From: Rusty Hough <rhough@gasauthority.com>
To: Will Whittington <william.w@sfrdc.com>, Brandon Seale <Brandon.Seale@voltagrid.com>, "mjewell@cityofcovington.org" <mjewell@cityofcovington.org>, David Bell <david.bell@voltagrid.com>, Jason Volk <jason.v@sfrdc.com>, Greg Ford <greg.f@sfrdc.com>, Scott Tolleson <sstolleson@gasauthority.com>, Rodney Dill <rdill@gasauthority.com>, Chris Coan <ccoan@gasauthority.com>, Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>, Frank Turner <f.turner@stricklandturner.com>
Subject: RE: Serverfarm
Date: Tue, 2 Sep 2025 13:01:52 +0000
Importance: Normal
Attachments: City_of_Covington_Load_Letter_-_Serverfarm_ST_edits_clean.docx
Inline-Images: image001.png; image002.png; image003.png; image004.png; image005.png

---

Will,

See revised load ramp up letter from Covington.

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, August 29, 2025 11:09 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

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Hi Mike, and Brandon,

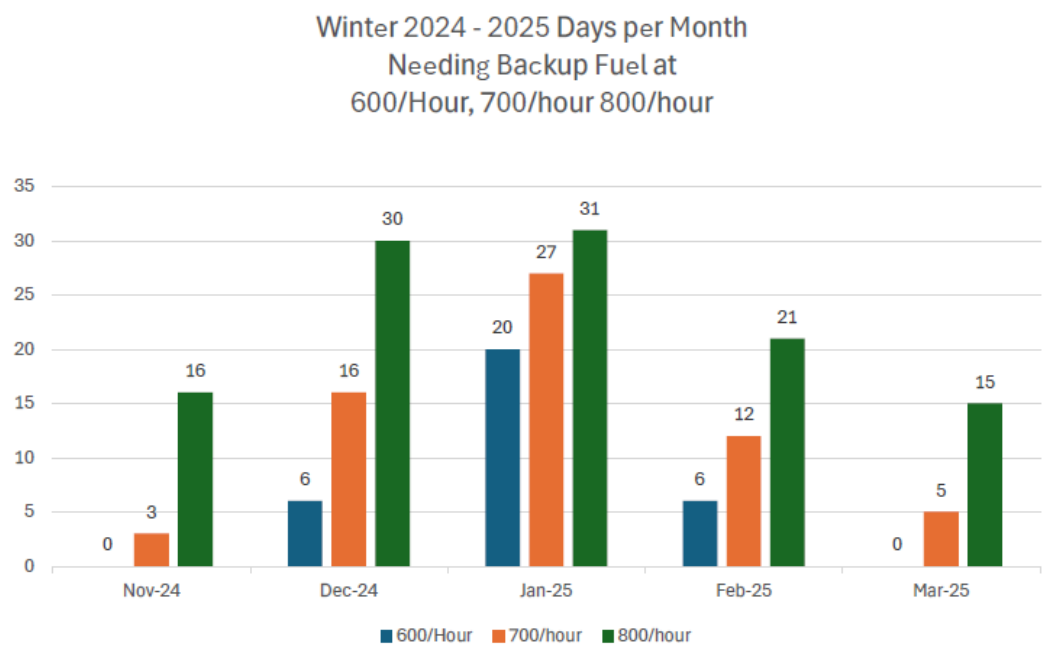
I think the key is to be clear on the overall 1,300 MCF system upgrade and how the Data Center usage fits. (based on my understanding)

- We are funding $1.1M to enable the system to carry 1,300 MCF (see “A” in the table below).
- With this upgrade, and based on historic 2025 winter data, the City of Covington is aligned to providing 400 MCF (Column C in Table) during peak winter (January), shown in red below to the Data Center.
- Outside of peak winter, data shows (bar charts below) reduced demand from all customers (Column B). This allows the Data Center to increase consumption above 400 MCF, ramping to 700–800 MCF by April (see yellow in table).

In summary: the 1,300 MCF upgrade establishes 400 MCF during January peaks, while enabling higher Data Center capacity in the lower-demand months leading into summer.

Let's get on a quick call to align.

2026	A. MCF Capacity	B. Customer MCF	C. Serverfarm MCF (A-B)
May	1,300	550	750
June	1,300	550	750
July	1,300	550	750
August	1,300	550	750
September	1,300	550	750
October	1,300	600	700
November	1,300	700	600
December	1,300	800	500
January	1,300	900	400
February	1,300	800	500
March	1,300	700	600
April	1,300	600	700



Will Whittington
serverfarm
1-201-572-3547 (direct)
www.serverfarmllc.com

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Friday, August 29, 2025 9:46 AM
To: Mike Jewell <MJewell@cityofcovington.org>; Will Whittington <william.w@sfrdc.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris

Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

Good morning Mike. Yes, I think we had been understanding that the 400 mcf/hr constraint was only a peak winter constraint. From the other analysis we had seen, it looked like the current system could deliver much higher volumes in other months, and that's what the volume ramp in these documents reflected. And the $10 mm solution doesn't show up in time to meet the requested service date.

To clarify, is the City of Covington saying definitively that they cannot serve the volume ramp and timelines outlined in the previously attached documents? If the answer is no, it would be good to hear it cleanly, and if you need the formal request for service to come in a specific form that you can decline, we're happy to accommodate that as well.

Sorry if this feels overly direct, I just don't want anyone to waste time on solutions that won't work.

Brandon
+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, August 29, 2025 9:14:23 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: RE: Serverfarm

Good Morning,

The attachments are in "view only" setting, can they be shared differently so that our legal review can make appropriate red line changes? Also, the Mcf hourly load requirements coincide with the required infrastructure improvements for each level of service, as stated previously by the tentative engineering analysis. It needs to be clearly understood that, unless the new engineering study shows differently, it will take the 1.1 million investment to provide the 400 Mcf per hour and the full investment and additional improvements to get to the 700+ Mcf per hour deliverable. The full demand of 700+ Mcf per hour is **not** reachable with the 1.1 million improvements, according to the current engineering report, or am I missing something in the report?

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 28, 2025 10:29 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

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Hi Mike,

Please find attached three documents for your review and feedback:

- Cost Reimbursement Agreement
- Natural Gas Facilities Agreement
- City of Covington Load Letter (Proposed)

The Load Letter is a new addition alongside the three agreements we've already been discussing. It will help us stay aligned ahead of the City Council submission on **9/9** and the approval meeting on **9/15**.

Ideally, we can get alignment on the **project completion** and the **peak/seasonal language** by **9/3**. With those items settled, I believe everything else will fall into place smoothly and set us up for a clean City Council submission.

Looking forward to your thoughts so we can keep moving this forward together. I'll touch base with you tomorrow before the long weekend, and will also send you the Natural Gas Transportation Agreement, which is still being reviewed.

Thanks!
Will

Will Whittington
serverfarm
1-201-572-3547 (direct)
www.serverfarmllc.com

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 28, 2025 10:12 AM
To: Mike Jewell <mjewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

+ Sarah
Thanks Mike!

I've reviewed this with Sarah (SF Legal), and our goal is to provide you with a draft CRA, along with a couple of key terms for the related agreement (to be referenced in the CRA), by end of day today (PST).

Thanks,
Will

Will Whittington
serverfarm
1-201-572-3547 (direct)
www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, August 28, 2025 8:48 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <brandon.seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Serverfarm

Gentlemen,

Attached are copies of the Transportation Agreement and Facilities Agreement previously reviewed. If we need an additional reimbursement agreement in addition to the Facilities agreement to cover engineering costs, now is the time to include it. Please review the agreements, and once we receive signed copies, I will place them on the Council agenda. If there are any revisions, including the timing and seasonal volumes, please forward them for our attorneys' review.

Thank you,

Mike

Mike Jewell

City of Covington | Natural Gas Director

☎678-212-6461 | ✉mjewell@cityofcovington.org

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