FRANKFORT MUNICIPAL UTILITIES
SITE CAPACITY ANALYSIS

Proposed Frankfort Data Center Site
County Road 300 W & 0 N
Frankfort IN 46041
Site Developer: Logix Realty LLC

Frankfort Municipal Utilities
Frankfort, Indiana

16 November 2025

Todd Corrie - FMU General Manager / Rick Gunyon – Frankfort USB

Filename: FMU Data Center Site Capacity Analysis 16-Nov-2025 FINAL

EXECUTIVE SUMMARY

Based on the information provided by the site developer, Logix Realty LLC, this Site Capacity Analysis provides authoritative data demonstrating Frankfort Municipal Utilities has the available capacity to provide reliable electric, water, and wastewater service to the proposed Data Center at the projected demand load.

Lifecycle operation of this data center will in no way impact future availability, quality or reliability of electric, water or wastewater utility services provided by FMU.

Construction and operation of this data center is not anticipated to impact future FMU utility rates.

PURPOSE and SCOPE

This document provides a 'point-in-time' comprehensive capacity analysis, comparing Frankfort Municipal Utilities (FMU) service availability with the most current projected utility demand load as provided by the proposed Frankfort data center site developer, Logix Realty LLC pertaining to the initial construction of the Frankfort Data Center to be located at County Road 0 N & 300 W, Clinton County Indiana.

ASSUMPTIONS and CONSTRAINTS

1. The project site demand load information within this document is based best estimate data provided via written attestation by Logix Realty LLC on August 11, 2025 considering industry knowledge and discussion with potential end-users.

2. FMU provides industrial, commercial and residential classes of electrical service within the identified service area under long-term contract with Indiana Municipal Power Association (IMPA) by use of the U.S. regional electric grid.

3. Certain information pertaining to projected site electric demand load is based on data provided by the organizations enumerated below, whowere consulted during the development of this analysis:

    - Indiana Municipal Power Association (IMPA), Carmel, Indiana.
    - Midcontinent Independent System Operator (MISO) Carmel, Indiana.

4. Inasmuch as the projected electrical demand load is well-beyond the current classes of electrical service as authorized by Frankfort Common Council it is anticipated a new class-of-service will need to be authorized by majority vote of common council. In that FMU electric rates are governed by the Indiana Utility Regulatory Commission (IURC) a subsequent rate approval application will need to be submitted to the IURC for prior approval. In this way, the costs for supplying electricity for ongoing operation of this data center will properly represent the electrical load required so that electric rates are properly shared among all FMU ratepayers across all classes of service.

5. In order to serve the best interests of the Frankfort and Clinton County community, the information within this document constitutes a point-in-time engineering analysis by FMU developed by using the best available data. As such, this document conveys no guarantee or warrantee of any kind. The information within this document may be revised without prior notice.

THE CITY OF FRANKFORT MUNICIPAL UTILITIES

THE CITY OF FRANKFORT

ELECTRIC

A. Data Center Electric Demand Load

Projected data center electric demand load is asfollows:

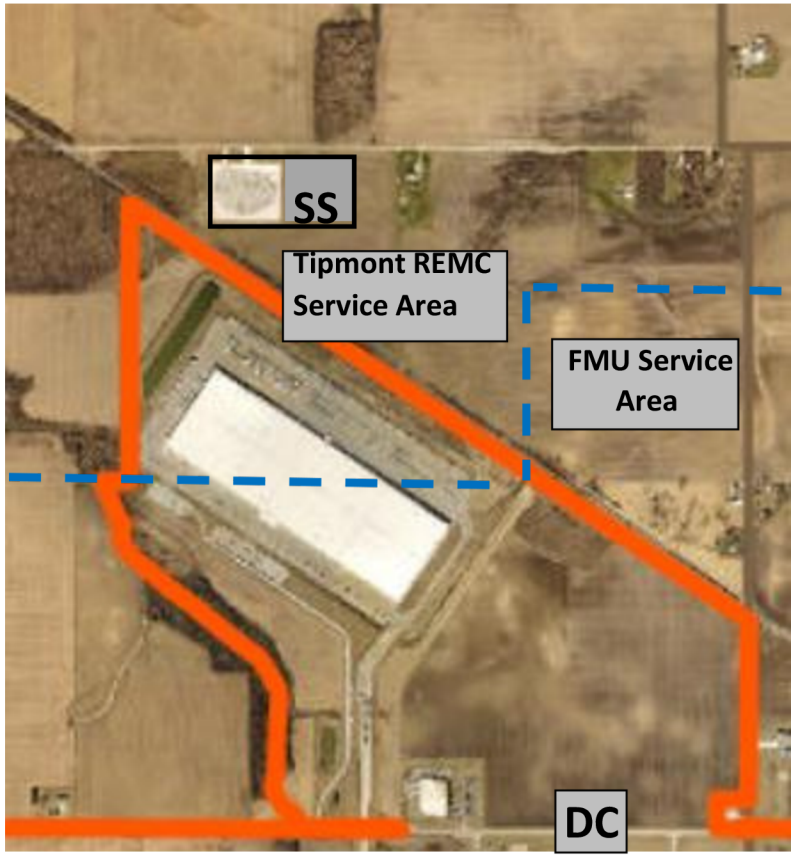
a) Anticipated Monthly Usage 194,400,000 kWh
b) Anticipated Load Factor 90%
c) Anticipated Electrical Demand Ramp Schedule as of September 10, 2025:
- Dec. 2025 (sitework/trailers) - 100KW
- Apr. 2026 (sitework/heavy building construction) - 1,000KW
- Dec. 2026 - (startup and commissioning) 25,000KW
- Feb. 2027 - (Data Center fully Operational) 250,000KW
- Dec. 2027 - (expanded usage) 350,000KW

d) Potential Load Shape. Data center load will stay relatively constant with slightly higher loads at the warmer parts of the day, and the highest total loads in the hottest months.

B. Data Center Electric Transmission System

Electrical power is supplied to the City of Frankfort via three different long-haul electrical transmission lines (a portion of the U.S. regional electric grid transmission system) at a nominal 69 kV (kilovolts) with a present capacity of 45 MW (megawatts).

According to Indiana Municipal Power Association (IMPA) and Midcontinent Independent System Operator (MISO) analysis, up to an additional 300 MW can be made available at this data center site without significant electric transmission system construction via the nearby substation located on West County Road 100 North (denoted SS in the image to the right). Design and construction of new short-haul transmission system to this site (denoted DC in the image to the right) shall be borne by the site developer, not FMU. The area within the image to the right is served by two providers; FMU to the South of the blue dashed line, Tipmont REMC to the North. City of Frankfort corporate boundary is denoted by the bold orange line (the DC shown is located within the corporate boundary).



C. New FMU Electric Substation

To support future economic development anticipated near this data center, a new FMU electric substation will be designed and constructed on site property donated to the City of Frankfort at no charge by Logix Realty LLC. FMU will design, construct, operate and maintain this new 7620/ 13200-volt substation at FMU expense as provided within the normal project planning / budgeting process. Construction and operation of this new FMU substation represents good planning practices to support future development and will not impact existing FMU electric rates. No additional costs will be borne by or conveyed to any existing FMU ratepayers, or, any existing city or county property owners. Note Data Center electric supply is to be provided directly from the nearby substation by other means, not via the new FMU substation discussed above.

D. Conclusions – FMU Electric

This Site Capacity Analysis provides authoritative data demonstrating Frankfort Municipal Utilities has the available electrical capacity to provide reliable electrical service to the Data Center site at the projected demand load. Lifecycle operation of this data center will in no way impact future availability, quality or reliability of electric service provided by FMU. Construction and operation of this data center is not anticipated to impact future FMU electric rates.

WATER

A. Data Center Water Demand Load

Projected data center water demandload is dependent upon specific design details such as the size of the data center and the cooling technology employed. With the emergence of corporate sustainability metrics such as Water Usage Effectiveness, modern data center designs typically require only a fraction of the cooling water needed of those designed as recently as 2010. It is anticipated a significantly higher volume of water will be required during initial startup, with much less 'make-up water' being required for ongoing operations. Due to the equipment within a data center, fire water (to supply the fire sprinkler system) is limited to non-operational areas (e.g.: storage, maintenance areas), and is anticipated to have little or no impact to daily water consumption.

B. Groundwater Source

The FMU water utility obtains source water from groundwater via 7 Wells. Frankfort is located over a portion of the Teas River Aquifer, which, in this location is itself comprised of two independent aquifers – the upper aquifer at a depth of approximately 700 to 900 feet above mean seal level and the lower aquifer at an approximate depth of 550 to 700 feet above mean sea level. Preliminary data analysis demonstrates the upper and lower aquifer work completely independently. For example, when a high volume of water is pumped at a very high rate from the lower aquifer, the upper aquifer level rises (recovers). A groundwater study authorized by the USB in late 2024 and completed October 2025 determined the available groundwater is more than sufficient for all anticipated Data Center needs. Engineering data shows the Teas River Aquifer under Frankfort can supply much more water per day, on a continual ongoing basis, than the current FMU Water Plant has the capacity to pump, without any significant impact to longer-term water availability.

C. Water Supply

Potable water will be supplied to the Data Center site from the FMU Water treatment Plant located on West Armstrong Road. This plant has a Rated Service Capacity of 9 MGD (million gallons per day), with Firm Capacity of 7.2 MGD (in the unlikely event one high service pump or filter is temporarily out-of-service).

Through August 2025, the historical daily pumping average is 4.4 million MGD. Consequently, the FMU Water Treatment Plant is currently running at approximately one-half capacity:

Rated Water Plant Service Capacity	9.0 MGD
2025 Average Daily Pumping Volume	4.4 MGD
Residual Water Plant Capacity	4.6 MGD

D. Water Distribution System

Water is supplied to the Data Center location by an 18-inch diameter pipe. Typical system water pressure is 50 – 55 pounds persquare inch gauge (PSIG). Given fluid flow rate is based on pipe cross-sectional area and the velocity of the fluid flow, thecalculated water distribution capacity to the data center site is approximately 10,000 GPM, or 14.4 MGD.

E. Conclusions – FMU Water

This Site Capacity Analysis provides authoritative data demonstrating Frankfort Municipal Utilities has the available potable water supply capacity to provide reliable water service to the Data Center within the range of normal anticipated demand loads. Regardless, water use during lifecycle operation of this data center will in no way impact future availability, quality or reliability of potable water service provided by FMU. Construction and operation of this data center is not anticipated to impact future FMU water rates.

WASTEWATER

A. Data Center Effluent Volume

Projected data center wastewater effluent volume dependent upon specific design details such as the size of the data center and the cooling technology employed, as these factors determine daily water usage. Apart from data center cooling water, wastewater effluent volume consists of domestic usage – bathrooms, kitchens, cleaning water and similar.

B. Wastewater Conveyance System

Wastewater from the Data Center will be piped (conveyed) to FMU Wastewater Treatment Plant by the existing system having a total effluent capacity at the site (0 N & 300 W) of 10,000 gallons per day (GPD). To serve anticipated industrial growth within the Frankfort Industrial Park and I-65 / St. Rd 28 W interchange planned upgrade in the form of new construction anticipated to be available by 2027. These planned upgrades (approved by the USB June 2024) will provide an additional 6 MGD (providing a total of 10 MDG) conveyance capacity from the area of 0 N & 300 W. Note the new construction for this planned upgrade is anticipated to necessitate an increase in 2027 to be proposed by the USB and subsequently authorized by majority vote of the city council. That said, since this planned upgrade was approved by the USB in June 2024 and is intended to serve the anticipated industrial growth described above, it should be noted these system upgrade costs are completely unrelated to the proposed data center, and will be required to serve other utility customers whether the data center is developed, or not.

C. Wastewater Treatment Plant

Wastewater from the Data Center will be neutralized by the FMU Wastewater Treatment Plant located on County Road 100 N. TheWastewater Treatment Plant has a Design Capacity 9 MGD. As of this date the average daily load is 3.8 – 4.2 MGD. A short term(<6 hours) Peak Load of 13 MGD can be neutralized prior to plant bypass.

D. Conclusions – FMU Wastewater

This Site Capacity Analysis provides authoritative data demonstrating Frankfort Municipal Utilities has currently available the wastewater conveyance system and water treatment plant capacity to provide reliable wastewater treatment to the data center site without any adverse impact to the availability, reliability, quality or cost of wastewater utility services provided to existing or future FMU ratepayers.

REVIEWED and ACCEPTED By RESOLUTION

FRANKFORT MUNICIPAL UTILITIES SITE CAPACITY ANALYSIS
Proposed Frankfort Data Center
16-November-2025

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Chairperson	**Date of Signature**
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Vice-Chair	**Date of Signature**
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Member	**Date of Signature**
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