



Phillips Lytle LLP

Via E-Mail

January 21, 2025

Bradley Wells
SDC Technology Services, LLC
2001 Ross Avenue, Dallas, TX 75021
bwells@stream-dc.com

Re: Project Double Reed Application to GCEDC - Financial Assistance Application
Follow Up

Dear Mr. Wells:

As you know, we represent the Genesee County Economic Development Center (“GCEDC”) with respect to the development of the Western New York Science and Technology Advanced Manufacturing Park (“STAMP”) campus in the Town of Alabama, New York (“STAMP Site”). We are writing to follow up on your January 16, 2024 letter regarding SDC Technology Services, LLC’s (“Applicant”) application to purchase land and obtain financial incentives from the GCEDC (“Application”) for the construction of three, one-story buildings that will house data center equipment totaling approximately 900,000 square feet across an approximately 60 acre site together with supporting infrastructure (“Project Double Reed”). The GCEDC is requesting clarification on two components of the Application which need to be addressed in order for GCEDC to finalize its evaluation of Project Double Reed.

Application Questions

GCEDC Question 1: It is GCEDC’s understanding that Project Double Reed has secured a soft commitment from a prospective tenant which would seek to utilize 100% of the space contemplated in the Application. It is further GCEDC’s understanding that this prospective tenant has prior experience with the STAMP Site and has confirmed the suitability of Project Double Reed to fulfill their needs, and that this prospective tenant is a Fortune 500 company with annual revenues of over \$100,000,000,000. Please confirm that this is correct, and please provide as much additional information

ATTORNEYS AT LAW

ADAM S. WALTERS PARTNER DIRECT 716 847 7023 AWALTERS@PHILLIPSLYTTLE.COM



regarding the prospective tenant as possible including the status of negotiations between Applicant and the prospective tenant.

GCEDC Question 2: In the GCEDC “Application for Financial Assistance” Section II “Project Information,” the value for all equipment has been increased to \$5,000,000,000. Please confirm whether this represents the total value of all equipment purchased in connection with the initial installation, or whether this represents the value of equipment purchased over the life of the PILOT. The former (value of equipment purchased in connection with the initial installation) is the appropriate number upon which the initial sales tax exemption will be calculated. Any subsequent sales tax exemption requested would be subject to a separate agreement.

Conclusion

Please provide the above information and corrections by no later than 5:00 P.M., January 23, 2025. As a reminder, to the extent site plans or other deliverables must be updated to reflect the exclusion of privately-owned property from the Application, please provide those by no later than January 27, 2025. If there are any material delays in submitting the above requested information/corrections, it may result in Applicant being dropped from further consideration or delays in GCEDC’s consideration of the Application.

Thank you for your prompt attention to these matters. If there are any questions or concerns about anything detailed herein, please reach out to me.

Very truly yours,

Phillips Lytle LLP

By /s/ *Adam S. Walters*

Adam S. Walters
ASW