

A COMMUNITY BRIEFING

ENID-POSITIVE BY DESIGN

Enid. We're Built Different.

Designed with Enid, built for Enid.

Most cities lack the infrastructure and resources to welcome a data center. Enid is just built different. We have raw water capacity to spare. We have plentiful natural gas to power a data center from behind the meter.

Thunderbird is planned as four campuses along a single corridor. Three sit on ground the partners assembled privately. The fourth — the East campus — is the City's 66th Street Industrial Park, where the decision rests with Enid. Each is envisioned to be powered by natural gas generated on site and engineered to stand on its own — so it isn't leaning on the grid and the water Enid families rely on. Built to fund our schools and much needed city and county services for a generation, and to provide much needed backup power and fiber to Vance Air Force Base.

4 Campuses, one corridor	~1,735 Acres in the plan area	UP TO 2.75 GW Computing + 3.3 GW on-site power	NO LESS THAN 500 ft Setback from homes, on every campus	\$0 Taxpayer cost to build it — and no project costs passed through to existing water or electric customers.
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What stays with Enid

FUNDED BY THE PROJECT — NOT BY TAXPAYERS

Millions More  SCHOOLS, SERVICES & INFRASTRUCTURE Tens of millions a year at full buildout — hundreds of millions over 25 years — for schools within Garfield County including Enid Public Schools, and for city and county services: roads, maintenance, parks and other quality-of-life needs.	Lean Workforce, Industrial-Size Dollars  ENID'S EMPLOYERS Construction employs thousands, and full buildout supports up to 600 permanent jobs — meaningful, but lean relative to the industrial investment it represents. It funds Enid at industrial scale without hiring at industrial scale: a customer for local businesses, not a taker of their talent.	Anchor Customer  KAW LAKE PIPELINE Enid built the pipeline and is carrying the bond. As the pipeline's first anchor customer, the project helps repay debt already on the books.
Water Restoration Fund  SURCHARGE ON EVERY GALLON Funds watershed and habitat restoration across the county — audited and published yearly.	Back-up for Vance AFB  HARDENED BACKBONE Backup power and fiber designed into the corridor for the base and the families it supports.	Trained Workforce  JOBS & TRADES Sustained funding for Autry Technology Center to train a world-class workforce here at home — not for one project, but for generations of Enid students and the employers who hire them.
HELD TO ENID'S STANDARD Meet it, or exceed it. Everywhere.	- Every standard in Enid's intensive use ordinance — met or exceeded - Screening, berms and shielded lighting along residential edges	- Sound limits at the property line, day and night - Stormwater mitigation, managed and detained on site - Designated truck routes, kept off residential streets - A decommissioning plan, bonded up front

Every commitment is written into the development agreement and recorded against the land, so it stays with the land and binds any future owner.

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Enid-Positive by Design

ANSWERED CONCERN BY CONCERN

The question isn't whether data centers are good or bad — it's under what conditions one truly benefits Enid. Here's how Thunderbird was engineered to answer that.

⚡ "It strains the grid."

It powers itself.

Power is generated on site, behind the meter. The project pays for the grid capacity and upgrades it uses, so the cost never lands on existing ratepayers.

💧 "It drains our water."

Your water is protected.

Cooling recirculates raw Kaw Lake water in a closed loop, with makeup drawn from that same raw supply — never Enid's treated drinking water.

🏠 "Neighbors bear it."

Neighbors are protected.

Above-market buyouts or a grant to stay — run by ERDA, not the developer.

🌬️ "Gas plants foul the air."

Permitted, modeled, monitored.

The plant cannot operate without an Oklahoma DEQ air permit. Emission limits are set by the state, modeled before anything is built and monitored after — not set by us.

⭐ "It takes more than it gives."

Built to give far more.

Transmission and water infrastructure that stays in place and keeps serving the community. Backup power and fiber to Vance. Funding for Autry, for every school district in the county, and for watershed restoration.

🛡️ "Promises die on resale."

Promises stay with the land.

Fees, buffers and protections are written into the development agreement and recorded against the land — they transfer on any sale.

If you live near a campus, we've got you

ADMINISTERED BY ERDA,
NOT THE DEVELOPER

150%

WITHIN 300 FT

Above-market offer at 150% of your home's pre-announcement value.

125%

300-500 FT

Above-market offer at 125% of value — same protections.

\$15K

PREFER TO STAY?

A home-improvement grant while you decide. Your home, your choice.

✓ **The safeguards:** your value is appraised as of before the project was announced, so construction can never lower your offer — and you get three full years to decide. We will never approach you unasked. No one is forced to sell.

A stronger Vance

Hardened, secure backup power and fiber designed directly to Vance AFB — resilience the base does not have today, strengthening its long-term strategic position, the families it anchors and the community it uplifts.

A stronger Enid

The project is asking Enid to consider a publicly owned power, water and fiber backbone through a Patriot Utility District and paid for by project fees rather than taxes. Any such structure is Enid's alone to shape, approve or decline. Our commitment holds either way: **the infrastructure this project needs is funded by the project, not by the citizens of Enid.**

BORN & RAISED IN ENID

Jason Singer Chad Dillingham
Aaron Singer Troy Phillips

Four Enid natives — with family and business roots running deep for over a hundred years — building this the Enid way.