

REGULAR MEETING OF THE BOARD

August 10th, 2026

7:00 pm

MINUTES

1. Meeting called to order at 7:00pm & verified legally posted by Drury.
2. Motion to approve July Regular meeting minutes by Hilderman, second by Drury, carried 3-0.
3. Motion to approve Treasurer's report by Hilderman, second by Retz, carried.
4. Eric Shannon, Director of Development Nodiac AI: presentation on proposed Modular Data Center. Early in the development process, here to address questions. If & when they reach permit process, conditions from Dunn County would be in place and enforceable. Looking for projects at a smaller size, currently proposed at 2mW & ½ to 1 acre in size. Stranded, existing power that doesn't require upgrade costs, but they would pay the price to connect their facility. Requested a rate from Dunn Energy Co-operative, not asking for special reduced rates or special power needs. Noise-no planned backup generators, they would be subject to the same grid outages. Prefab modular shipping containers, internal components are made off-site, shipped to the proposed site and installed on concrete pads. Closed loop liquid cooling with air fan heat exchangers-will emit noise similar to dairy farms 60-70db at the site with a target of 40-50db at the nearest residents. Will run acoustic noise studies prior to operation and afterwards to make sure the limits are being met & if not, will add buffers/vegetation. The liquid used for cooling will be mostly water, not pulling from a well or aquifer, it would be trucked in at approximately 5-8,000 gallons of water. The food grade propylene glycol is used for 5-8 years before its replaced & they would use a license wastewater operator to dispose of it. There will be leak detection systems in place. Decommissioning bond with Dunn County to ensure the project is properly removed when the system is no longer in operation. Nodiac chose the site due to industrial operations currently there and the availability of 2mW substation for power.
5. Ilya Tereshko, Hay River Civic Coalition: founded two weeks ago in opposition to the proposed data center. They have nearly 100 members, with over 250 petition signatures stating they do not want a data center in Hay River. States that the Nodiac presentation is not legally binding & Nodiac wants Dunn County to change their ordinances to allow for data centers.
6. Q & A for Nodiac/Hay River Civic Coalition: Modular Data Centers
 - a. Do you have any existing modular sites?-Nodiac Corporation has no existing modular data centers.
 - b. What is the most acreage you would use? Lease is for 6-acre area of interest, they will study the site to see which portion to use. They will welcome a size cap limitation. They do not want to balloon this larger; they are not looking for that.
 - c. Expanding: capacity caps around 20mW is typical.
 - d. Jobs: localized union workforce, if possible. Would hire one full-time employee to be on-call for maintenance repair and future contract work such as vegetative maintenance and snow removal
 - e. Security bond paid to Dunn County at start of construction or before, regarding decommissioning the site in the future
 - f. Timeline: Nodiac has had conversations with Dunn County-no NDA in place with any jurisdiction. Could be one year using a process that's available today, depends on ordinances.
 - g. How would you support local community? Allocated funds for community benefit would be drawn up in a contract agreement, annually, for the duration of the life of the

project. Could be used for roads, school district, or other needs of the community. Nodiac intends to be held accountable. In the event of tax revenue being too light, Nodiac is open to a PILOT on top of community benefit.

h. Nearest residence is approximately 1500' away from proposed site.

7. Comments from the public: Tammy Traxler (Dunn County Zoning) & Jesse Singerhouse (Dunn Energy) answered questions and spoke. Several residents spoke & asked questions.
8. Motion by Drury to pre-buy 1250 gallons for \$1,900 with Synergy Propane Pre-Buy Contract, second by Retz, carried.
9. Reviewed building/driveway applications & inspector's report
10. Patrolman's Report
 - Equipment/Parts-Motion by Drury to purchase blades for 1 carbide set for the plow truck, 1 carbide set for the grader & 1 hardened steel set for the grader for approximate cost of \$13,000, second by Retz, carried 3-0.
 - Buildings/Grounds
 - Roads
11. Communication/Correspondence passed for review
 - a. WTA Dunn County/District Updates-LRIP funding on hold at the state, application available for federal funding for roads, Rural addressing suggests making sure address signs are legible, Fall banquet coming up. Menomonie & Colfax ambulance got Innovation Grant money.
 - b. Fire/Ambulance Updates-Ambulance is still acting under an interim director.
12. Approved 4EFTs & checks 15703-15719 by motion of Drury, second by Hilderman, carried.
13. Discuss September 14th meeting: WTA banquet
14. Adjourned at 9:56pm by motion of Drury, second by Hilderman, carried.

08.05.2026

Samantha Bird, Clerk