- Infrastructure and Energy Requirements
- Environmental Stewardship
- Permitting and the Entitlement Process
- Public Input Platforms

For the February session, physical invitations were mailed to the project's established stakeholder list, supplemented by notices in local media outlets. The March session was noticed publicly and via our digital platforms. During these events, we provided physical comment cards for written feedback and collected

contact information to ensure ongoing communication. For continued transparency, a full repository of project materials is available for download on our dedicated website, StreamWNY.com, as well as the GCEDC website.

Refining our approach based on early community feedback, we expanded the interactive elements for the March 12 session to foster greater transparency and dialogue. This included the introduction of large-scale poster-board maps that allowed participants to geolocate their properties in relation to the project and view comments from fellow residents in real-time. We also utilized common question boards, which served as a transparent platform for collective inquiry and shared responses. Moving forward, our team will continue to advance this dialogue and proactively identify opportunities for additional information sessions and innovative engagement formats as the project progresses.

Stream is also dedicated to building a sustainable future alongside the people of Genesee County, working collaboratively with local organizations to discover, support, and facilitate active community participation in both the economic and job training opportunities of this project. Our priority is to hire as many permanent, local residents as possible, and we encourage all interested community members to apply for the opportunities ahead. The construction phase is projected to require over 1,000 workers, while the operational phase (estimated for 2027) will create approximately 125 direct, full-time technical and professional positions with starting salaries exceeding \$75,000.

Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee County Economic Development Center (GCEDC). Our commitment remains to sustainability, community integration, and operational excellence.