

Mike Drella

From: mayor@BelvidereIL.gov
Sent: Monday, July 27, 2026 11:29 AM
To: Conor.Mullady@jll.com
Subject: Accepted: Utility Discussion
Attachments: attachment.ics

Mike Drella

From: jkeck@BelvidereIL.gov on behalf of Conor.Mullady@jil.com
Sent: Monday, July 27, 2026 10:31 AM
To: mayor@BelvidereIL.gov; mdrella@BelvidereIL.gov
Subject: FW: Utility Discussion
Attachments: attachment.ics

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-----Original Appointment-----

From: Mullady, Conor <Conor.Mullady@jil.com>
Sent: Monday, July 27, 2026 10:21 AM
To: Mullady, Conor; Jordan Keck
Subject: Utility Discussion
When: Monday, July 27, 2026 4:00 PM-4:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

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Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/256972957434173?p=I1hQqjdMSxC1UXJKEt>

Meeting ID: 256 972 957 434 173

Passcode: ds2Va6n8

[Need help?](#) | [System reference](#)

Dial in by phone

+1 312-883-4913, 396869803# United States, Chicago

[Find a local number](#)

Phone conference ID: 396 869 803#

Join on a video conferencing device

Tenant key: jonesll@m.webex.com

Video ID: 111 020 607 27

[More info](#)

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)



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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, July 27, 2026 10:21 AM
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Subject: Utility Discussion
Attachments: attachment.ics

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Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Tuesday, June 30, 2026 4:25 PM
To: mayor@belvidereil.gov
Subject: Zoom meeting
Attachments: attachment.ics

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

David Halligan is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/81662138760?pwd=xK76GhPnwwwJniX5lv6gTAXMZyoMzB.1>

Meeting chat link

<https://us06web.zoom.us/jc/81662138760>

Meeting ID: 816 6213 8760

Passcode: 533160

One tap mobile

+13092053325,,81662138760#,,,,*533160# US

+13126266799,,81662138760#,,,,*533160# US (Chicago)

Join by SIP

• 81662138760@zoomcrc.com

Join instructions

<https://us06web.zoom.us/join/81662138760/invitations?signature=zNjWCSylaSWeHRE1pNm24TEsGmODJbhFiB32sS7wMAw>

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Tuesday, June 30, 2026 4:20 PM
To: mayor@belvidereil.gov
Subject: Please join Zoom meeting in progress

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Join Zoom Meeting

<https://us06web.zoom.us/j/88061895955?pwd=UZ1pWGvmJz0wa9FgLhzGmuclM5s4lY.1>

Meeting chat link

<https://us06web.zoom.us/jc/88061895955>

Meeting ID: 880 6189 5955

Passcode: 908928

One tap mobile

+13126266799,,88061895955#,,,,*908928# US (Chicago)
+13092053325,,88061895955#,,,,*908928# US

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 309 205 3325 US
- +1 305 224 1968 US
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US

Meeting ID: 880 6189 5955

Passcode: 908928

Find your local number: <https://us06web.zoom.us/j/kevbSABSJ1>

Join by SIP

- 88061895955@zoomcrc.com

David Halligan

Datawatt

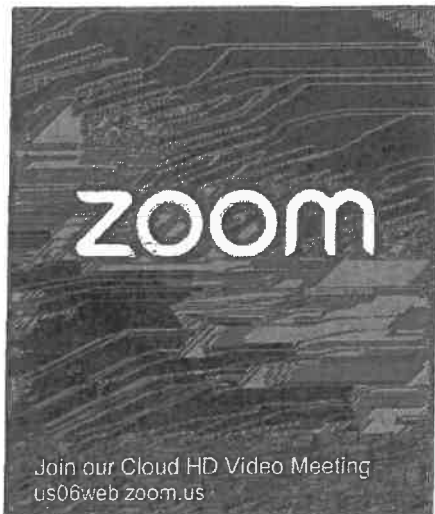
Mobile: 1-617-513-8893

Email: dhalligan@datawattenergy.com

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Tuesday, June 30, 2026 4:16 PM
To: mayor@belvidereil.gov
Subject: Zoom

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



David Halligan
Datawatt
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com

Mike Drella

From: Andrew Parsons <aparsons@novainfra.com>
Sent: Thursday, June 18, 2026 12:14 PM
To: sturnipseed@belvidereil.gov
Cc: David Halligan; Stephen Denis; Donna Toth
Subject: Wire Pursuant to Reimbursement Agreement
Attachments: Reimbursement Agreement - Fully Executed.pdf

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Hi Sarah,

I am reaching out from NOVA Infrastructure on behalf of Datawatt Hyperscale concerning a payment due to the City under the attached reimbursement agreement dated May 26th.
We have a wire ready to go in the amount of \$150,015, just need to verbally confirm wire instructions with you prior to releasing it.

I understand from your office manager that the City's auditors are onsite today – is it possible for us to find 2 minutes to connect this afternoon?

Thanks,
Andrew

Andrew Parsons
NOVA Infrastructure | www.novainfra.com
400 Madison Avenue, Suite 3A, New York, NY 10017
+1.781.570.9184

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be reasonable. These may or may not prove to be correct and therefore actual results may differ materially from projected results. All information is subject to change without notice. ***Past performance is not indicative of future results.***

AGREEMENT FOR REVIEW- REIMBURSEMENT OF CITY EXPENSES AND PLEDGE AGREEMENT

Agreement made this 26th day of May 2026 ("Agreement") between the City of Belvidere, Illinois, a municipal corporation of the State of Illinois, organized under the laws of the State of Illinois ("City") and Datawatt Hyperscale LLC, a Delaware Limited Liability company having its office at 205 South Peoria Street Unit 1716, Chicago IL 60607 ("Developer").

RECITALS

A. The Developer proposes to develop the real estate currently lying outside the corporate limits of the City and referred to as Project Hawkeye (the "Project"), for which the Developer will or has submitted a proposal or proposals thereof to the City, and for which Project the Developer will be seeking an Annexation, Pre-Annexation and /or a Development Agreement (the Agreement); and

B. The City is willing to draft, review, revise and propose language for, and engage in good faith negotiations with Developer, concerning the development or proposals for the Project and the Agreement as well as post Agreement City required administration of the Project, provided Developer reimburses City for its City Expenses, as herein defined, incurred by the City in so doing from and after April 1, 2026, and as may also be required by City's Municipal Code.

In consideration of the covenants and agreements herein contained, the sufficiency of which is acknowledged, it is mutually agreed between the City and the Developer, as follows:

- I. Upon demand from time to time prior to the approval by the Corporate Authorities of the Agreement for the Project, the Developer shall reimburse the City for the following expenses incurred in City's preparation, negotiation and review from and after April 1, 2026 that are related to the Project and /or the Agreement (collectively, the "City Expenses":
 1. The costs incurred by the City for outside engineering services.
 2. All attorneys' fees incurred by the City.
 3. All outside (not City employees) planning, financing, financial, development, environmental and/or geotechnical studies, right of way and property data and any consultants therefore, or other consultants; and
 4. Miscellaneous City out of pocket expenses.
- II. The effective date of this Agreement (the "Effective Date") is the date that the last of the City and the Developer has executed this Agreement:
- III. Upon demand by City, Developer shall from time to time following the approval by the Corporate Authorities of the Agreement (the "Approved Project"), promptly reimburse the City for all reasonable City Expenses incurred by City in the

administration of the Approved Project including and following the platting approvals. Such reimbursement shall include engineering expenses, attorneys' fees, environmental and/or geotechnical studies, right of way and property data, consultants' fees, and out of pocket expenses involving various matters such as, but not limited to, review of the Approved Project, proposals and documents, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required under any such arrangement, recording fees, and the review, negotiation and/or preparation of declarations, covenants, easements, notes, bonds, letters of credit and escrow agreements or any other documents attributable to the Approved Project. The Developer's obligation pursuant to this paragraph III shall not extend to reimbursement of City's expenses incurred for work or services provided to City following the issuance of the first certificate of occupancy for the completion of construction of the initial building consisting of at least 100,000 square feet on the project site unless the City's expenses are in relation to any of the following: final plat approval including any documentation or requirement relating to final plating; required by City Code; or provided for in subsequent agreement with the Developer.

- IV. The City Expenses incurred in the administration of the Project process, the Project, the Approved Project or any subsequent agreement shall be evidenced to the Developer by an itemized statement of the City, and in the event that the services for which the City Expenses were incurred were performed by other than City's full-time staff personnel, as to those amounts of the City Expenses, shall be evidenced by the billings therefore and may be further confirmed by the Developer, at its option, from additional documents designated from time to time by the Developer, relevant to determining the City Expenses.

In the event the City institutes legal proceedings against the Developer for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction of the matter shall determine and include in its judgment against the Developer that it has jurisdiction over, all expenses of such legal proceedings incurred by City, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc. incurred by the City in connection with any such proceedings. Developer may, in its sole discretion, appeal any judgment rendered in favor of the City against them or any one of them, and shall pay to the City all the expenses of those appellate legal proceedings or any further appeal thereof, only after the entry of a final, non-appealable order in favor of the City.

- V. To secure Developer's performance of this Agreement, but not as a limitation to the amount of expenses to be reimbursed, Developer shall deposit as a pledge with City \$150,000 in cash (the Pledge). Said Pledge amount shall be available for City to draw upon after 35 days have expired from the date Developer receives a reimbursement billing from City, and said billing is unpaid. The balance of the Pledge, shall be returned to Developer within sixty (60) days after issuance of the first certificate of occupancy as set forth in Section III above or a denial by the City of the requested annexation or annexation / redevelopment agreement and payment by Developer of all City Expenses incurred under this Agreement.
- VI. This Agreement does not obligate City to continue the process to reach the goal of

the Developer if the City in its sole opinion determines that it no longer desires (for whatever reason or no reason) to continue the process. This Agreement is entered into by City for the convenience of Developer to enable the City to review and process Developer's proposal(s) for the Project. The City agrees to make a good faith effort to review Developer's project in connection with this agreement.

- VII. In the event of a bankruptcy (whether voluntary or involuntary), of any LLC, corporation or any other entity, which is or becomes the Developer of the Project, the undersigned Developer agrees to reimburse the City for any cost or expense including City's attorney's fees in participating in such Bankruptcy proceedings or pursuing any actions or defenses concerning such insolvency.
- VII. Any notice, request, demand, instruction or other document to be given or served hereunder shall be in writing and shall be delivered personally, or sent by a nationally recognized overnight express courier, and shall be addressed to the parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally, or three (3) business day after deposit with a nationally recognized overnight express courier. Notices may be sent by the City's attorney or by Developer's attorney, on the City's or the Developer's behalf, as applicable, and such notices sent by the City's attorney or Developer's attorney, as applicable, shall be effective notices as if sent directly by the City or the Developer, as applicable.

If to City: City Clerk
401 Whitney Blvd.
Belvidere, IL 61008
cityclerk@belvidereil.gov

With a copy to: City Attorney
401 Whitney Blvd.
Belvidere, IL 61008
cityattorney@belvidereil.gov

If to the Developer: Datawatt Hyperscale LLC
Attn: David Halligan
205 South Peoria St.
Suite 1716
Chicago, IL 60607
dhalligan@datawattenergy.com

With a copy to: Liston & Tsantilis, PC
200 S. Wacker Dr.
Suite 820
Chicago, IL 60606

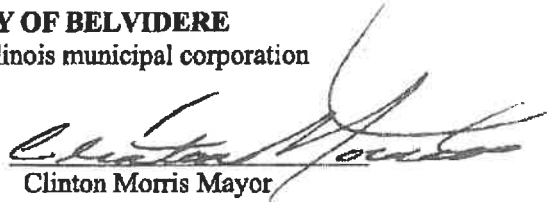
ptsantilis@tlawchicago.com

VIII. This Agreement may be executed in two or more counterparts and each of such counterparts, for all purposes, shall be deemed to be an original, but all of such counterparts together shall constitute but one and the same instrument, binding upon all parties hereto, notwithstanding that all of such parties may not have executed the same counterpart.

REMAINDER OF PAGE INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties have executed this Agreement at Belvidere, Illinois on the date set forth above.

CITY OF BELVIDERE
an Illinois municipal corporation

By: 

Clinton Morris Mayor

Datawatt Hyperscale LLC
a Delaware limited liability company

By: 

David Halligan (May 21, 2026 11:15:14 CDT)

David Halligan

Print Name

Manager

Its: _____

Mike Drella

From: Caroline Tait <ctait@l1lawchicago.com>
Sent: Monday, June 8, 2026 1:38 PM
To: Mike Drella
Cc: Sarah Turnipseed
Subject: RE: Belvidere Reimbursement Agreement

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Thank you, Mike. I will share this with David.

Caroline Tait | Associate Attorney
Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606
(P) 312.580.1595 | (F) 312.580.1592
ctait@LTLawChicago.com
www.LTLawChicago.com

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From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Monday, June 8, 2026 1:34 PM
To: Caroline Tait <ctait@l1lawchicago.com>
Cc: Sarah Turnipseed <sturnipseed@BelvidereIL.gov>
Subject: RE: Belvidere Reimbursement Agreement

Caroline –

Below is the information for wiring the funds. I am copying our finance director, Sarah Turnipseed, in case you have questions.

Midland States Bank
600 S. State Street
Belvidere, IL 61008

Acct# /
Routing#

Wiring Fee

Mike Drella

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Tuesday, May 26, 2026 12:26 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; 'Bernard Paul' <bernardzpaul@gmail.com>
Subject: RE: Belvidere Reimbursement Agreement

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Received. Thank you, Mike.

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Cc: Clint Morris <mayor@BelvidereIL.gov>; 'Bernard Paul' <bernardzpaul@gmail.com>
Subject: RE: Belvidere Reimbursement Agreement

Caroline --

Attached is the fully executed agreement.

Mike

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Thursday, May 21, 2026 11:26 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: David Halligan <dhalligan@datawattenergy.com>; Mullady, Conor <conor.mullady@ill.com>; Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>
Subject: Belvidere Reimbursement Agreement

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Hi Mike,

Attached is the Developer signed Reimbursement Agreement. Once you have the countersigned version, please share that.

Thank you,

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Monday, June 8, 2026 1:34 PM
To: ctait@ltlawchicago.com
Cc: sturnipseed@BelvidereIL.gov
Subject: RE: Belvidere Reimbursement Agreement

Caroline –

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Midland States Bank
600 S. State Street
Belvidere, IL 61008

Acct# 7
Routing

Wiring f

Mike Drella

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To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; 'Bernard Paul' <bernardzpaul@gmail.com>
Subject: RE: Belvidere Reimbursement Agreement

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Subject: RE: Belvidere Reimbursement Agreement

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Cc: David Halligan <dhalligan@datawattenergy.com>; Mullady, Conor <conor.mullady@jll.com>; Peter Tsantilis <ptsantilis@l1lawchicago.com>; Brian Liston <bliston@l1lawchicago.com>
Subject: Belvidere Reimbursement Agreement

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Tuesday, June 2, 2026 11:04 AM
To: ctait@ltlawchicago.com
Subject: RE: Belvidere Reimbursement Agreement

She wont be back until Thursday.

Mike

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Tuesday, June 2, 2026 11:01 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Belvidere Reimbursement Agreement

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Hi Mike,

Hope you had a nice weekend. Is the finance director back in town?

Thank you,

Caroline Tait | Associate Attorney
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From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Tuesday, May 26, 2026 4:18 PM

To: Caroline Tait <ctait@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

The finance director is out of town. I will get instructions to David as quickly as we can.

Mike

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Tuesday, May 26, 2026 2:46 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Belvidere Reimbursement Agreement

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Hi Mike,

How would the Village like to handle the deposit? David can be contacted directly for wire instructions if that works.

Thank you,

Caroline Tait | Associate Attorney
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Attached is the fully executed agreement.

Mike

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Sent: Thursday, May 21, 2026 11:26 AM

To: Mike Drella <mdrella@BelvidereIL.gov>

Cc: David Halligan <dhalligan@datawattenergy.com>; Mullady, Conor <conor.mullady@ill.com>; Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>

Subject: Belvidere Reimbursement Agreement

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Mike Drella

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Thank you,

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Sent: Tuesday, May 26, 2026 4:18 PM
To: Caroline Tait <ctait@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

The finance director is out of town. I will get instructions to David as quickly as we can.

Mike

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Tuesday, May 26, 2026 2:46 PM

To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Belvidere Reimbursement Agreement

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

How would the Village like to handle the deposit? David can be contacted directly for wire instructions if that works.

Thank you,

Caroline Tait | Associate Attorney
Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606
(P) 312.580.1595 | (F) 312.580.1592
ctait@LTLawChicago.com
www.LTLawChicago.com

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From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Tuesday, May 26, 2026 12:14 PM
To: Caroline Tait <ctait@lclawchicago.com>
Cc: Clint Morris <mayor@BelvidereIL.gov>; 'Bernard Paul' <bernardzpaul@gmail.com>
Subject: RE: Belvidere Reimbursement Agreement

Caroline --

Attached is the fully executed agreement.

Mike

From: Caroline Tait <ctait@lclawchicago.com>
Sent: Thursday, May 21, 2026 11:26 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: David Halligan <dhalligan@datawattenerby.com>; Mullady, Conor <conor.mullady@jll.com>; Peter Tsantilis <ptsantilis@lclawchicago.com>; Brian Liston <bliston@lclawchicago.com>
Subject: Belvidere Reimbursement Agreement

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Hi Mike,

Attached is the Developer signed Reimbursement Agreement. Once you have the countersigned version, please share that.

Thank you,

Caroline Tait | Associate Attorney

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Cc: David Halligan <dhalligan@datawattenergy.com>; Mullady, Conor <conor.mullady@jll.com>; Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>
Subject: Belvidere Reimbursement Agreement

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Subject: RE: Belvidere Reimbursement Agreement

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Received. Thank you, Mike.

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Subject: Belvidere Reimbursement Agreement

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Tuesday, May 26, 2026 12:14 PM
To: ctait@ltlawchicago.com
Cc: mayor@BelvidereIL.gov; bernardzpaul@gmail.com
Subject: RE: Belvidere Reimbursement Agreement
Attachments: SKM_C451i26052611450.pdf

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Subject: Belvidere Reimbursement Agreement

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Mike Drella

From: Caroline Tait <ctait@l1lawchicago.com>
Sent: Thursday, May 21, 2026 11:26 AM
To: Mike Drella
Cc: David Halligan; Mullady, Conor; Peter Tsantilis; Brian Liston
Subject: Belvidere Reimbursement Agreement
Attachments: Belvidere Reimbursement Agreement - Developer Signed.pdf

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ctait@L1LawChicago.com
www.L1LawChicago.com

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Mike Drella

From:
Sent:
To:
Subject:

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Thursday, May 21, 2026 9:46 AM
To: Caroline Tait <ctait@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

Caroline –

I tweaked your language and used the last version I sent you. We understand the need to ensure repayment of the \$150,000 upon completion or in the unlikely event the project is denied by the City. I think I adequately covered that contingency. I inserted language to cover any unpaid City Costs incurred prior to completion or failure to approve.

If it is acceptable, please have it executed by your appropriate principals and forward the executed agreement for the Mayor's signature.

Thanks

Mike

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Wednesday, May 20, 2026 3:32 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

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Hi Mike,

Please see attached. From my conversation with David and Conor, this should align with the terms discussed.

Please let me know if I can send for signature.

Thank you,

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From: Caroline Tait
Sent: Wednesday, May 20, 2026 1:10 PM
To: 'Mike Drella' <mdrella@BelvidereIL.gov>
Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

Hi Mike,

Thank you for checking in. We plan to speak with David today or tomorrow and will have an update to you after that.

Thanks again,

Caroline Tait | Associate Attorney
Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606
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ctait@LTLawChicago.com
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From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, May 20, 2026 12:23 PM
To: Caroline Tait <ctait@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

Caroline –

I was in a meeting this morning regarding the above with your client regarding project Hawkeye. I assumed you or Peter would have been involved. The Mayor and your client discussed the draft reimbursement agreement and the City's position. I believe that your client will be reaching out to you or Peter today about those discussions. I am always leery about meeting with a represented party outside the presence of their counsel. As such, I wanted to make sure you were in the loop. Please feel free to call with any questions or concerns.

Mike

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Thursday, May 14, 2026 3:47 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

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Hi Mike,

It was nice speaking with you Tuesday. We connected with David. As noted, he is ok committing to the \$150,000 deposit, but requests that this be deposited into escrow to be drawn down upon to cover expenses and that it be clear that the unused funds be returned to him. He will agree to replenish funds as needed once the balance gets below a certain amount.

There are a few other changes made in the document for clarity, the intent of your terms remains.

Section I: as mentioned on the call, statements need to be sent monthly so David can keep track of the budget.

- There were multiples "Agreements" referenced, so that was also modified.
- The timing you proposed regarding C/O for the first building of 100,000 sf was moved here.

Section II: the timeline of the transaction should be the same as you proposed, the reference excluding final plat approval from City Expenses was moved here.

Section III: same as above, we need a regular statement schedule.

Please let us know if you accept these changes.

Thank you,

Caroline Tait | Associate Attorney
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ctait@LTLawChicago.com
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From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Monday, May 11, 2026 2:44 PM
To: Caroline Tait <ctait@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

Why don't you just give me a call when you have time and let me know what concerns you still have.

Mike

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Monday, May 11, 2026 2:03 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>; Mullady, Conor <conor.mulladv@ill.com>
Subject: RE: Belvidere Reimbursement Agreement

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Hi Mike,

Sorry I missed your call; I have been in a client meeting for most of the day.

Can we set a call for 1:30 Wednesday to talk through the Reimbursement Agreement?

Thank you,

Caroline Tait | Associate Attorney
Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606
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ctait@LTLawChicago.com
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From: Caroline Tait

Sent: Monday, May 11, 2026 10:59 AM

To: 'Mike Drella' <mdrella@BelvidereIL.gov>

Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>; 'Mullady, Conor' <conor.mullady@jll.com>

Subject: RE: Belvidere Reimbursement Agreement

Good morning Mike,

I hope you had a nice weekend. Following up to confirm your availability for a meeting with our team to discuss finalizing the RA.

Please let us know.

Thank you,

Caroline Tait | Associate Attorney

Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606

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From: Caroline Tait
Sent: Friday, May 8, 2026 2:04 PM
To: 'Mike Drella' <mdrella@BelvidereIL.gov>
Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>; Mullady, Conor <conor.mullady@jll.com>
Subject: RE: Belvidere Reimbursement Agreement

Hi Mike,

We'd like to discuss the latest version of the RA you sent. There are a few outstanding questions regarding the fees.

Please let us know your availability Monday afternoon.

Thank you,

Caroline Tait | Associate Attorney
Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606
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ctait@LTLawChicago.com
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From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Thursday, May 7, 2026 3:12 PM
To: Caroline Tait <ctait@ltlawchicago.com>
Subject: Re: Belvidere Reimbursement Agreement

What is the purpose of the call?

Mike

Sent from my iPhone

On May 7, 2026, at 12:43 PM, Caroline Tait <ctait@ltlawchicago.com> wrote:

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Received, thank you Mike. We will review.

Do you want to set a call Monday to discuss?

Caroline Tait | Associate Attorney
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<image002.png> *Follow on Twitter*

<image003.png> *Follow on LinkedIn*

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Thursday, May 7, 2026 10:58 AM
To: Caroline Tait <ctait@ltlawchicago.com>
Cc: Mullady, Conor <conor.mullady@ill.com>; Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

Caroline –

Attached is a revised draft reimbursement agreement. The only change to the last version is at the end of paragraph III. This should address your client's concern.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Thursday, May 7, 2026 10:00 AM
To: Mike Drella <mdrella@BelvidereIL.gov>

Cc: Mullady, Conor <conor.mullady@ill.com>; Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

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Hi Mike,

Can you join a call with us Monday afternoon to finalize this agreement?

Thank you!

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<image001.jpg>

<image002.png> *[Follow on Twitter](#)*

<image003.png> *[Follow on LinkedIn](#)*

From: Caroline Tait
Sent: Tuesday, May 5, 2026 3:39 PM
To: mdrella@belvidereil.gov
Cc: Mullady, Conor <conor.mullady@ill.com>; Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>
Subject: Belvidere Reimbursement Agreement

Hi Mike,

Thank you for the call this afternoon.

Developer has agreed to move forward with the cash deposit as outlined in the latest draft of the Reimbursement Agreement.

For the timing discussed, please see proposed language below.

This Agreement shall be binding upon and inure to the benefit of City and Developer for the period from April 1, 2026, through April 1, 2027 (the "Term"). In the event that an Agreement for the Project or the Approved Project occur after April 1, 2027, City shall be permitted three (3) one-

year extension options to the Term (the "Extended Term"), upon sixty (60) day prior notice to Developer and consent in writing by the Parties allowing the Extended Term.

Please let us know if you have any questions.

Thanks again,

Caroline Tait | Associate Attorney
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Mike Drella

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Thursday, May 21, 2026 11:07 AM
To: Mike Drella
Subject: RE: Belvidere Reimbursement Agreement
Attachments: Belvidere Reimbursement Agreement - Execution Copy.pdf

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Thanks Mike. This is fine, I will send to David for signature now.

Caroline Tait | Associate Attorney
Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606
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Sent: Wednesday, May 20, 2026 3:32 PM
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From: Mike Drella <mdrella@BelvidereIL.gov>

Sent: Wednesday, May 20, 2026 12:23 PM

To: Caroline Tait <ctait@ltlawchicago.com>

Subject: RE: Belvidere Reimbursement Agreement

Caroline –

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To: Mike Drella <mdrella@BelvidereIL.gov>

Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>

Subject: RE: Belvidere Reimbursement Agreement

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Thursday, May 21, 2026 9:46 AM
To: ctait@ltlawchicago.com
Subject: RE: Belvidere Reimbursement Agreement
Attachments: SKM_C451i26052109310.pdf; Draft Belvidere Reimbursement Agreement Modified may 21.docx

Caroline –

I tweaked your language and used the last version I sent you. We understand the need to ensure repayment of the \$150,000 upon completion or in the unlikely event the project is denied by the City. I think I adequately covered that contingency. I inserted language to cover any unpaid City Costs incurred prior to completion or failure to approve.

If it is acceptable, please have it executed by your appropriate principals and forward the executed agreement for the Mayor's signature.

Thanks

Mike

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To: Mike Drella <mdrella@BelvidereIL.gov>
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Thank you for checking in. We plan to speak with David today or tomorrow and will have an update to you after that.

Thanks again,

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To: Caroline Tait <ctait@ltlawchicago.com>
Subject: RE: Belvidere Reimbursement Agreement

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Sent: Thursday, May 14, 2026 3:47 PM
To: Mike Drella
Cc: Peter Tsantilis; Brian Liston
Subject: RE: Belvidere Reimbursement Agreement
Attachments: Belvidere Reimbursement Agreement Modified - 05.14.2026Revisions.docx

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Hi Mike,

It was nice speaking with you Tuesday. We connected with David. As noted, he is ok committing to the \$150,000 deposit, but requests that this be deposited into escrow to be drawn down upon to cover expenses and that it be clear that the unused funds be returned to him. He will agree to replenish funds as needed once the balance gets below a certain amount.

There are a few other changes made in the document for clarity, the intent of your terms remains.

Section I: as mentioned on the call, statements need to be sent monthly so David can keep track of the budget.

- There were multiples "Agreements" referenced, so that was also modified.
- The timing you proposed regarding C/O for the first building of 100,000 sf was moved here.

Section II: the timeline of the transaction should be the same as you proposed, the reference excluding final plat approval from City Expenses was moved here.

Section III: same as above, we need a regular statement schedule.

Please let us know if you accept these changes.

Thank you,

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Sent: Tuesday, May 12, 2026 5:25 PM
To: Peter Tsantilis; Caroline Tait; mrogers@ltlawchicago.com; bernardzpaul@gmail.com
Cc: David Halligan; Mike Drella; Jamal Aziz
Subject: Canceled: Development Discuss - Belvidere (JLL)
Attachments: attachment.ics

Importance: High

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Passcode: Va6fN7Tf

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Sent: Friday, May 8, 2026 2:04 PM

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Cc: Peter Tsantilis <ptsantilis@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>; Mullady, Conor <conor.mullady@jll.com>

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To: Mike Drella
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Subject: RE: Belvidere Reimbursement Agreement

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Good morning Mike,

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Please let us know.

Thank you,

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Thanks again,

Caroline Tait | Associate Attorney

Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606

(P) 312.580.1595 | (F) 312.580.1592

ctait@LTLawChicago.com

www.LTLawChicago.com

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Thursday, May 7, 2026 10:04 AM
To: ctait@ltlawchicago.com
Subject: Re: Belvidere Reimbursement Agreement
Attachments: image001.jpg; image002.png; image003.png

I should have something for you this afternoon.

Mike

Sent from my iPhone

On May 7, 2026, at 10:00 AM, Caroline Tait <ctait@ltlawchicago.com> wrote:

 This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

Can you join a call with us Monday afternoon to finalize this agreement?

Thank you!

Caroline Tait | Associate Attorney
Liston & Tsantilis, P.C. | 200 S. Wacker, Suite 820 | Chicago, IL 60606
(P) 312.580.1595 | (F) 312.580.1592
ctait@LTLawChicago.com
www.LTLawChicago.com

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<image001.jpg>

<image002.png> *Follow on Twitter*

<image003.png> *Follow on LinkedIn*

From: Caroline Tait
Sent: Tuesday, May 5, 2026 3:39 PM
To: mdrella@belvidereil.gov
Cc: Mullady, Conor <conor.mullady@jll.com>; Peter Tsantilis <ptsantilis@lrlawchicago.com>; Brian Liston <bliston@lrlawchicago.com>; Jamal Aziz <jaziz@lrlawchicago.com>
Subject: Belvidere Reimbursement Agreement

Hi Mike,

Thank you for the call this afternoon.

Developer has agreed to move forward with the cash deposit as outlined in the latest draft of the Reimbursement Agreement.

For the timing discussed, please see proposed language below.

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ctait@LTLawChicago.com
www.LTLawChicago.com

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<image001.jpg>

<image002.png> *Follow on Twitter*

<image003.png> *Follow on LinkedIn*

Mike Drella

From: Caroline Tait <ctait@ltlawchicago.com>
Sent: Thursday, May 7, 2026 10:00 AM
To: mdrella@belvidereil.gov
Cc: Mullady, Conor; Peter Tsantilis; Brian Liston; Jamal Aziz
Subject: RE: Belvidere Reimbursement Agreement

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(P) 312.580.1595 | (F) 312.580.1592
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From: Caroline Tait
Sent: Tuesday, May 5, 2026 3:39 PM
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Cc: Mullady, Conor <conor.mullady@jll.com>; Peter Tsantilis <ptsantilis@ltlawchicago.com>; Brian Liston <bliston@ltlawchicago.com>; Jamal Aziz <jaziz@ltlawchicago.com>
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Mike Drella

From: Caroline Tait <ctait@lrlawchicago.com>
Sent: Tuesday, May 5, 2026 3:39 PM
To: mdrella@belvidereil.gov
Cc: Mullady, Conor; Peter Tsantilis; Brian Liston; Jamal Aziz
Subject: Belvidere Reimbursement Agreement

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, May 5, 2026 1:48 PM
To: Peter Tsantilis; Caroline Tait; mrogers@ltlawchicago.com; bernardzpaul@gmail.com
Cc: David Halligan; Mike Drella; Jamal Aziz
Subject: Development Discuss - Belvidere (JLL)
Attachments: attachment.ics

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Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/267674960340981?p=5qIrTjLEjX3bIIIIGJ>

Meeting ID: 267 674 960 340 981

Passcode: Va6fN7Tf

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Video ID: 119 538 079 07

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, May 5, 2026 1:46 PM
To: Peter Tsantilis; Caroline Tait; mrogers@ltlawchicago.com; bernardzpaul@gmail.com
Cc: David Halligan; Mike Drella; Jamal Aziz
Subject: Canceled: Development Discuss - Belvidere (JLL)
Attachments: attachment.ics

Importance: High

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Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/25935712537500?p=ll6OJ1r21ZvjelCAdg>

Meeting ID: 259 357 125 375 00

Passcode: z2Ca3Nn3

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, May 4, 2026 2:45 PM
To: Mike Drella
Subject: RE: Hawkeye

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OK – Thank you.

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Monday, May 4, 2026 2:34 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Hawkeye

Caution: Message from external sender

I misspoke this afternoon. Questions regarding the reimbursement agreement should be directed to the City at this time.

Mike



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attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.

Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Monday, May 4, 2026 2:34 PM
To: Conor.Mullady@jll.com
Subject: Hawkeye

I misspoke this afternoon. Questions regarding the reimbursement agreement should be directed to the City at this time.

Mike

Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, May 4, 2026 12:12 PM
To: Mike Drella
Subject: RE: Hawkeye

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Mike –

Good afternoon.

Would you have time to connect today or tomorrow morning?

Let me know what time works for you?

Thank you,
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Thursday, April 30, 2026 11:06 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Hawkeye

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Conor –

We have reviewed the requested changes to the reimbursement agreement. I am attaching a revised draft agreement that contains the changes that the City is willing to agree to. It is based on the original draft with changes from the original draft shown in underline and strikeout.

Please call with any questions.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612



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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, May 4, 2026 11:53 AM
To: Peter Tsantilis; Caroline Tait; mrogers@ltlawchicago.com; bernardzpaul@gmail.com
Cc: David Halligan; Mike Drella; Jamal Aziz
Subject: Development Discuss - Belvidere (JLL)
Attachments: attachment.ics

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Meeting ID: 259 357 125 375 00

Passcode: z2Ca3Nn3

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Video ID: 112 224 451 24

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Thursday, April 30, 2026 11:16 AM
To: Mike Drella
Subject: RE: Hawkeye

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Thank you.

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Thursday, April 30, 2026 11:06 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Hawkeye

Caution: Message from external sender

Conor –

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401 Whitney Blvd.
Belvidere, IL 61008

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Thursday, April 30, 2026 11:06 AM
To: Conor.Mullady@jll.com
Subject: Hawkeye
Attachments: Belvidere Reimbursement Agreement Modified(2026).docx

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401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, April 29, 2026 2:22 PM
To: Peter Tsantilis; Caroline Tait; mrogers@ltlawchicago.com; bernardzpaul@gmail.com
Cc: David Halligan; Mike Drella; Jamal Aziz
Subject: Development Discuss - Belvidere (JLL)
Attachments: attachment.ics

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Passcode: z2Ca3Nn3

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Video ID: 112 224 451 24

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, April 20, 2026 2:29 PM
To: Peter Tsantilis; Caroline Tait; mrogers@ltlawchicago.com; bernardzpaul@gmail.com
Cc: David Halligan; Mike Drella; Jamal Aziz
Subject: Development Discuss - Belvidere (JLL)
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Mike Drella

From: Peter Tsantilis <ptsantilis@ltlawchicago.com>
Sent: Thursday, April 16, 2026 8:24 AM
To: Caroline Tait; dhalligan@datawattenergy.com; Mark Rogers; Conor.Mullady@jll.com; bernardzpaul@gmail.com; mdrella@belvidereil.gov; Jamal Aziz
Subject: Development Discuss - Belvidere (JLL)

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Development Discuss - Belvidere (JLL)

Scheduled: Apr 20, 2026 at 2:00 PM to 3:00 PM, CDT

Location: Microsoft Teams Meeting

Invitees: Caroline Tait, David Halligan, Mark Rogers, Mullady, Conor, bernardzpaul@gmail.com, Mike Drella, Jamal Aziz

Peter Tsantilis, Esq.
Liston & Tsantilis, P.C.
200 South Wacker Dr., Suite 820
Chicago, IL 60606
(P) 312.604.3808
(C) 630.863.4799
(F) 312.580.1592
PTsantilis@LTLawChicago.com
www.LTLawChicago.com

Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Thursday, April 16, 2026 8:19 AM
To: Conor.Mullady@jll.com
Subject: Accepted: Development Discuss - Belvidere (JLL)
Attachments: attachment.ics

Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Thursday, April 16, 2026 8:04 AM
To: Peter Tsantilis; Caroline Tait; mrogers@ltlawchicago.com; bernardzpaul@gmail.com
Cc: David Halligan; Mike Drella
Subject: Development Discuss - Belvidere (JLL)
Attachments: attachment.ics

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, April 13, 2026 3:14 PM
To: Mike Drella
Subject: RE: Hawkeye Draft

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Peter Tsantilis ptsantilis@lflawchicago.com

Per our discussion – Please review email above.

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Monday, April 13, 2026 2:03 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Hawkeye Draft

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, April 13, 2026 2:19 PM
To: Mike Drella
Subject: RE: Hawkeye Draft

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Thank you.

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Monday, April 13, 2026 2:03 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Hawkeye Draft

Caution: Message from external sender



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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Monday, April 13, 2026 2:03 PM
To: Conor.Mullady@jll.com
Subject: Hawkeye Draft
Attachments: Belvidere Reimbursement Agreement Modified(2026).docx

Mike Drella

From: mdrella@Belviderell.gov
Sent: Wednesday, February 25, 2026 4:42 PM
To: dhalligan@datawattenergy.com
Subject: RE: Pipeline viewer

boonecountyi

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Wednesday, February 25, 2026 4:37 PM
To: Mike Drella <mdrella@Belviderell.gov>
Subject: Pipeline viewer

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



David Halligan
Datawatt
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Wednesday, February 25, 2026 4:37 PM
To: Mike Drella
Subject: Pipeline viewer

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



David Halligan
Datawatt
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, February 16, 2026 5:03 PM
To: Julissa Arreguin
Subject: Accepted: The Discussions
Attachments: attachment.ics

This message originated from an External Source. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mike Drella

From: jarreguin@belvidereil.gov
Sent: Monday, February 16, 2026 5:01 PM
To: mayor@BelvidereIL.gov; mdrella@BelvidereIL.gov; banderson@BelvidereIL.gov; gdelrose@BelvidereIL.gov; dhalligan@datawattenergy.com; Conor.Mullady@jil.com
Subject: The Discussions
Attachments: attachment.ics

Julissa Arreguin is inviting you to a scheduled Zoom meeting.

Topic: The Discussions
Time: Feb 20, 2026 02:00 PM Central Time (US and Canada)
Join Zoom Meeting
<https://us06web.zoom.us/j/89581148192?pwd=fz21beh6efCMV3HE2gYkJACzBXulcX.1>

Meeting ID: 895 8114 8192
Passcode: 397027

One tap mobile
+13092053325,,89581148192#,,,,*397027# US
+13126266799,,89581148192#,,,,*397027# US (Chicago)

Join by SIP
• 89581148192@zoomcrc.com

Join instructions
<https://us06web.zoom.us/join/89581148192?signature=vWB0Ak7qRt2v0vYcEtgXaFsmLWHe3a6KK7gmRtZO88A>

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, December 1, 2025 1:52 PM
To: Julissa Arreguin
Subject: Accepted: Mtg w/ Conor Mullady & David Halligan
Attachments: attachment.ics

This message originated from an External Source. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Friday, November 21, 2025 11:50 AM
To: Julissa Arreguin
Subject: Accepted: Mtg w/ Conor Mullady & David Halligan
Attachments: attachment.ics

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, July 14, 2025 10:05 AM
To: Mike Drella; David Halligan; Kevin Coughlin
Subject: Project Hawkeye - Development Discussion (Mike Drella/Conor Mullady)
Attachments: attachment.ics

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Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 282 511 455 235 6

Passcode: R2um6rF2

Dial in by phone

[+1 312-883-4913,,21515078#](#) United States, Chicago

[Find a local number](#)

Phone conference ID: 215 150 78#

Join on a video conferencing device

Tenant key: [jonesll@m.webex.com](#)

Video ID: 119 204 860 9

[More info](#)

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Monday, July 14, 2025 10:03 AM
To: Conor.Mullady@jll.com
Subject: Re: Conor Mullady - JLL
Attachments: image001.jpg

How about 3:30 if you can give me a call.

Mike

Sent from my iPhone

On Jul 14, 2025, at 9:54 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

 This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mike –

Good morning.

Would you still have time this afternoon to connect? What time works for you (3:30/4:00pm?).

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial
<image001.jpg>

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Thursday, July 10, 2025 11:05 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Re: Conor Mullady - JLL

Caution: Message from external sender

Connor

Monday afternoon could work. Otherwise, Wednesday morning is also possible.

Mike Drella

Sent from my iPhone

On Jul 9, 2025, at 11:55 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

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Mike –

Thank you for your email below.

Would Monday or Tuesday next week work with your schedule?

Let me know.
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial
<image001.jpg>

From: Mike Drella <mdrella@Belviderell.gov>
Sent: Wednesday, July 9, 2025 8:46 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Conor Mullady - JLL

Caution: Message from external sender

Conor –

I am in court a chunk of this morning and leaving town for a couple of days tonight. Do you have any availability next week? I was also curious as to whether you have solidified any plans regarding power and water supply for the development. They will likely need to be addressed in any annexation agreement.

Thanks

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, July 8, 2025 2:59 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; David Halligan <dhalligan@datawattenergy.com>
Subject: Conor Mullady - JLL

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Mike –

Good afternoon.

Would you happen to have time to connect tomorrow morning or Thursday morning?

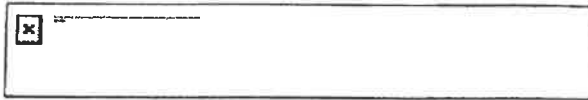
Wanted to provide you some updates on our project and also discuss the annexation/zoning process again – Need to understand timing.

Please advise your availability – Thank you.

Conor

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Senior Vice President
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<image001.jpg>



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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, July 14, 2025 9:55 AM
To: Mike Drella
Subject: RE: Conor Mullady - JLL

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Mike –

Good morning.

Would you still have time this afternoon to connect? What time works for you (3:30/4:00pm?).

Conor

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Senior Vice President
Jones Lang LaSalle
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Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Thursday, July 10, 2025 11:05 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Re: Conor Mullady - JLL

Caution: Message from external sender

Connor

Monday afternoon could work. Otherwise, Wednesday morning is also possible.

Mike Drella

Sent from my iPhone

On Jul 9, 2025, at 11:55 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

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Mike –

Thank you for your email below.

Would Monday or Tuesday next week work with your schedule?

Let me know.
Conor

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Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, July 9, 2025 8:46 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Conor Mullady - JLL

Caution: Message from external sender

Conor –

I am in court a chunk of this morning and leaving town for a couple of days tonight. Do you have any availability next week? I was also curious as to whether you have solidified any plans regarding power and water supply for the development. They will likely need to be addressed in any annexation agreement.

Thanks

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, July 8, 2025 2:59 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; David Halligan <dhalligan@datawattenergy.com>
Subject: Conor Mullady - JLL

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Mike –

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Please advise your availability – Thank you.

Conor

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Thursday, July 10, 2025 11:36 AM
To: Conor.Mullady@jll.com
Subject: Automatic reply: Conor Mullady - JLL

I am out of the office from July 9, 2025 - July 14, 2025. I appologize for any inconvenience.

Thank you.

Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Thursday, July 10, 2025 11:36 AM
To: Mike Drella
Subject: Re: Conor Mullady - JLL
Attachments: image001.jpg

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Monday afternoon would be preferred, since I will be traveling on Wednesday morning.

I'll send a meeting invite for Monday.

Thank you,
Conor
Sent from my iPhone

On Jul 10, 2025, at 11:05 AM, Mike Drella <mdrella@belvidereil.gov> wrote:

Caution: Message from external sender

Connor

Monday afternoon could work. Otherwise, Wednesday morning is also possible.

Mike Drella

Sent from my iPhone

On Jul 9, 2025, at 11:55 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

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Mike —

Thank you for your email below.

Would Monday or Tuesday next week work with your schedule?

Let me know.
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial
<image001.jpg>

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, July 9, 2025 8:46 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Conor Mullady - JLL

Caution: Message from external sender

Conor –

I am in court a chunk of this morning and leaving town for a couple of days tonight. Do you have any availability next week? I was also curious as to whether you have solidified any plans regarding power and water supply for the development. They will likely need to be addressed in any annexation agreement.

Thanks

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, July 8, 2025 2:59 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; David Halligan <dhalligan@datawattenergy.com>
Subject: Conor Mullady - JLL

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Mike –

Good afternoon.

Would you happen to have time to connect tomorrow morning or Thursday morning?

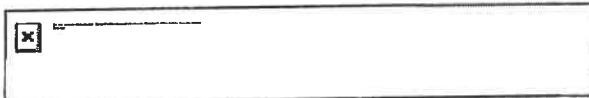
Wanted to provide you some updates on our project and also discuss the annexation/zoning process again – Need to understand timing.

Please advise your availability – Thank you.

Conor

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<image001.jpg>



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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Thursday, July 10, 2025 11:05 AM
To: Conor.Mullady@jll.com
Subject: Re: Conor Mullady - JLL

Connor

Monday afternoon could work. Otherwise, Wednesday morning is also possible.

Mike Drella

Sent from my iPhone

On Jul 9, 2025, at 11:55 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

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Mike –

Thank you for your email below.

Would Monday or Tuesday next week work with your schedule?

Let me know.
Conor

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Senior Vice President
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Chicago, IL 60631

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Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, July 9, 2025 8:46 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Conor Mullady - JLL

Caution: Message from external sender

Conor –

I am in court a chunk of this morning and leaving town for a couple of days tonight. Do you have any availability next week? I was also curious as to whether you have solidified any plans regarding power and water supply for the development. They will likely need to be addressed in any annexation agreement.

Thanks

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, July 8, 2025 2:59 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; David Halligan <dhalligan@datawattenergy.com>
Subject: Conor Mullady - JLL

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Mike –

Good afternoon.

Would you happen to have time to connect tomorrow morning or Thursday morning?

Wanted to provide you some updates on our project and also discuss the annexation/zoning process again – Need to understand timing.

Please advise your availability – Thank you.

Conor

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, July 9, 2025 11:56 AM
To: Mike Drella
Subject: RE: Conor Mullady - JLL

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mike –

Thank you for your email below.

Would Monday or Tuesday next week work with your schedule?

Let me know.
Conor

Conor Mullady
Senior Vice President
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Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, July 9, 2025 8:46 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Conor Mullady - JLL

Caution: Message from external sender

Conor –

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Thanks

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, July 8, 2025 2:59 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; David Halligan <dhalligan@datawattenergy.com>
Subject: Conor Mullady - JLL

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Wednesday, July 9, 2025 8:46 AM
To: Conor.Mullady@jll.com
Subject: RE: Conor Mullady - JLL

Conor –

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Thanks

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, July 8, 2025 2:59 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Clint Morris <mayor@BelvidereIL.gov>; David Halligan <dhalligan@datawattenergy.com>
Subject: Conor Mullady - JLL

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Conor

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Tuesday, July 8, 2025 2:59 PM
To: Mike Drella
Cc: Clint Morris; David Halligan
Subject: Conor Mullady - JLL

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Mike –

Good afternoon.

Would you happen to have time to connect tomorrow morning or Thursday morning?

Wanted to provide you some updates on our project and also discuss the annexation/zoning process again – Need to understand timing.

Please advise your availability – Thank you.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



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Mike Drella

From: Kevin Coughlin <kcoughlin@manhard.com>
Sent: Wednesday, June 11, 2025 3:27 PM
To: Brent Anderson
Cc: Mullady, Conor; David Halligan; mayor@belvidere.gov
Subject: RE: Hawkeye Water/Sewer

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Good afternoon Brent,

Thank you for the information. We appreciate the time and assistance from you and Mayor Morris in helping us advance this project.

By the way, we had a team debrief at Smokin Coop yesterday – you are not kidding, that is a great spot!

Talk Soon,

Kevin

Kevin Coughlin, PE | Vice President
1 E Wacker Drive, Suite 2700, Chicago, IL 60601
d: 312.824.3801 | c: 847.529.6102 | manhard.com



From: Brent Anderson <banderson@BelvidereIL.gov>
Sent: Wednesday, June 11, 2025 10:49 AM
To: Kevin Coughlin <kcoughlin@manhard.com>
Subject: [EXTERNAL] RE: Hawkeye Water/Sewer

Good Morning Kevin,

Here is a breakdown of capacity on the sanitary sewer:

Temporary usage at Genoa Road: 117,000 GPD (unpeaked)

Basin Capacity of the southeast trunk extension: 4,176,000 GPD

Brent

From: Kevin Coughlin <kcoughlin@manhard.com>
Sent: Tuesday, June 10, 2025 8:10 AM
To: Mullady, Conor <conor.mullady@ill.com>; Brent Anderson <banderson@BelvidereIL.gov>; David Halligan

<dhalligan@datawattenergy.com>; Dan Angspatt <dangspatt@manhard.com>
Subject: Hawkeye Water/Sewer

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Brent,

Looking forward to meeting with you at 10 at 401 Whitney Blvd. We will have copies of the site plan and a computer to ideally walk through the water and sewer extension routes with you.

Kevin

Kevin Coughlin, PE | Vice President
1 E Wacker Drive, Suite 2700, Chicago, IL 60601
d: 312.824.3801 | c: 847.529.6102 | manhard.com



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From: Kevin Coughlin <kcoughlin@manhard.com>
Sent: Tuesday, June 10, 2025 8:10 AM
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Civil Engineering | Surveying | Water Resources Management
Construction Management | Landscape Architecture | Planning

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Mike Drella

From: Kevin Coughlin <kcoughlin@manhard.com>
Sent: Thursday, June 5, 2025 1:54 PM
To: Brent Anderson
Cc: Mullady, Conor; David Halligan; Dan Angspatt
Subject: Hawkeye Water/Sewer
Attachments: attachment.ics

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Brent, I wanted to get an invite on the calendar. Let me know if this location works or if you want to send a separate invite and have me cancel this one.

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Mike Drella

From: Kevin Coughlin <kcoughlin@manhard.com>
Sent: Thursday, June 5, 2025 1:51 PM
To: Brent Anderson
Cc: Mullady, Conor; David Halligan; Dan Angspatt
Subject: RE: Project Hawkeye

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Brent,

Can we lock in 10 AM on Tuesday? I can come out to you.

Thanks,

Kevin

Kevin Coughlin, PE | Vice President
1 E Wacker Drive, Suite 2700, Chicago, IL 60601
d: 312.824.3801 | c: 847.529.6102 | manhard.com



From: Brent Anderson <banderson@BelvidereIL.gov>
Sent: Thursday, June 5, 2025 10:11 AM
To: Kevin Coughlin <kcoughlin@manhard.com>
Subject: [EXTERNAL] RE: Project Hawkeye

Good Morning Kevin,

My schedule is open next Tuesday (10th), Wednesday (11th) and Thursday (12th).

Brent

From: Kevin Coughlin <kcoughlin@manhard.com>
Sent: Thursday, June 5, 2025 7:47 AM
To: Brent Anderson <banderson@BelvidereIL.gov>
Cc: Mullady, Conor <conor.mullady@jll.com>; David Halligan <dhalligan@datawattenergy.com>
Subject: Project Hawkeye

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Good afternoon Brent,

I hope all is well with you. As we are having some more advanced conversations about this project, I wanted to see if we could reconvene and discuss water and sewer servicing options in a little more detail. Goals for this meeting focusing on technical aspects would be to have a good idea of connection points, routes, costs and incentives. Understanding the incentives might need to be a separate meeting with a larger group.

As an update per your request in our meeting late last year: we are anticipating a primarily air cooled system within the 250-500 MGD capacity from your current well. There is a small possibility of a water cooled system which gets into several million gallons per day – I would like to spend a little time on this to understand its possibility relative to aquifer capacity.

Let me know what your schedule looks like for next week for us to convene in person or on a call.

Thank you,

Kevin

Kevin Coughlin, PE | Vice President
1 E Wacker Drive, Suite 2700, Chicago, IL 60601
d: 312.824.3801 | c: 847.529.6102 | manhard.com



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Mike Drella

From: Kevin Coughlin <kcoughlin@manhard.com>
Sent: Thursday, June 5, 2025 7:47 AM
To: banderson@belvidereIL.gov
Cc: Mullady, Conor; David Halligan
Subject: Project Hawkeye

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Good afternoon Brent,

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Thank you,

Kevin

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Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Friday, May 23, 2025 9:43 AM
To: Clint Morris
Cc: Conor Mullady
Subject: Re: City of Belvidere Ltr. of support

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Mayor Morris.

Thank you very much for your continued support and partnership on this exciting project. We're confident of its success for the City of Belvidere. We look forward to engaging with City staff on the annexation process.

Kindest regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

On May 22, 2025, at 8:26 PM, Clint Morris <mayor@belvidereil.gov> wrote:

Gentleman,
Please find attached letter of support.

Kind regards,
Clinton Morris
Mayor, City of Belvidere
815-544-2612 (o)

<4698_001.pdf>

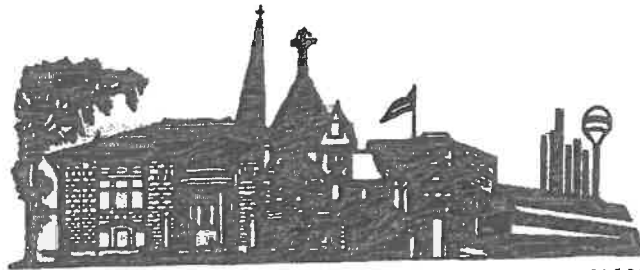
Mike Drella

From: mayor@BelvidereIL.gov
Sent: Thursday, May 22, 2025 8:26 PM
To: dhalligan@datawattenergy.com
Cc: Conor.Mullady@jll.com
Subject: City of Belvidere Ltr. of support
Attachments: 4698_001.pdf

Importance: High

Gentleman,
Please find attached letter of support.

Kind regards,
Clinton Morris
Mayor, City of Belvidere
815-544-2612 (o)



401 WHITNEY BLVD., STE., 100, BELVIDERE, IL 61008

CLINTON MORRIS, MAYOR
mayor@belvidereil.gov

BELVIDERE, ILLINOIS
ESTABLISHED 1881

PHONE: 815-544-2612
FAX: 815-544-3060

May 22, 2025

David Halligan
Co-Founder
Datawatt Energy
205 South Peoria Street
Chicago, IL 60607
Email: dhalligan@datawattenergy.com

RE: Project Hawkeye – City of Belvidere, Illinois

Dear Mr. Halligan,

As Mayor, I am writing to express my enthusiastic interest in your proposed development project (Project Hawkeye), to be located in Belvidere generally along Genoa Road, south of Interstate 90 (Boone County).

City staff are committed to providing visionary leadership and guidance to ensure that growth and well-being of our residents while fostering development and innovation in the City of Belvidere continues as a priority. I believe Project Hawkeye aligns with these goals and benefits our community significantly.

We believe that Project Hawkeye is poised to provide long-term economic benefits for the citizens of Belvidere and the surrounding region. Creating high-skilled jobs, increasing tax revenue, and attracting ancillary businesses will contribute to our local economy's diversification and growth.

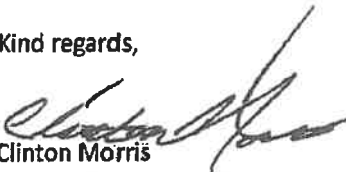
As well, this proposed state-of-the-art data center development will continue to position the City of Belvidere as a hub for technological advancement development projects with the potential to attract further investment and talent to our Growth Corridor.

I am supportive of a Data Center at this location. Furthermore, the City wishes to explore extending City utility services and entitlements to the entire territory, not only the property under Datawatt Energy's control, but also the surrounding territory. Of course, annexation and development are subject to City Council review and approval.

I would encourage your team to schedule a meeting with City staff to begin evaluating the process of annexation into Belvidere and pursuing zoning approval for the property as a data center development. We at the City of Belvidere are eager to assist with any questions or issues related to your development project, including the process, planning and its ultimate success.

Please feel free to contact me if I can be of assistance.

Kind regards,

A handwritten signature in dark ink, appearing to read "Clinton Morris", with a stylized flourish extending from the end.

Clinton Morris
Mayor of Belvidere, Illinois
815-544-2612 (o)

Mike Drella

From: mayor@BelvidereIL.gov
Sent: Monday, May 19, 2025 4:16 PM
To: Conor.Mullady@jll.com
Subject: RE: Belvidere Letter of Support - Project Hawkeye

Conor,
In receipt of.
Thank you.

Clinton Morris
Mayor, City of Belvidere
815-544-2612 (o)

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, May 19, 2025 10:06 AM
To: Clint Morris <mayor@BelvidereIL.gov>
Cc: David Halligan <dhalligan@datawattenergy.com>
Subject: Belvidere Letter of Support - Project Hawkeye

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Mayor Morris –

Thank you for your time this morning. Attached is a drafted letter for your review.

Please feel free to pull or add to this drafted letter of support for Project Hawkeye. We would like this to be on City of Belvidere letter head if all possible.

****Please confirm receipt****

If all possible, we would like to have this letter back by Thursday, May 22nd to submit along with our ComEd application.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, May 19, 2025 10:06 AM
To: Clint Morris
Cc: David Halligan
Subject: Belvidere Letter of Support - Project Hawkeye
Attachments: Belvidere - Support Letter.docx

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Mayor Morris --

Thank you for your time this morning. Attached is a drafted letter for your review.

Please feel free to pull or add to this drafted letter of support for Project Hawkeye. We would like this to be on City of Belvidere letter head if all possible.

****Please confirm receipt****

If all possible, we would like to have this letter back by Thursday, May 22nd to submit along with our ComEd application.

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attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.

Mike Drella

From: mayor@BelvidereIL.gov
Sent: Wednesday, February 12, 2025 4:41 PM
To: Conor.Mullady@jll.com
Subject: RE: Project Hawkeye, Belvidere

Great. Thank you Conor.

Clinton Morris
Mayor, City of Belvidere
815-544-2612 (o)

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, February 12, 2025 4:18 PM
To: Clint Morris <mayor@BelvidereIL.gov>
Subject: RE: Project Hawkeye, Belvidere

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Perfect – Lets do 10:00am.

I'll send you an invite, but we will call you directly.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Clint Morris <mayor@BelvidereIL.gov>
Sent: Wednesday, February 12, 2025 4:11 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye, Belvidere

Caution: Message from external sender

Yes. What about 10:00am?

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, February 12, 2025 12:28 PM
To: Clint Morris <mayor@BelvidereIL.gov>
Subject: FW: Project Hawkeye, Belvidere

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Mayor –

Good afternoon. Thank you for your time yesterday.

Left a voicemail for you earlier today. Would you have time tomorrow morning to connect with David and I?

Let us know your availability and I'm happy to call you directly.

Conor

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Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, February 10, 2025 10:39 PM
To: mayor@belvidereil.gov; mdrella@belvidereil.gov
Cc: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Project Hawkeye, Belvidere

Caution: Message from external sender

Hi Mayor Morris and Mike,

Conor and I are following up on an email he received earlier today from Mayor Morris and wanted to provide you with an update on Project Hawkeye.

Our apologies for not connecting with you sooner and keeping you apprised of project status since last speaking with you late last year. Our core focus has been on evaluating the interconnection process with ComEd and the timing of power delivery to our site. We've had multiple conversations with ComEd to assess timing of submitting a load request application and are hearing of a growing imbalance between the demand for power and ComEd's current capacity to supply this power. This imbalance is directly related to the high volume of load requests from data centers to ComEd and the need for substantial investment in new power generation and transmission infrastructure to meet this power demand.

Although we anticipated this imbalance in power demand / supply and structured our business model to address this issue, the pace at which this imbalance has materialized has exceeded even the expectations of the broader power industry. Just a year ago, ComEd was not signaling the significant shifts now shaping the energy landscape. ComEd is now suggesting that delivery of power could extend beyond six years from submittal of load request. This long time horizon makes it difficult to attract end-user data customers who require immediate access to power.

We have been working hard to find solutions that will bridge this gap in power supply and allow us to develop and power the site independently of ComEd. We have an unwavering belief in the potential of Project Hawkeye and are doing everything we can to create power solutions to deliver on this potential.

Conor and I would welcome a call at your convenience to discuss project status in greater detail. Let us know what works best for you.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com



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Mike Drella

From: mayor@BelvidereIL.gov
Sent: Wednesday, February 12, 2025 4:19 PM
To: Conor.Mullady@jll.com
Subject: Accepted: Project Hawkeye Discussion
Attachments: attachment.ics

Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, February 12, 2025 4:19 PM
To: mayor@belvidereil.gov; David Halligan
Subject: Project Hawkeye Discussion
Attachments: attachment.ics

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Senior Vice President
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www.jll.com/chicago/industrial



From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, February 10, 2025 10:39 PM
To: mayor@belvidereil.gov; mdrella@belvidereil.gov
Cc: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Project Hawkeye, Belvidere

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Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
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Mike Drella

From: mayor@BelvidereIL.gov
Sent: Wednesday, February 12, 2025 4:11 PM
To: Conor.Mullady@jll.com
Subject: RE: Project Hawkeye, Belvidere

Yes. What about 10:00am?

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, February 12, 2025 12:28 PM
To: Clint Morris <mayor@BelvidereIL.gov>
Subject: FW: Project Hawkeye, Belvidere

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mayor –

Good afternoon. Thank you for your time yesterday.

Left a voicemail for you earlier today. Would you have time tomorrow morning to connect with David and I?

Let us know your availability and I'm happy to call you directly.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, February 10, 2025 10:39 PM
To: mayor@belvidereil.gov; mdrella@belvidereil.gov
Cc: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Project Hawkeye, Belvidere

Caution: Message from external sender

Hi Mayor Morris and Mike,

Conor and I are following up on an email he received earlier today from Mayor Morris and wanted to provide you with an update on Project Hawkeye.

Our apologies for not connecting with you sooner and keeping you apprised of project status since last speaking with you late last year. Our core focus has been on evaluating the interconnection process with ComEd and the timing of power delivery to our site. We've had multiple conversations with ComEd to assess timing of submitting a load request application and are hearing of a growing imbalance between the demand for power and ComEd's current capacity to supply this power. This imbalance is directly related to the high volume of load requests from data centers to ComEd and the need for substantial investment in new power generation and transmission infrastructure to meet this power demand.

Although we anticipated this imbalance in power demand / supply and structured our business model to address this issue, the pace at which this imbalance has materialized has exceeded even the expectations of the broader power industry. Just a year ago, ComEd was not signaling the significant shifts now shaping the energy landscape. ComEd is now suggesting that delivery of power could extend beyond six years from submittal of load request. This long time horizon makes it difficult to attract end-user data customers who require immediate access to power.

We have been working hard to find solutions that will bridge this gap in power supply and allow us to develop and power the site independently of ComEd. We have an unwavering belief in the potential of Project Hawkeye and are doing everything we can to create power solutions to deliver on this potential.

Conor and I would welcome a call at your convenience to discuss project status in greater detail. Let us know what works best for you.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com



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Senior Vice President
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8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, February 10, 2025 10:39 PM
To: mayor@belvidereil.gov; mdrella@belvidereil.gov
Cc: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Project Hawkeye, Belvidere

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Conor and I would welcome a call at your convenience to discuss project status in greater detail. Let us know what works best for you.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com



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Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, February 10, 2025 10:39 PM
To: mayor@belvidereil.gov; mdrella@belvidereil.gov
Cc: Conor Mullady
Subject: Project Hawkeye, Belvidere

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Hi Mayor Morris and Mike,

Conor and I are following up on an email he received earlier today from Mayor Morris and wanted to provide you with an update on Project Hawkeye.

Our apologies for not connecting with you sooner and keeping you apprised of project status since last speaking with you late last year. Our core focus has been on evaluating the interconnection process with ComEd and the timing of power delivery to our site. We've had multiple conversations with ComEd to assess timing of submitting a load request application and are hearing of a growing imbalance between the demand for power and ComEd's current capacity to supply this power. This imbalance is directly related to the high volume of load requests from data centers to ComEd and the need for substantial investment in new power generation and transmission infrastructure to meet this power demand.

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Conor and I would welcome a call at your convenience to discuss project status in greater detail. Let us know what works best for you.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, January 8, 2025 4:52 PM
To: Brent Anderson
Subject: RE: Belvidere

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Thank you Brent – Let me confirm with our Team and follow-up.

Enjoy your evening.
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Brent Anderson <banderson@BelvidereIL.gov>
Sent: Wednesday, January 8, 2025 4:43 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Belvidere

Caution: Message from external sender

Good Afternoon Conor,

I am available Monday (13th) afternoon, Tuesday (14th) any time and Thursday (16th) afternoon.

Brent

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, January 8, 2025 12:00 PM
To: Brent Anderson <banderson@BelvidereIL.gov>
Subject: RE: Belvidere

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Brent –

Good afternoon and Happy New Year!!

What dates/times are you available next week to have a call with our Development Team? Due to the holiday break, some people are return this week and have limited time.

Thank you,
Conor

Conor Mullady
Senior Vice President
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Chicago, IL 60631

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Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Brent Anderson <banderson@BelvidereIL.gov>
Sent: Tuesday, December 24, 2024 10:43 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Belvidere

Caution: Message from external sender

Good Morning Conor,

I am available in the afternoon on January 6th, 7th and 8th to talk about water and sanitary sewer.

Brent

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, December 23, 2024 12:25 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: David Halligan <dhalligan@datawattenergy.com>; Brent Anderson <banderson@BelvidereIL.gov>; Clint Morris <mayor@BelvidereIL.gov>
Subject: Re: Belvidere

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Mike -

David and I are available - Feel free to call me directly and I'll patch in David.

Thank you,
Conor
847.308.9912

Sent from my iPhone

On Dec 23, 2024, at 12:15 PM, Mike Drella <mdrella@belvidereil.gov> wrote:

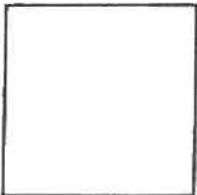
Caution: Message from external sender

Conor and David -

Are you available for a quick call sometime around 3:00 today? If not, let me know some times that you are available later in the week.

Thanks

Mike



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Mike Drella

From: banderson@BelvidereIL.gov
Sent: Wednesday, January 8, 2025 4:43 PM
To: Conor.Mullady@jll.com
Subject: RE: Belvidere

Good Afternoon Conor,

I am available Monday (13th) afternoon, Tuesday (14th) any time and Thursday (16th) afternoon.

Brent

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, January 8, 2025 12:00 PM
To: Brent Anderson <banderson@BelvidereIL.gov>
Subject: RE: Belvidere

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Thank you,
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Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Brent Anderson <banderson@BelvidereIL.gov>
Sent: Tuesday, December 24, 2024 10:43 AM

To: Mullady, Conor <Conor.Mullady@ill.com>

Subject: RE: Belvidere

Caution: Message from external sender

Good Morning Conor,

I am available in the afternoon on January 6th, 7th and 8th to talk about water and sanitary sewer.

Brent

From: Mullady, Conor <Conor.Mullady@ill.com>

Sent: Monday, December 23, 2024 12:25 PM

To: Mike Drella <mdrella@BelvidereIL.gov>

Cc: David Halligan <dhalligan@datawattenergy.com>; Brent Anderson <banderson@BelvidereIL.gov>; Clint Morris <mayor@BelvidereIL.gov>

Subject: Re: Belvidere

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Mike -

David and I are available - Feel free to call me directly and I'll patch in David.

Thank you,

Conor

847.308.9912

Sent from my iPhone

On Dec 23, 2024, at 12:15 PM, Mike Drella <mdrella@belvidereil.gov> wrote:

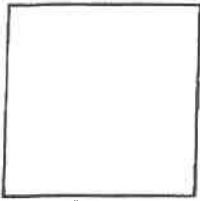
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Thanks

Mike



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From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, January 8, 2025 12:00 PM
To: Brent Anderson
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Thank you,
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Senior Vice President
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conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Brent Anderson <banderson@BelvidereIL.gov>
Sent: Tuesday, December 24, 2024 10:43 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Belvidere

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Sent: Monday, December 23, 2024 12:25 PM

To: Mike Drella <mdrella@BelvidereIL.gov>

Cc: David Halligan <dhalligan@datawattenergy.com>; Brent Anderson <banderson@BelvidereIL.gov>; Clint Morris <mayor@BelvidereIL.gov>

Subject: Re: Belvidere

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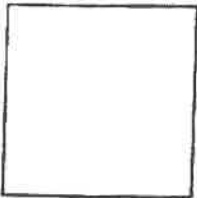
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Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, November 25, 2024 12:11 PM
To: Mike Drella
Cc: Mullady, Conor
Subject: Re: Project Hawkeye (JLL)
Attachments: DWE Project Hawkeye_11.25.24.pdf

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

Thank you very much for your call the other week to discuss Project Hawkeye. We appreciate your support.

Datawatt Energy is providing the attached brief outlining our vision of Project Hawkeye and the related benefits to the City of Belvidere. In summary, the deck details our intended land use, scope of the project, estimates on job creation and the economic impact for the City of Belvidere and an estimated timeline to complete. Our sincerest intention is to deliver a project with thoughtful stewardship for the community of Belvidere.

Per your email below, Datawatt Energy would like to explore the utility easements related to the Bush family properties and the potential costs to extend the utilities to our project site. In addition, we would like to visit about potential incentives available to the project after annexation into the City.

After you had time to review and share with Mayor Morris, we would be happy to jump on a call at your convenience to discuss the project in more detail.

If the provided deliverable is sufficient for your needs to set-up a call with the Bush family, we would like to arrange a call next week Thursday or Friday, if possible.

Best regards and Happy Thanksgiving. David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

On Nov 19, 2024, at 10:45 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

Mike –

Good morning.

Appreciate the follow-up email below and guidance. We have a scheduled team call on Thursday morning to further refine our development schedule and timeline.

We are aiming to have this deliverable to you later this week or early next week.

Appreciate the support.
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Friday, November 15, 2024 9:49 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

Conor –

Thank you for taking the time to talk about the project. As we discussed, the City is requesting additional information regarding the project including, but not limited to, land uses, jobs creation, economic impact, timeline and scope of the project. The City would also like an idea of what requests your client has of the City such as our current utility extension discussions as well as any other requests your client may have. Obviously, we are a bit early in the discussions and I realize any information provided or requests are somewhat preliminary in nature. However, it will give the administration something to work with.

Upon receipt of this information, I can approach the Bush family about a meeting with the Hawkeye team and the City team to discuss annexation of their properties in order to establish contiguity as well as utility extensions.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, November 13, 2024 8:57 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Project Hawkeye (JLL)

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Confirmed for 10:00am tomorrow morning – Thank you.

We will call you directly.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, November 13, 2024 8:48 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

How about 10:00? Just give me a call 815/544-2612.

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, November 13, 2024 8:38 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Project Hawkeye (JLL)

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Mike –

Thank you for the follow-up.

What times on Thursday morning works for you – I would assume it will be a 15/20 minute call.

Let me know and thank you for your time.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
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O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Tuesday, November 12, 2024 12:56 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

Conor –

Thank you for reaching out. This is a bit of a crazy week with court and electoral board challenges. My only availability as of right now is Thursday morning this week. Friday may open up a bit. I can let you know later in the week.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, November 11, 2024 2:41 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: Project Hawkeye (JLL)

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Michael –

Good afternoon. Thank you again for all your time the other week to discuss Project Hawkeye.

I left a voicemail for you last Friday – Would you have availability this week for a half hour call to discuss project details and its potential game plan.

Let me know what works with your schedule and I coordinate a Teams invite.

Thank you,
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
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David Halligan
617.513.8893
dhalligan@datawattenergy.com

Datawatt Energy is represented by:

JLL

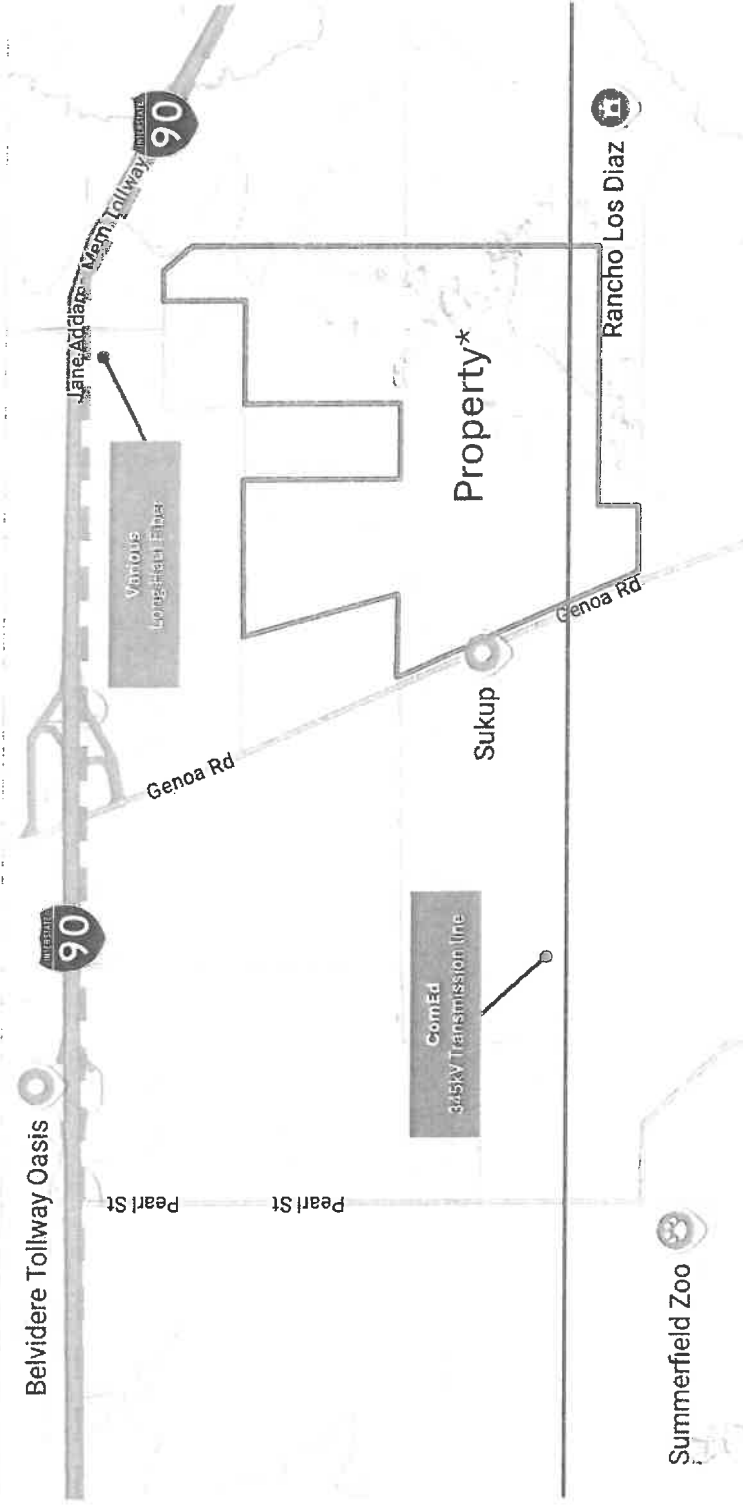
Conor Mullady, JLL
847.308.9912
Conor.Mullady@jll.com

PROJECT HAWKEYE

Digital innovation complex

760 acres | Boone County, Illinois

PROJECT HAWKEYE



Datawatt Energy is developing a digital innovation complex anchored by a multi-building data center campus. The complex is to be sited on an approximately 760-acre multi-parcel property in Belvidere (Boone County), Illinois. The property is currently zoned agricultural and is controlled under a purchase and sale agreement with a single landowner.

The northern boundary of the property is approximately one-quarter mile south of Interstate 90 and conveniently located 90 minutes from downtown Chicago.

Core to the Datawatt strategy is securing power from renewable energy sources to support the sustainability profile of the development. Datawatt plans to interconnect the complex into a 345kV ComEd transmission line transecting the property with an initial target for a +1,000-megawatt data center campus.

* Property boundary is an approximation and is not true to scale.

PROJECT HAWKEYE



Illinois Expertise

Project Hawkeye is being developed by a team of Illinois-based energy, construction and engineering firms:



Lead Developer

Renewable energy developer with over \$20 billion and 15,000 megawatts of energy project experience across North America.



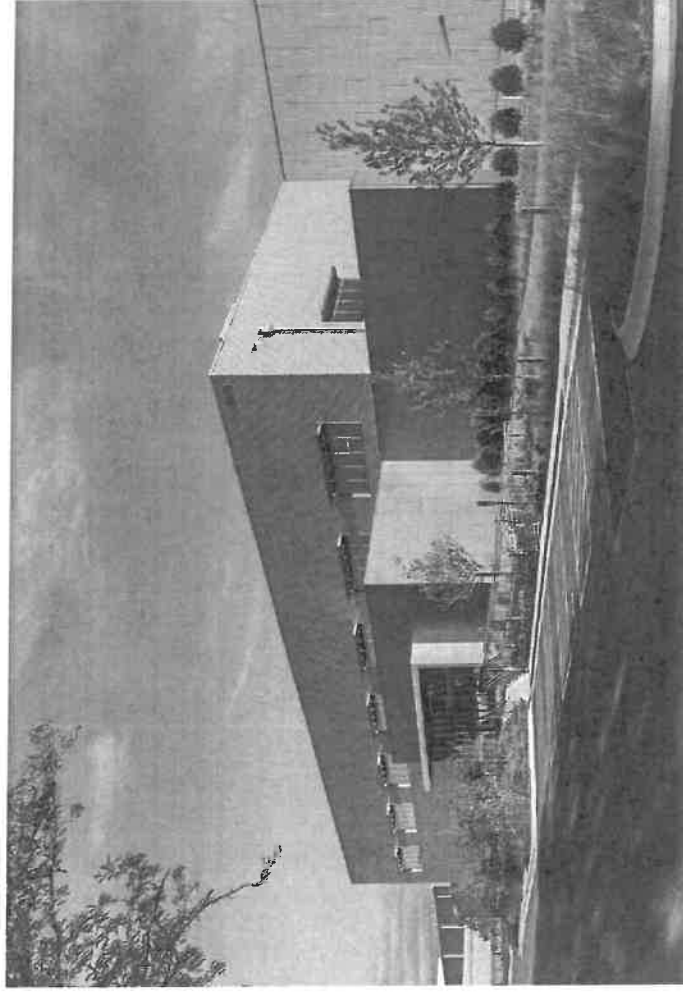
Infrastructure Partner

General contracting and construction management firm that has served private and government sectors since 1927.



Civil and Engineering Partner

Full-service civil engineering and surveying firm with over 50 years experience serving public and private clients nationwide.



DR9401 Franklin Park, Illinois

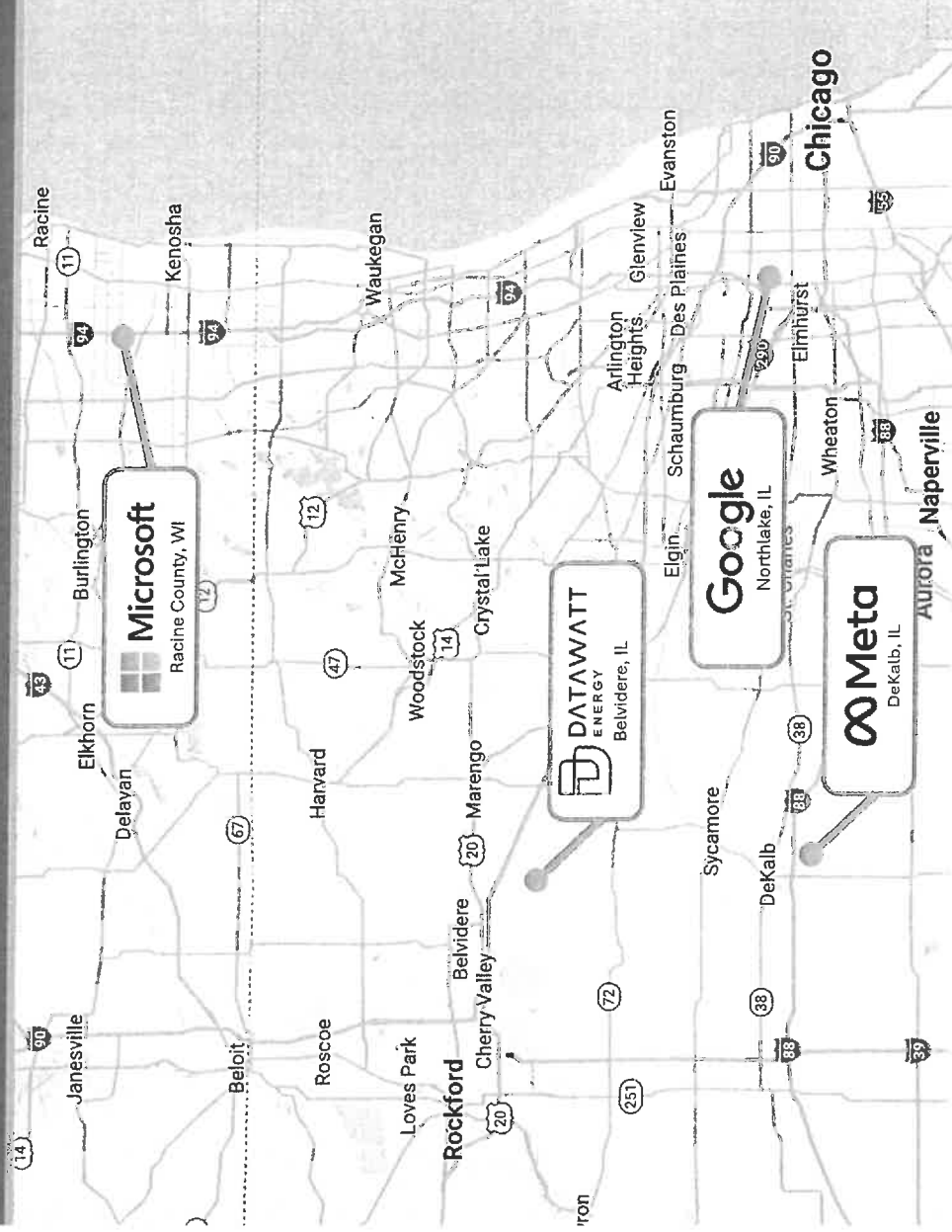
385,000 sqft. two-story data center by Pepper Construction in Franklin Park, IL. Build-out included new utility substation and 30,000 sqft. office facilities.

Chicago Tier 1 Data Center Market

Northern Illinois is attracting hyperscale data centers due to the region's strategic advantages, including robust infrastructure, reliable access to power and established fiber network.

Chicago is a key hub for data center development, driven by its central location, strong connectivity to major U.S. cities, and relatively low risk for natural disasters. Large players such as Google, Microsoft, and Meta have been expanding their facilities in the region.

Confidential 4



PROJECT HAWKEYE



Sustainable Data Centers

*Investing in the rising data center economy**

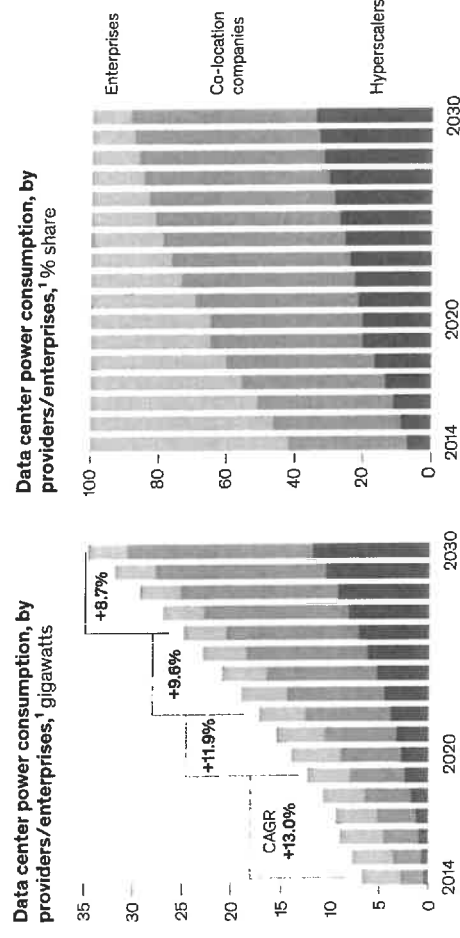
January 17, 2023

“Data centers are big energy consumers—a hyperscaler’s data center can use as much power as 80,000 households do. Pressure to make data centers sustainable is therefore high, and some regulators and governments are imposing sustainability standards on newly built data centers.”

In fact, the use of renewable energy is a critical component of the hyperscalers’ strategies.”



US data center demand is forecast to grow by some 10 percent a year until 2030.



*Demand is measured by power consumption to reflect the number of servers a data center can house. Demand includes megawatts for storage, servers, and networks.

* <https://www.mckinsey.com/industries/technology-media-and-telecommunications/our-insights/investing-in-the-rising-data-center-economy>

PROJECT HAWKEYE



Major Economic Driver

Project Hawkeye will be a major economic driver for the City of Belvidere by creating high-paying construction jobs and permanent high-tech positions, while increasing tax revenues to support public services and infrastructure.

This transformative investment expands Belvidere's role as a key player in the technology sector, attracting future business opportunities and fostering long-term growth in the new digital economy.

JOBS*

>3,000

Construction &
Permanent

TAXES

\$3M - \$5M

Property & Local Tax
Revenue

INVESTMENT

\$3.0B

Equipment &
Infrastructure

EDUCATION

\$2.0M

Sponsorships &
Donations

* All jobs, taxes, investment and sponsorship amounts are estimates only and are based on Project Hawkeye initial concepts and comparable hyperscale data center developments. Actual amounts and the related timing may vary.

Confidential 6

PROJECT HAWKEYE



Job Creation

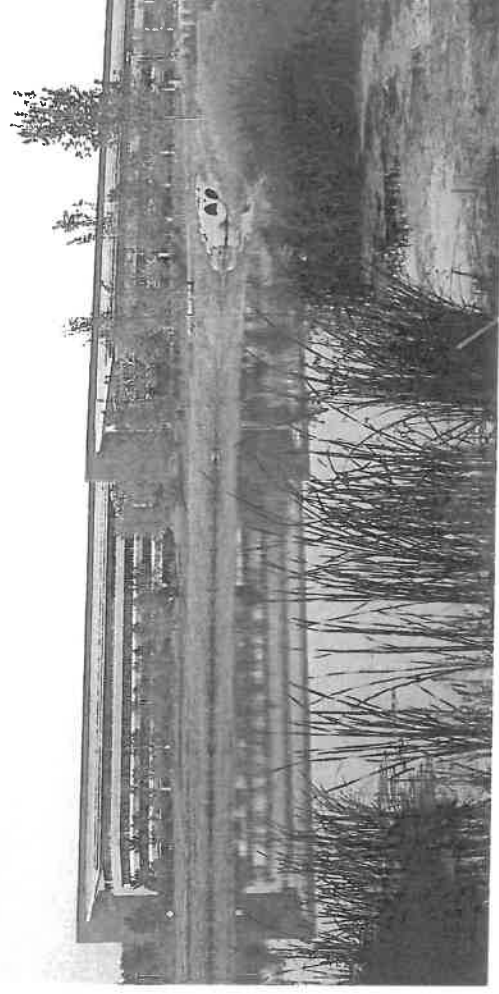
Summary of Job Creation Estimates for Project Hawkeye:

1. Construction Phase:
 1. Direct: 1,000 – 1,500 construction and contracting jobs
 2. Indirect: 1,500 – 3,000 suppliers and local service jobs
 3. Total: 2,500 – 4,500 jobs
2. Operations Phase:
 1. Direct: 200 – 250 permanent operational/technician jobs
 2. Indirect: 400 – 750 supplier and local service jobs
 3. Induced*: 500 – 1,000 jobs
 4. Total: 1,100 – 2,000 jobs

* Induced Jobs: Created by the increased economic activity of those employed directly or indirectly (e.g., spending by workers in housing, healthcare, and local retail).

Economic Impact Multiplier

Data center projects often generate \$5 to \$8 in local economic activity for every \$1 spent on operations, further emphasizing their significant local benefits.



W.W. Grainger Data Center Lake County, Illinois

30,000 sqft. LEED certified v4 data center with engineering, water resource and surveying services by Manhard Consulting.

PROJECT HAWKEYE



Preliminary Concept Plan

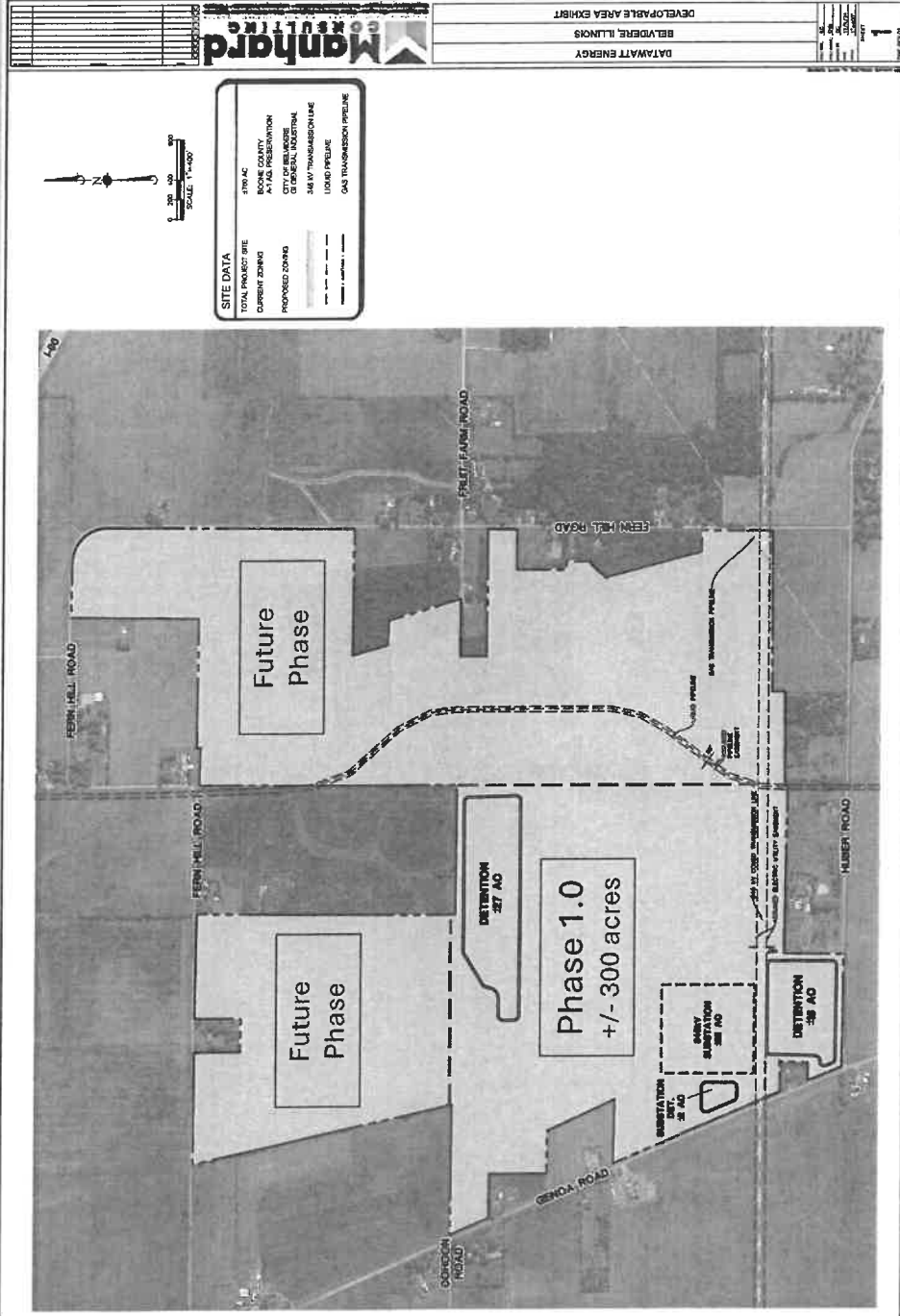
Phase 1.0: 1,000 MW Data Campus

- Sited on +/- 300 acres of total 760-acre property
- Environmental & community stewardship considerations:
 - ❖ Noise, water and air quality
 - ❖ Landscaping and screening
 - ❖ Traffic and emergency services
 - ❖ Educational and job training
- Initial data center ramp schedule*:
 - ❖ Year 5: 200 MW
 - ❖ Year 7: 500 MW
 - ❖ Year 10: 1,000 MW

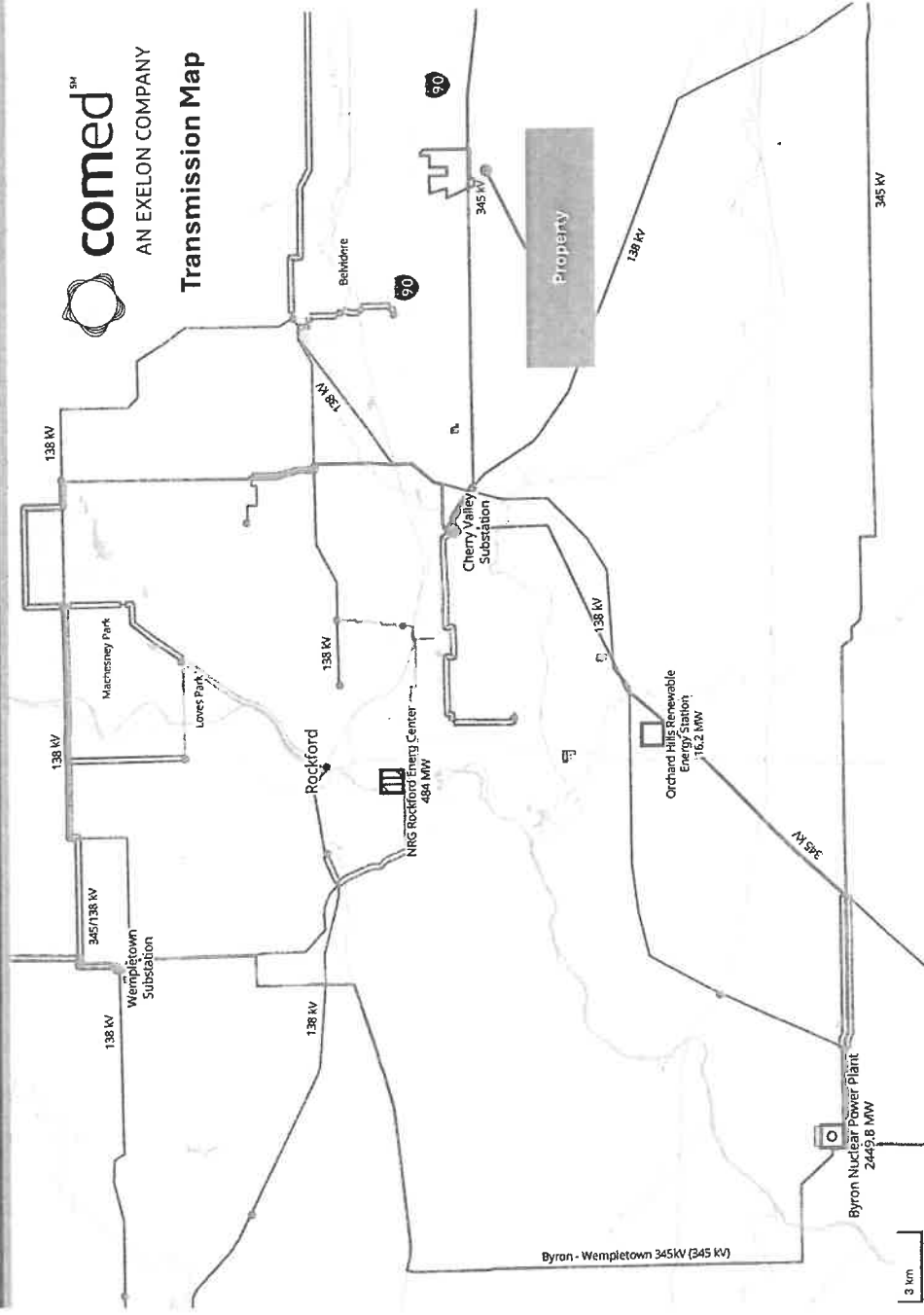
Future phases will complement the data campus and will enhance Belvidere's presence as a growing tech community.

* Pending lead time and build-out of substation and electrical infrastructure

Confidential 8



PROJECT HAWKEYE



Load Request

Project Hawkeye is in ComEd service territory. ComEd has a detailed phased engineering process to evaluate serving a load request of 1,000 megawatts. Load service engineering and construction is expected to be a 4 to 5-year process:

Phase 1: Scoping Engineering (8 – 10 months)

- Preliminary engineering design
- System reinforcement evaluation
- Equipment requirements and cost

Phase 2: Detailed Engineering (8 – 10 months)

- Procurement of long lead materials
- Permitting and final design
- Construction schedule and final cost

Phase 3: Construction (est. 2 – 3 years)

- Field work, live-in, commissioning and testing
- Coordination with PJM (regional transmission organization)
- Equipment placed in service

Confidential 9

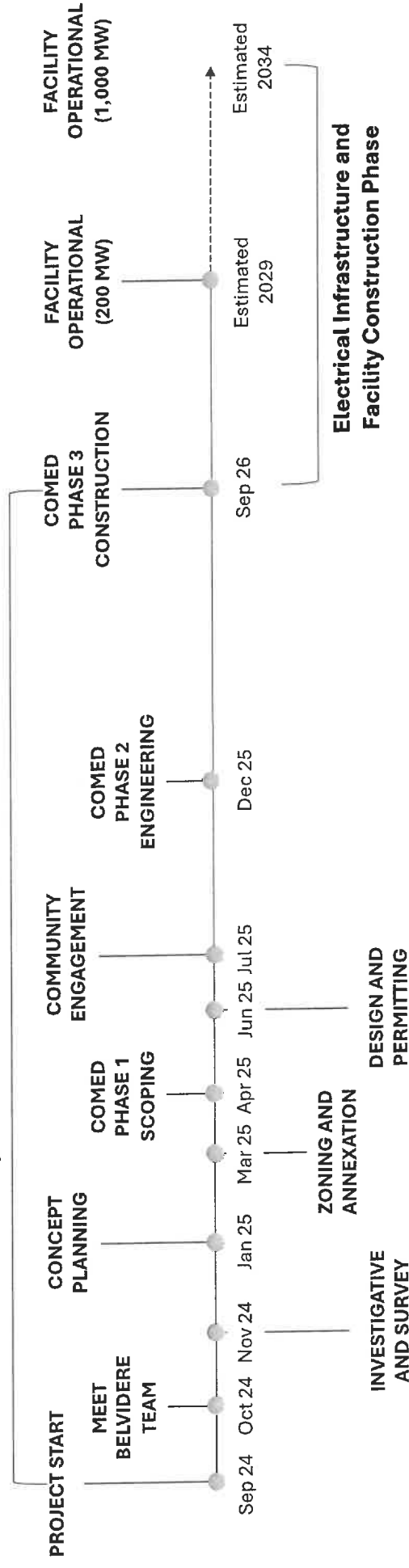
PROJECT HAWKEYE



Initial Timeline and Plan

Datawatt Energy is estimating the planning, design and development phase of Project Hawkeye to require approximately two years to complete. We aim to align final campus design and kick-off of site works with that of ComEd's construction of the electrical infrastructure and substations. Full construction of campus and ramp of service to require estimated 10 years to complete.

Project Planning and Development Phase



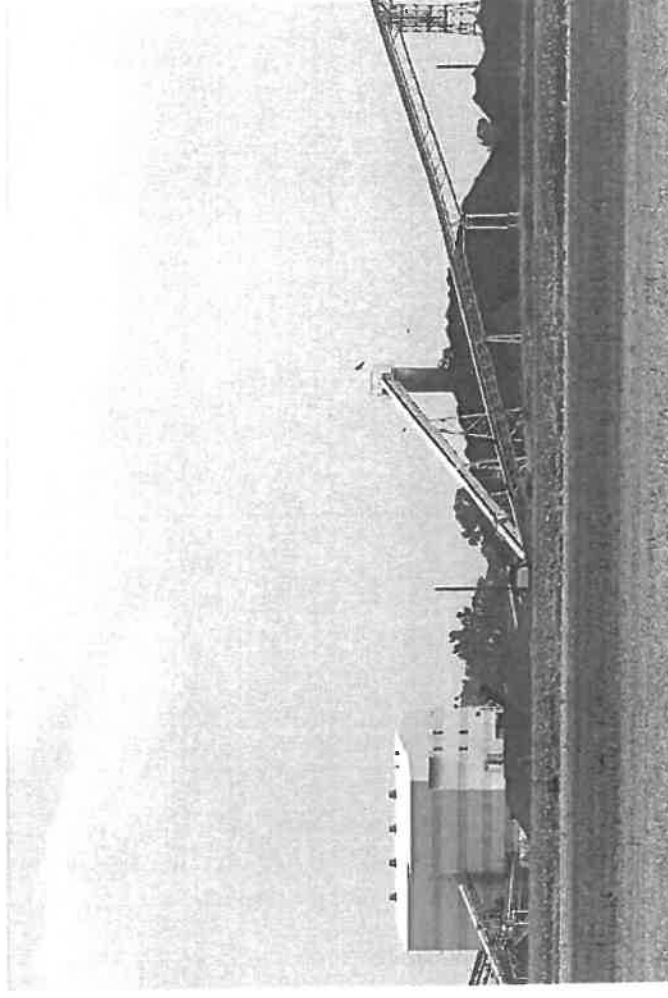
PROJECT HAWKEYE



Energy Sourcing

Sourcing of renewable energy is essential to meeting the sustainability requirements of Project Hawkeye. Access to energy and integrating into the local transmission network are two of the most important considerations for developing a hyperscale data center campus.

Datawatt Energy is developing over 3,000 megawatts of solar and battery storage projects in Illinois that can be tapped to complement the base load grid power supplied by ComEd. To further complement the energy needs of Project Hawkeye, Datawatt may engage its extensive network within the renewable energy industry to source energy from the many wind and solar projects under development in Illinois.



Knight Hawk Coal Mining Perry County, Illinois

3,000 MW solar and battery storage projects being developed on reclaimed surface coal mines in southern Illinois, coming online 2027 through 2029.

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, November 25, 2024 12:11 PM
To: Mike Drella
Cc: Mullady, Conor
Subject: Re: Project Hawkeye (JLL)
Attachments: DWE Project Hawkeye_11.25.24.pdf

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

Thank you very much for your call the other week to discuss Project Hawkeye. We appreciate your support.

Datawatt Energy is providing the attached brief outlining our vision of Project Hawkeye and the related benefits to the City of Belvidere. In summary, the deck details our intended land use, scope of the project, estimates on job creation and the economic impact for the City of Belvidere and an estimated timeline to complete. Our sincerest intention is to deliver a project with thoughtful stewardship for the community of Belvidere.

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If the provided deliverable is sufficient for your needs to set-up a call with the Bush family, we would like to arrange a call next week Thursday or Friday, if possible.

Best regards and Happy Thanksgiving. David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

On Nov 19, 2024, at 10:45 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

Mike –

Good morning.

Appreciate the follow-up email below and guidance. We have a scheduled team call on Thursday morning to further refine our development schedule and timeline.

We are aiming to have this deliverable to you later this week or early next week.

Appreciate the support.
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Friday, November 15, 2024 9:49 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

Conor –

Thank you for taking the time to talk about the project. As we discussed, the City is requesting additional information regarding the project including, but not limited to, land uses, jobs creation, economic impact, timeline and scope of the project. The City would also like an idea of what requests your client has of the City such as our current utility extension discussions as well as any other requests your client may have. Obviously, we are a bit early in the discussions and I realize any information provided or requests are somewhat preliminary in nature. However, it will give the administration something to work with.

Upon receipt of this information, I can approach the Bush family about a meeting with the Hawkeye team and the City team to discuss annexation of their properties in order to establish contiguity as well as utility extensions.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, November 13, 2024 8:57 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Project Hawkeye (JLL)

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Confirmed for 10:00am tomorrow morning – Thank you.

We will call you directly.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, November 13, 2024 8:48 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

How about 10:00? Just give me a call 815/544-2612.

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, November 13, 2024 8:38 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Project Hawkeye (JLL)

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mike –

Thank you for the follow-up.

What times on Thursday morning works for you – I would assume it will be a 15/20 minute call.

Let me know and thank you for your time.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Tuesday, November 12, 2024 12:56 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

Conor –

Thank you for reaching out. This is a bit of a crazy week with court and electoral board challenges. My only availability as of right now is Thursday morning this week. Friday may open up a bit. I can let you know later in the week.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, November 11, 2024 2:41 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: Project Hawkeye (JLL)

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Michael –

Good afternoon. Thank you again for all your time the other week to discuss Project Hawkeye.

I left a voicemail for you last Friday – Would you have availability this week for a half hour call to discuss project details and its potential game plan.

Let me know what works with your schedule and I coordinate a Teams invite.

Thank you,
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



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This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.

Mike Drella

From: Pam Fettes <pfettes@growthdimensions.org>
Sent: Thursday, November 7, 2024 8:51 AM
To: Brent Anderson
Subject: Project Hawkeye
Attachments: DWE Project Hawkeye.pdf

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Brent, can you send any details regarding existing and planned water/sewer services for this area?

Than you,
Pam

Pamela Lopez-Fettes
Executive Director



982 Belvidere Rd., Belvidere, Illinois 61008

815.547.4252 | 815.355.2250

✉ pfettes@growthdimensions.org | www.growthdimensions.org



INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL

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DATAWATT
ENERGY

Evelyn Lim
213.261.1358
elim@datawattenergy.com

Navin Nagrani
847.840.1475
nnagrani@datawattenergy.com

David Halligan
617.513.8893
dhalligan@datawattenergy.com

Datawatt Energy is represented by:

JLL



Conor Mullady
847.308.9912
Conor.Mullady@jll.com

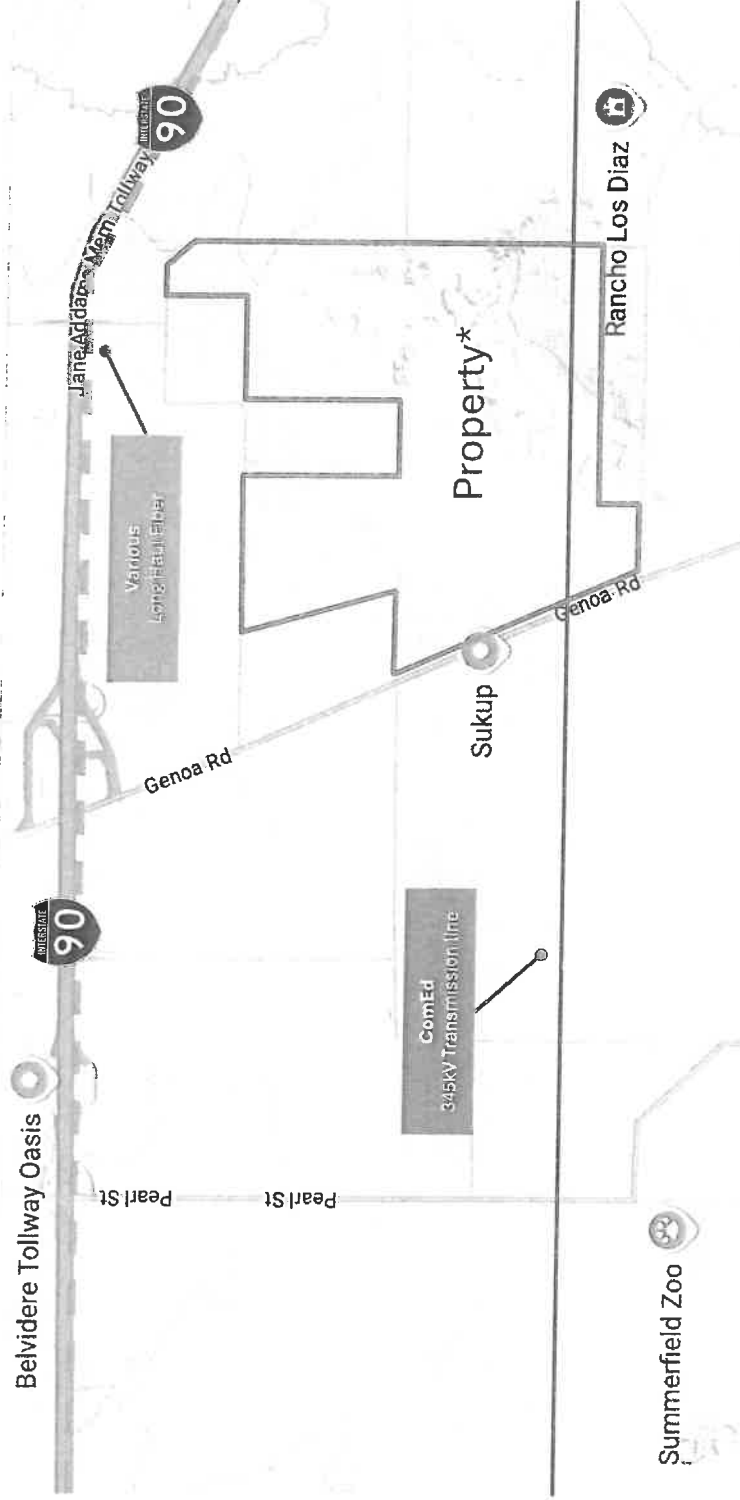
Kevin Coughlin
312.824.3801
kcoughlin@manhard.com

PROJECT HAWKEYE

Digital innovation complex

760 acres | Boone County, Illinois

PROJECT HAWKEYE



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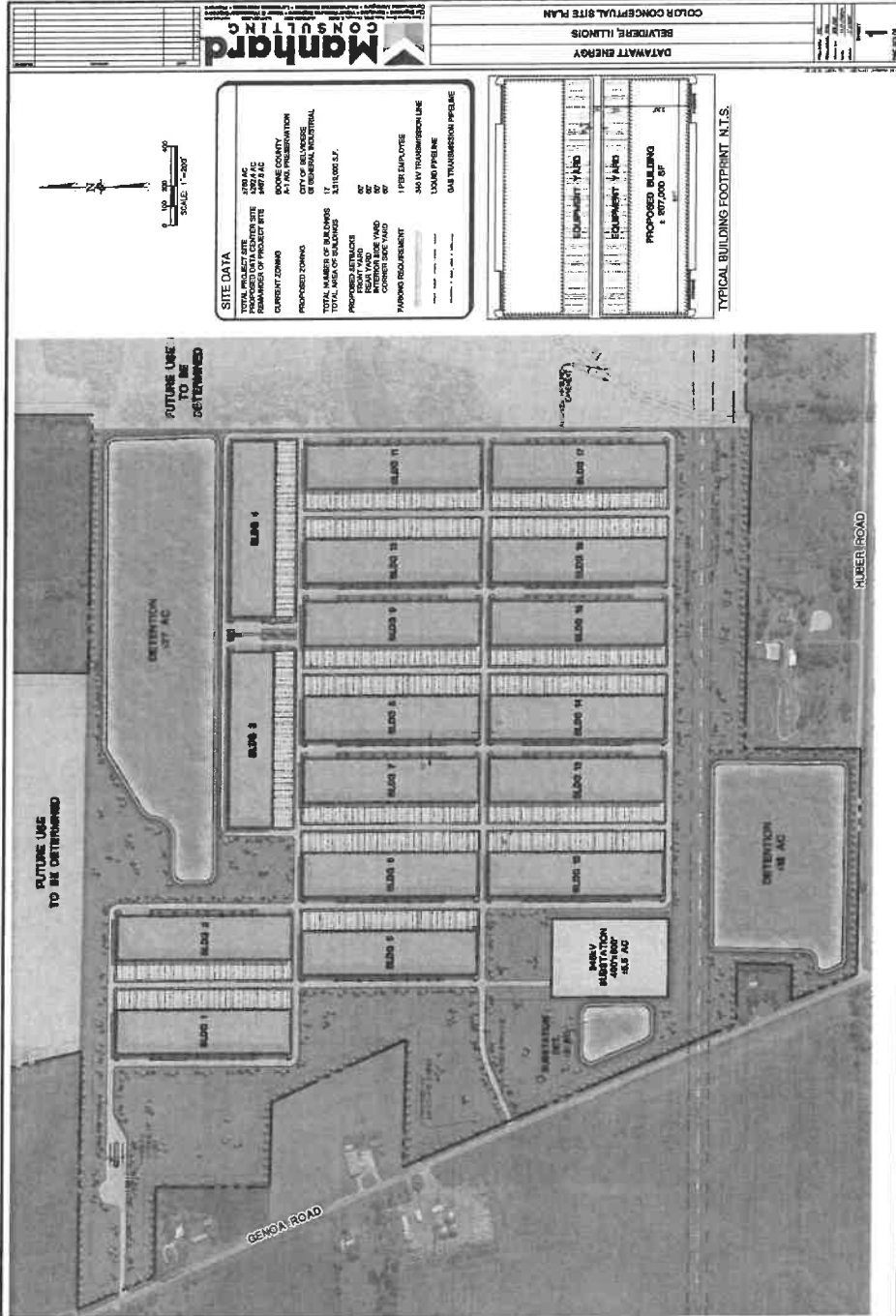
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This transformative investment will expand Belvidere's position as a key player in the technology sector, attracting further business opportunities and continuing to foster long-term growth in the new digital economy.

* Property boundary is an approximation and is not true to scale.

DATAWATT
ENERGY

Confidential 3



PROJECT HAWKEYE

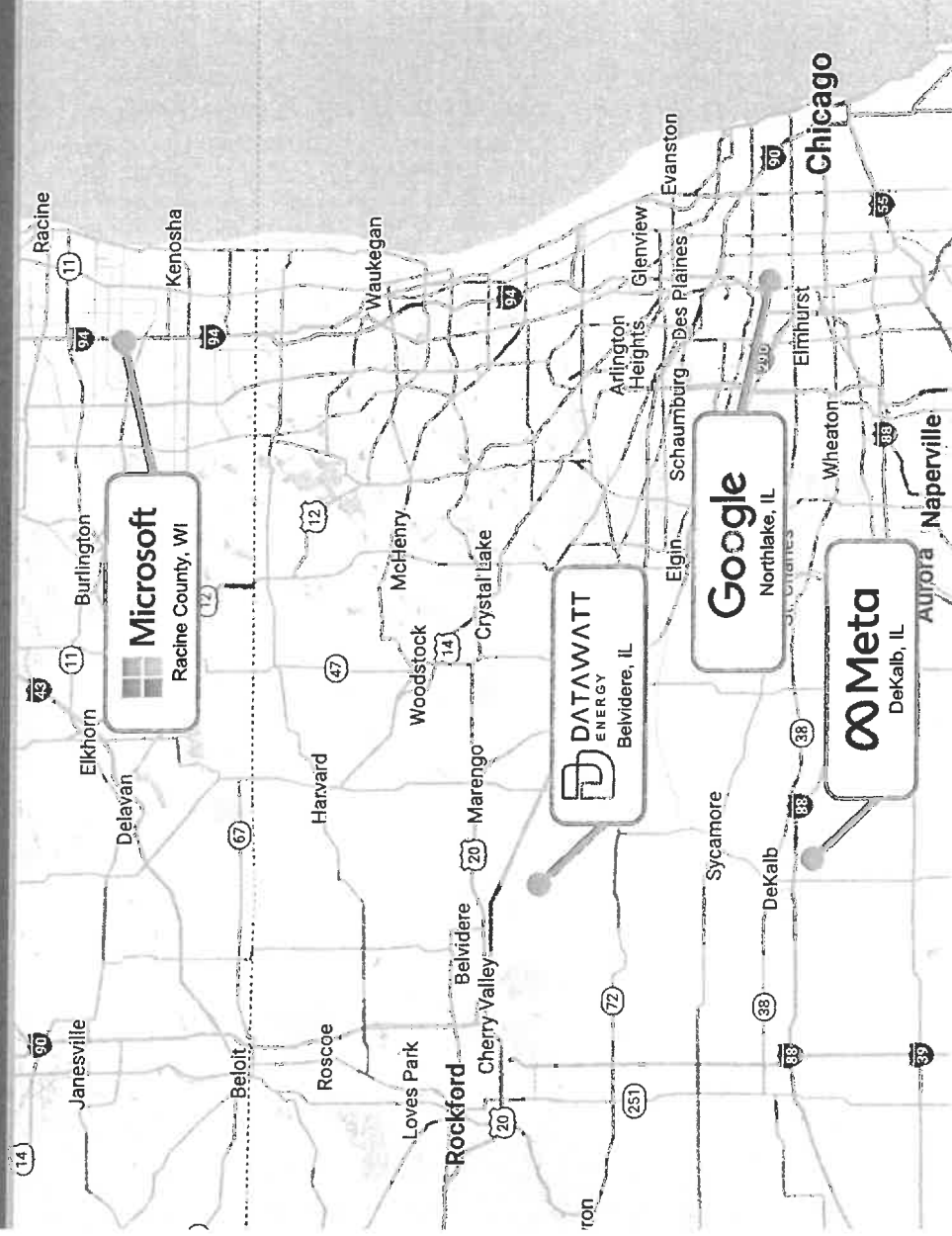


Chicago Tier 1 Data Center Market

Northern Illinois is attracting hyperscale data centers due to the region's strategic advantages, including robust infrastructure, reliable access to power and established fiber network.

Chicago is a key hub for data center development, driven by its central location, strong connectivity to major U.S. cities, and relatively low risk for natural disasters. Large players such as Google, Microsoft, and Meta have been expanding their facilities in the region.

Confidential 4



PROJECT HAWKEYE



Sustainable Data Centers

Investing in the rising data center economy¹

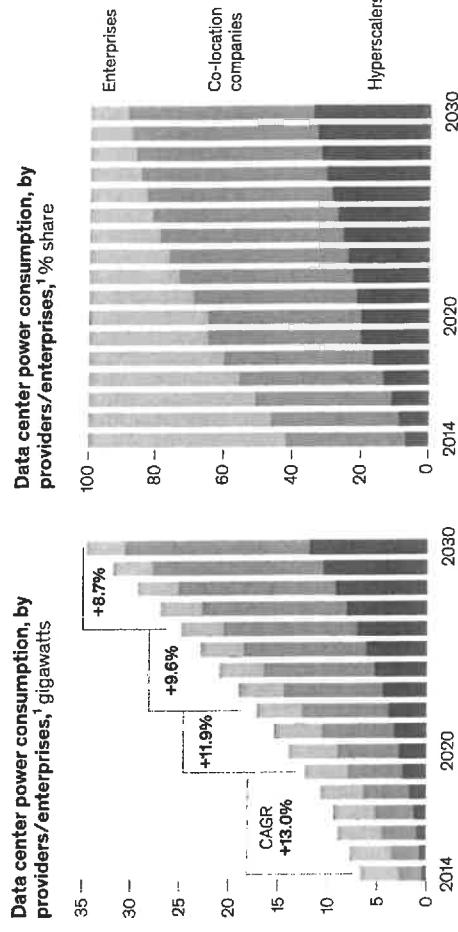
January 17, 2023

“Data centers are big energy consumers—a hyperscaler’s data center can use as much power as 80,000 households do. Pressure to make data centers sustainable is therefore high, and some regulators and governments are imposing sustainability standards on newly built data centers.”

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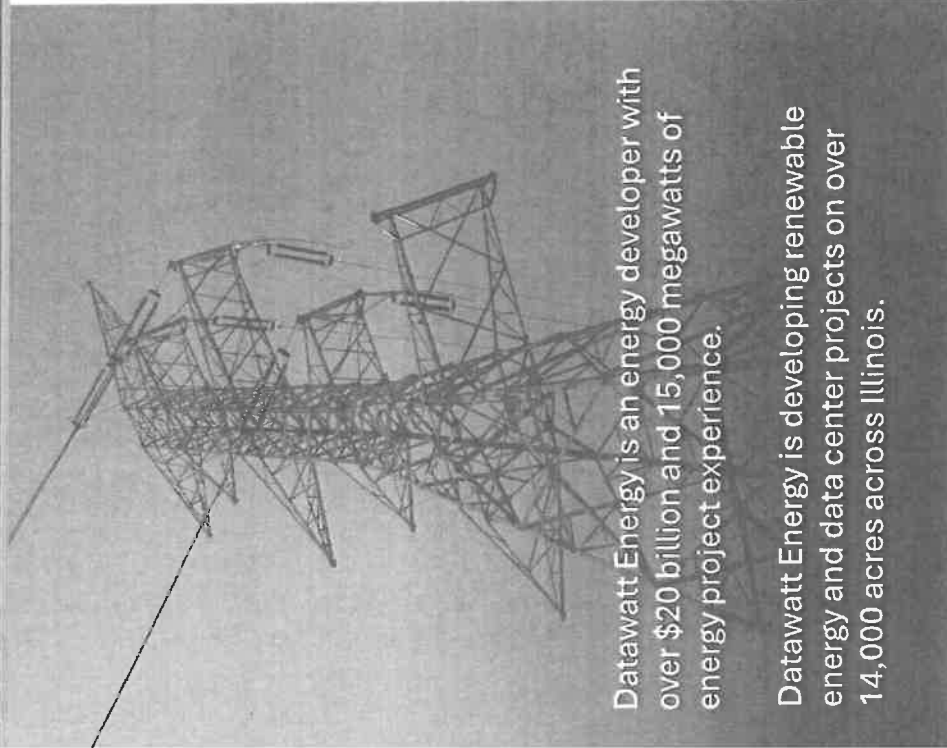
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¹ <https://www.mckinsey.com/industries/technology-media-and-telecommunications/our-insights/investing-in-the-rising-data-center-economy>

PROJECT HAWKEYE



Datawatt Energy is an energy developer with over \$20 billion and 15,000 megawatts of energy project experience.

Datawatt Energy is developing renewable energy and data center projects on over 14,000 acres across Illinois.



Evelyn Lim

- 20 years renewable energy industry
- Previously Co-Head, Project Finance, Chadbourne & Parke (Los Angeles)
- Terraform Power, Element Power, First Wind
- Milbank, Tweed, Hadley & McCloy LLP
- Cornell University and Fordham University School of Law



Navin Nagrani

- 20 years real estate industry
- Previously Head of Real Estate Business Strategy & Execution, Hilco
- Hewitt Associates, Federal Reserve Bank
- Executive Board of Directors of Real Estate Investment Association
- Loyola University, Chicago
- Licensed Real Estate Broker, Illinois



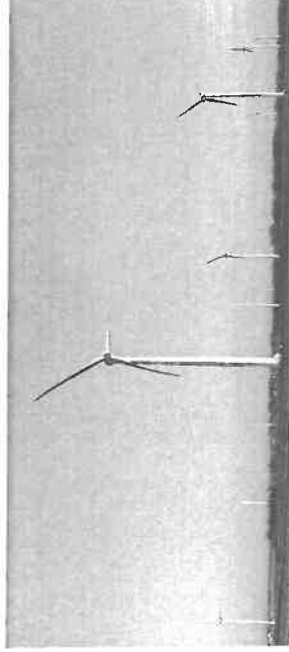
David Halligan

- 20 years renewable energy industry
- Previously CEO and CFO, Goldwind Americas
- First Wind, Enel, InterGen, Deloitte
- University of Manitoba
- Certified Public Accountant

PROJECT HAWKEYE

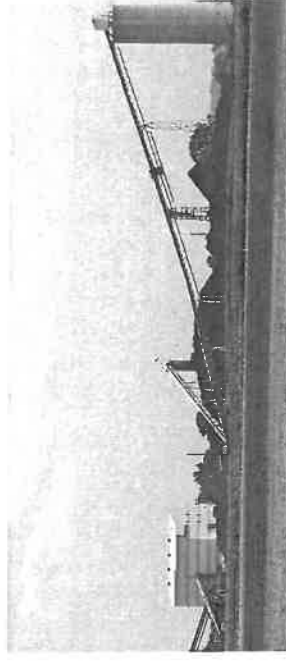


Select Sample of Datawatt Experience



Shady Oaks Lee County, Illinois

110MW wind project has a 20-year power purchase agreement with Commonwealth Edison.



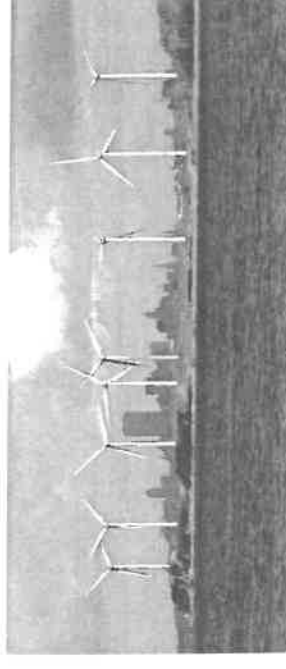
Knight Hawk Coal Mining Perry County, Illinois

3,000MW solar plus battery storage project being developed on surface coal mines in southern Illinois.



Tradepoint Atlantic Baltimore, Maryland

Former Bethlehem Steel plant redeveloped as 3,300-acre logistics campus.



Steel Winds Lackawanna, New York

20MW wind project sited on former Bethlehem Steel factory.

Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Monday, November 25, 2024 1:12 PM
To: mayor@BelvidereIL.gov; banderson@BelvidereIL.gov; gdelrose@BelvidereIL.gov
Subject: Fwd: Project Hawkeye (JLL)
Attachments: image001.jpg; DWE Project Hawkeye_11.25.24.pdf

Sent from my iPhone

Begin forwarded message:

From: David Halligan <dhalligan@datawattenergy.com>
Date: November 25, 2024 at 12:13:41 PM CST
To: Mike Drella <mdrella@belvidereil.gov>
Cc: "Mullady, Conor" <Conor.Mullady@jll.com>
Subject: Re: Project Hawkeye (JLL)

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Hi Mike,

Thank you very much for your call the other week to discuss Project Hawkeye. We appreciate your support.

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Best regards and Happy Thanksgiving. David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

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Mike –

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Conor

Conor Mullady

Senior Vice President

Jones Lang LaSalle

Industrial Services | Land

O'Hare Plaza

8755 West Higgins, Suite 750

Chicago, IL 60631

Tel: +1 312 228 3122

Mobile: +1 847 308 9912

conor.mullady@am.jll.com

www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>

Sent: Friday, November 15, 2024 9:49 AM

To: Mullady, Conor <Conor.Mullady@jll.com>

Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

Conor –

Thank you for taking the time to talk about the project. As we discussed, the City is requesting additional information regarding the project including, but not limited to, land uses, jobs creation, economic impact, timeline and scope of the project. The City would also like an idea of what requests your client has of the City such as our current utility extension discussions as well as any other requests your client may have. Obviously, we are a bit early in the discussions and I realize any information provided or requests are somewhat preliminary in nature. However, it will give the administration something to work with.

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Mike Drella

City Attorney

City of Belvidere

401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

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To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Project Hawkeye (JLL)

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We will call you directly.

Conor

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Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
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conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, November 13, 2024 8:48 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

How about 10:00? Just give me a call 815/544-2612.

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, November 13, 2024 8:38 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Project Hawkeye (JLL)

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Conor

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Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>
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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Tuesday, November 26, 2024 2:39 PM
To: jarreguin@belvidereil.gov
Subject: FW: Project Hawkeye (JLL)
Attachments: DWE Project Hawkeye_11.25.24.pdf

Can you please schedule a phone call with Mr. Halligan for the Mayor and I after Monday. Please Check both Clints and my schedule and include Brent as well. Clint is out all day on Monday and is tied up Tuesday until 9:00 am.

Thank you

Mike

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, November 25, 2024 12:11 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Mullady, Conor <Conor.Mullady@jll.com>
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Best regards and Happy Thanksgiving. David

David Halligan
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Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, December 2, 2024 9:19 AM
To: David Halligan; Mike Drella
Subject: RE: Project Hawkeye (JLL)

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Attachments: image001.jpg

I have asked our clerk's office to reach out and schedule a meeting on the Mayor's schedule.

Mike

Sent from my iPhone

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Mike Drella

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, December 2, 2024 9:58 AM
To: Mike Drella
Cc: David Halligan
Subject: RE: Project Hawkeye (JLL)

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Much appreciated – Thank you Mike.

We will wait to hear back from your Team.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Monday, December 2, 2024 9:55 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Re: Project Hawkeye (JLL)

Caution: Message from external sender

I have asked our clerk's office to reach out and schedule a meeting on the Mayor's schedule.

Mike

Sent from my iPhone

On Dec 2, 2024, at 9:19 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mike –

Good morning.

Hope you had a relaxing Thanksgiving holiday weekend.

Per David's email below, would you have time early this week to connect via phone? We still are very interested in having a call with the Bush family late this week.

Please advise your availability.

Thank you,
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial
<image001.jpg>

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, November 25, 2024 12:11 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Re: Project Hawkeye (JLL)

Caution: Message from external sender

Hi Mike,

Thank you very much for your call the other week to discuss Project Hawkeye. We appreciate your support.

Datawatt Energy is providing the attached brief outlining our vision of Project Hawkeye and the related benefits to the City of Belvidere. In summary, the deck details our intended land use, scope of the project, estimates on job creation and the economic impact for the City of Belvidere and an estimated timeline to complete. Our sincerest intention is to deliver a project with thoughtful stewardship for the community of Belvidere.

Per your email below, Datawatt Energy would like to explore the utility easements related to the Bush family properties and the potential costs to extend the utilities to our project site. In addition, we would like to visit about potential incentives available to the project after annexation into the City.

After you had time to review and share with Mayor Morris, we would be happy to jump on a call at your convenience to discuss the project in more detail.

If the provided deliverable is sufficient for your needs to set-up a call with the Bush family, we would like to arrange a call next week Thursday or Friday, if possible.

Best regards and Happy Thanksgiving. David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

On Nov 19, 2024, at 10:45 AM, Mullady, Conor <Conor.Mullady@jll.com> wrote:

Mike –

Good morning.

Appreciate the follow-up email below and guidance. We have a scheduled team call on Thursday morning to further refine our development schedule and timeline.

We are aiming to have this deliverable to you later this week or early next week.

Appreciate the support.
Conor
Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

<image001.jpg>

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Friday, November 15, 2024 9:49 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

Conor –

Thank you for taking the time to talk about the project. As we discussed, the City is requesting additional information regarding the project including, but not limited to, land uses, jobs creation, economic impact, timeline and scope of the project. The City would also like an idea of what requests your client has of the City such as our current utility extension discussions as well as any other requests your client may have. Obviously, we are a bit early in the discussions and I realize any information provided or requests are somewhat preliminary in nature. However, it will give the administration something to work with.

Upon receipt of this information, I can approach the Bush family about a meeting with the Hawkeye team and the City team to discuss annexation of their properties in order to establish contiguity as well as utility extensions.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, November 13, 2024 8:57 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: RE: Project Hawkeye (JLL)

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Confirmed for 10:00am tomorrow morning – Thank you.

We will call you directly.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Wednesday, November 13, 2024 8:48 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

How about 10:00? Just give me a call 815/544-2612.

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, November 13, 2024 8:38 AM
To: Mike Drella <mdrella@Belviderell.gov>
Subject: RE: Project Hawkeye (JLL)

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mike –

Thank you for the follow-up.

What times on Thursday morning works for you – I would assume it will be a 15/20 minute call.

Let me know and thank you for your time.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial

From: Mike Drella <mdrella@Belviderell.gov>
Sent: Tuesday, November 12, 2024 12:56 PM
To: Mullady, Conor <Conor.Mullady@jll.com>
Subject: RE: Project Hawkeye (JLL)

Caution: Message from external sender

Conor –

Thank you for reaching out. This is a bit of a crazy week with court and electoral board challenges. My only availability as of right now is Thursday morning this week. Friday may open up a bit. I can let you know later in the week.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Monday, November 11, 2024 2:41 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Subject: Project Hawkeye (JLL)

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Michael –

Good afternoon. Thank you again for all your time the other week to discuss Project Hawkeye.

I left a voicemail for you last Friday – Would you have availability this week for a half hour call to discuss project details and its potential game plan.

Let me know what works with your schedule and I coordinate a Teams invite.

Thank you,
Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631
Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial



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Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, December 9, 2024 10:21 AM
To: mayor@belvidereil.gov; gdelrose@belvidereil.gov; banderson@belvidereil.gov; Mike Drella
Cc: Mullady, Conor
Subject: Project Hawkeye - Sewer and Water
Attachments: Genoa Rd Interchange_Water Main Loop.pdf; Southeast Sanitary Sewer Extention.pdf

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Mayor Morris, Gina, Brent and Mike,

Thank you very much for the call last week to discuss Project Hawkeye.

In preparation for our discussion this week with our neighbor, I wanted to confirm details of the City's water and sewer plans. I believe mentioned on the call last week, water will be extended down to Fern Hill Rd south of I-90 and will abut our property boundary (see attached document). For this, we will not require an easement /annexation from our neighbor to extend service to us. However, from the attached document it appears that sewer service will be extended into our neighbor's property south of I-90. Therefore, we will require an easement / annexation to extend service to our property bordering Fern Hill Rd?

Thank you for the clarification.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com



Regional Infrastructure Priorities

FY 2023 Project Submission

October 2022

Region 1 Planning Council (R1) is accepting project for the inclusion in the 2023 Regional Infrastructure Priorities Report. Completed applications must be submitted electronically no later than 5:00 PM on November 11, 2022. Applications should include as an attachment, a depiction of the location of the project and any supporting documentation.

Sponsoring Agency: City of Belvidere Co-Sponsoring Agency: _____

Contact Name: Brent Anderson

Phone: 815-544-9256 Email: banderson@ci.belvidere.il.us

Project Information

Project Title: (max. 50 characters) Genoa Road Interchange Water Main Loop

Project Classification:

☐ Roads and Bridges
☐ Energy

☒ Water and Sewer
☐ Public Transit

☐ Vertical Infrastructure
☐ Active Transportation

☐ Communications
☐ Other: _____

Project Type:

☐ New or Expansion

☐ Maintenance

Project Description/Overview: (Please provide 1-2 paragraphs about the project, with as much detail as possible. max. 500 words)

Construct a trunk water main line to provide water service for the Genoa Road Interchange corridor.

Describe Location / Address: (max. 150 words)

Trunk water main extension from Chrysler Drive to Johnson Road to Fern Hill Road to Genoa Road to Chrysler Drive.

Remaining Useful Life: (if applicable) _____

Current Project Status:

☐ Concept

☐ Design Engineering

☒ Preliminary Engineering

☐ Shovel-Ready

Project Funding

Please provide the amount and source, as applicable.

	Secured/Pledged		Additional Funding Needed		Total
	Amount	Source	Amount	Source	Amount
Local			\$3,850,000.00		\$3,850,000.00
State			\$3,000,000.00		\$3,000,000.00
Private					
Total			\$6,850,000.00		\$6,850,000.00

Project Need

Project Priority: *(Choose one.)*

- ☐ Cannot be delayed (for health, safety, or ADA compliance)
- ☐ Needed within 1-4 years
- ☒ Needed within 5 years (to maintain quality/level of service and/or infrastructure)
- ☐ Needed within 5-10 years (to maintain quality/level of service and/or infrastructure)
- ☐ Can hold for 10+ years (but supports community or economic development goals)
- ☐ Needs more research (planning and coordination)

Is this project identified within a community plan, capital improvement plan, or sub-area/corridor plan?

☒ Yes

☐ No

Is this project identified within the 2050 Metropolitan Transportation Plan or Transportation Improvement Program?

☐ Yes

☒ No

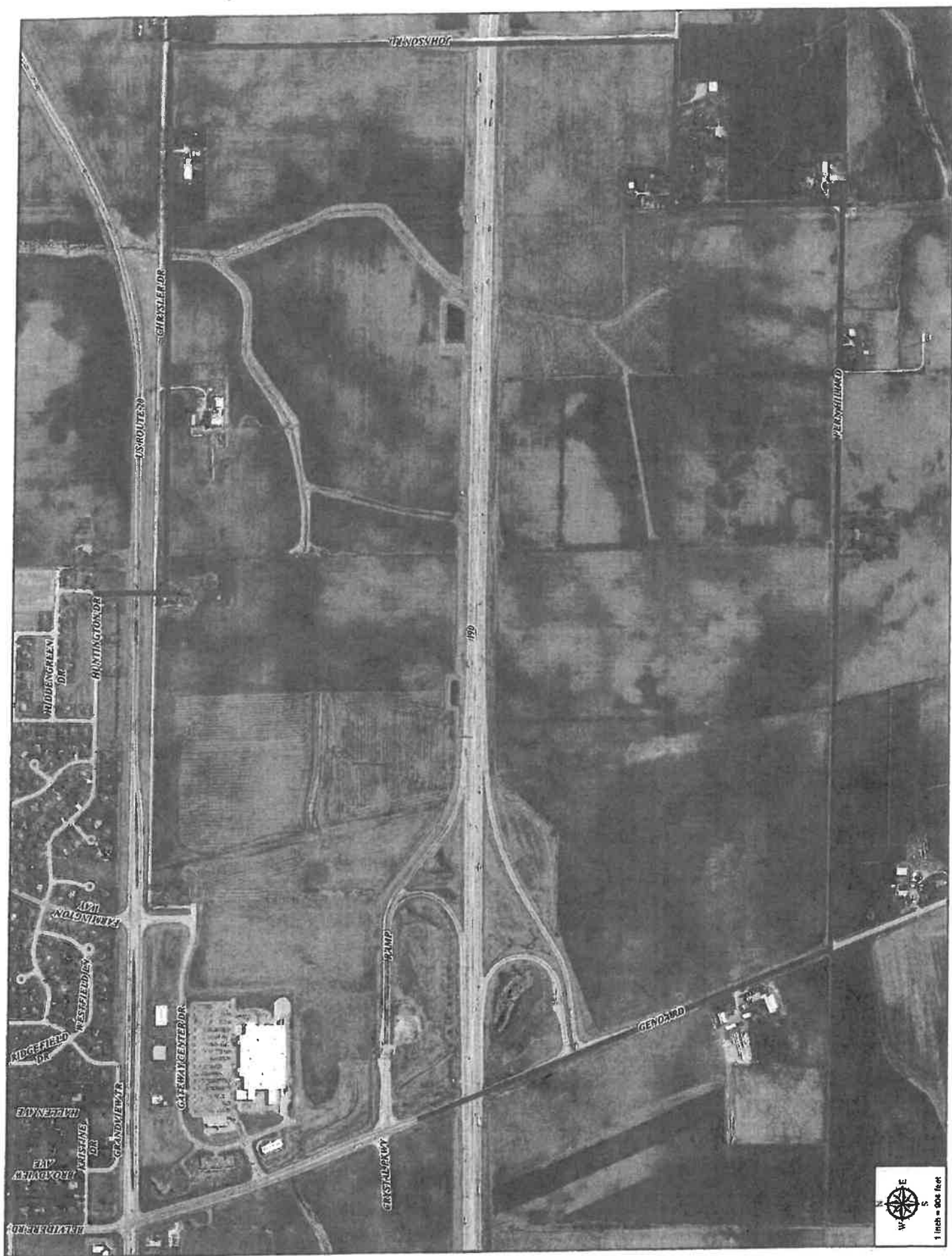
What is the primary objective of this project? *(Choose one.)*

- ☐ Advance equity for currently underserved populations or communities.
- ☐ Support economic vitality.
- ☒ Encourage growth in manufacturing to contribute to the region's competitiveness.
- ☐ Build economic resilience to and long-term recovery from economic shocks.
- ☐ Increase safety and health of the region's citizens.
- ☐ Increase accessibility and mobility of people and freight.
- ☐ Protect and enhance the environment and energy conservation.
- ☐ Enhance the integration and connectivity of existing infrastructure.
- ☐ Emphasize the preservation of existing infrastructure.
- ☐ Improve the resiliency and reliability of existing infrastructure.
- ☐ Enhance travel and tourism.

Long-Term Savings: What is the current spend absent of this project (e.g., service delivery, annual maintenance, etc.)?

What other benefits would be a result of this project's completion? *(Select up to 3 additional benefits.)*

- ☐ Advance equity for currently underserved populations or communities.
- ☒ Support economic vitality.
- ☐ Encourage growth in manufacturing to contribute to the region's competitiveness.
- ☒ Build economic resilience to and long-term recovery from economic shocks.
- ☐ Increase safety and health of the region's citizens.
- ☐ Increase accessibility and mobility of people and freight.
- ☐ Protect and enhance the environment and energy conservation.
- ☒ Enhance the integration and connectivity of existing infrastructure.
- ☐ Emphasize the preservation of existing infrastructure.
- ☐ Improve the resiliency and reliability of existing infrastructure.
- ☐ Enhance travel and tourism.





Regional Infrastructure Priorities

FY 2023 Project Submission

October 2022

Region 1 Planning Council (R1) is accepting project for the inclusion in the 2023 Regional Infrastructure Priorities Report. Completed applications must be submitted electronically no later than 5:00 PM on November 11, 2022. Applications should include as an attachment, a depiction of the location of the project and any supporting documentation.

Sponsoring Agency: City of Belvidere Co-Sponsoring Agency: _____
Contact Name: Brent Anderson
Phone: 815-544-9256 Email: banderson@ci.belvidere.il.us

Project Information

Project Title: (max. 50 characters) Southeast Sanitary Sewer Extension

Project Classification:

- ☐ Roads and Bridges
☐ Energy

- ☒ Water and Sewer
☐ Public Transit

- ☐ Vertical Infrastructure
☐ Active Transportation

- ☐ Communications
☐ Other: _____

Project Type:

- ☐ New or Expansion

- ☐ Maintenance

Project Description/Overview: (Please provide 1-2 paragraphs about the project, with as much detail as possible. max. 500 words)

Construct a trunk sanitary sewer line to provide sanitary sewer service for future development of the east and southeast sides of Belvidere including the Genoa Road Interchange corridor.

Describe Location / Address: (max. 150 words)

Trunk sanitary sewer line from Wycliffe lift station to Fern Hill Road.

Remaining Useful Life: (if applicable) _____

Current Project Status:

☐ Concept

☐ Design Engineering

☒ Preliminary Engineering

☐ Shovel-Ready

Project Funding

Please provide the amount and source, as applicable.

	Secured/Pledged		Additional Funding Needed		Total
	Amount	Source	Amount	Source	Amount
Local			\$4,600,000.00		\$4,600,000.00
State			\$4,000,000.00		\$4,000,000.00
Private					
Total			\$8,600,000.00		\$8,600,000.00

Project Need

Project Priority: *(Choose one.)*

- ☐ Cannot be delayed (for health, safety, or ADA compliance)
- ☐ Needed within 1-4 years
- ☒ Needed within 5 years (to maintain quality/level of service and/or infrastructure)
- ☐ Needed within 5-10 years (to maintain quality/level of service and/or infrastructure)
- ☐ Can hold for 10+ years (but supports community or economic development goals)
- ☐ Needs more research (planning and coordination)

Is this project identified within a community plan, capital improvement plan, or sub-area/corridor plan?

☒ Yes

☐ No

Is this project identified within the 2050 Metropolitan Transportation Plan or Transportation Improvement Program?

☐ Yes

☒ No

What is the primary objective of this project? *(Choose one.)*

- ☐ Advance equity for currently underserved populations or communities.
- ☐ Support economic vitality.
- ☒ Encourage growth in manufacturing to contribute to the region's competitiveness.
- ☐ Build economic resilience to and long-term recovery from economic shocks.
- ☐ Increase safety and health of the region's citizens.
- ☐ Increase accessibility and mobility of people and freight.
- ☐ Protect and enhance the environment and energy conservation.
- ☐ Enhance the integration and connectivity of existing infrastructure.
- ☐ Emphasize the preservation of existing infrastructure.
- ☐ Improve the resiliency and reliability of existing infrastructure.
- ☐ Enhance travel and tourism.

Long-Term Savings: What is the current spend absent of this project (e.g., service delivery, annual maintenance, etc.)?

What other benefits would be a result of this project's completion? *(Select up to 3 additional benefits.)*

- ☐ Advance equity for currently underserved populations or communities.
- ☒ Support economic vitality.
- ☐ Encourage growth in manufacturing to contribute to the region's competitiveness.
- ☒ Build economic resilience to and long-term recovery from economic shocks.
- ☐ Increase safety and health of the region's citizens.
- ☐ Increase accessibility and mobility of people and freight.
- ☐ Protect and enhance the environment and energy conservation.
- ☒ Enhance the integration and connectivity of existing infrastructure.
- ☐ Emphasize the preservation of existing infrastructure.
- ☐ Improve the resiliency and reliability of existing infrastructure.
- ☐ Enhance travel and tourism.

Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Monday, December 9, 2024 10:25 AM
To: dhalligan@datawattenergy.com; mayor@BelvidereIL.gov; gdelrose@BelvidereIL.gov; banderson@BelvidereIL.gov
Cc: Conor.Mullady@jll.com
Subject: RE: Project Hawkeye - Sewer and Water

Annexation is preferred, if feasible, for the provision of both water and sewer. Brent will need to verify the actual route for each.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, December 9, 2024 10:21 AM
To: Clint Morris <mayor@BelvidereIL.gov>; Gina Delrose <gdelrose@BelvidereIL.gov>; Brent Anderson <banderson@BelvidereIL.gov>; Mike Drella <mdrella@BelvidereIL.gov>
Cc: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Project Hawkeye - Sewer and Water

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Mayor Morris, Gina, Brent and Mike,

Thank you very much for the call last week to discuss Project Hawkeye.

In preparation for our discussion this week with our neighbor, I wanted to confirm details of the City's water and sewer plans. I believe mentioned on the call last week, water will be extended down to Fern Hill Rd south of I-90 and will abut our property boundary (see attached document). For this, we will not require an easement /annexation from our neighbor to extend service to us. However, from the attached document it appears that sewer service will be extended into our neighbor's property south of I-90. Therefore, we will require an easement / annexation to extend service to our property bordering Fern Hill Rd?

Thank you for the clarification.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, December 9, 2024 5:26 PM
To: Mike Drella
Cc: Clint Morris; Gina Delrose; Brent Anderson; Mullady, Conor
Subject: Re: Project Hawkeye - Sewer and Water

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Thanks, Mike. We are going to stress annexation with the neighbor.

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

On Dec 9, 2024, at 10:25 AM, Mike Drella <mdrella@BelvidereIL.gov> wrote:

Annexation is preferred, if feasible, for the provision of both water and sewer. Brent will need to verify the actual route for each.

Mike Drella
City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, IL 61008
815/544-2612

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, December 9, 2024 10:21 AM
To: Clint Morris <mayor@BelvidereIL.gov>; Gina Delrose <gdelrose@BelvidereIL.gov>; Brent Anderson <banderson@BelvidereIL.gov>; Mike Drella <mdrella@BelvidereIL.gov>
Cc: Mullady, Conor <Conor.Mullady@jll.com>
Subject: Project Hawkeye - Sewer and Water

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Mayor Morris, Gina, Brent and Mike,

Thank you very much for the call last week to discuss Project Hawkeye.

In preparation for our discussion this week with our neighbor, I wanted to confirm details of the City's water and sewer plans. I believe mentioned on the call last week, water will be extended down to Fern

Hill Rd south of I-90 and will abut our property boundary (see attached document). For this, we will not require an easement /annexation from our neighbor to extend service to us. However, from the attached document it appears that sewer service will be extended into our neighbor's property south of I-90. Therefore, we will require an easement / annexation to extend service to our property bordering Fern Hill Rd?

Thank you for the clarification.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Friday, December 13, 2024 9:32 AM
To: Mike Drella
Cc: Mullady, Conor; Clint Morris
Subject: Re: Project Hawkeye - Development Discussion (JLL)

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Good news, Mike. Separately, we are evaluating kicking off the ComEd load request process immediately, which requires us posting a \$1 million deposit, so all options around sewer access is appreciated.

I'm available to discuss any time. David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

On Dec 13, 2024, at 8:52 AM, Mike Drella <mdrella@BelvidereIL.gov> wrote:

Conor –

Since our last conversation, the Mayor, Brent and I have been pondering alternative sources of providing sanitary sewer to the site. We think we have found another path to provide sanitary sewer for your project that does not implicate any Busch land. Unfortunately, it will not establish contiguity for annexation, but at least it would allow access to full City utilities.

Please let me know when it would be convenient to discuss the new option.

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Friday, December 6, 2024 12:13 PM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: David Halligan <dhalligan@datawattenergy.com>; Clint Morris <mayor@BelvidereIL.gov>
Subject: RE: Project Hawkeye - Development Discussion (JLL)

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Mike –

Would you happen to have a minute to connect?

Conor
847.308.9912

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial
<image001.jpg>

From: Mike Drella <mdrella@BelvidereIL.gov>
Sent: Friday, December 6, 2024 9:32 AM
To: Mullady, Conor <Conor.Mullady@jll.com>
Cc: David Halligan <dhalligan@datawattenergy.com>; Clint Morris <mayor@BelvidereIL.gov>
Subject: RE: Project Hawkeye - Development Discussion (JLL)

Caution: Message from external sender

Conor

I spoke with Mike Busch this morning. He is, of course, willing to take your call. I provided him your name and number as well. His first reaction was a bit defensive as I think he was assuming it was a residential project and he is planning some residential in the future in the area just north of 90. I did let him know that the City was not currently considering approving any residential in the area that we are talking about.

Mike Busch
(c) 847/343-4925
(o) 815/544-3802

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Wednesday, December 4, 2024 11:33 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: David Halligan <dhalligan@datawattenergy.com>
Subject: RE: Project Hawkeye - Development Discussion (JLL)

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Mike –

Please feel free to forward the meeting invite to the mayor and anyone else that will be joining the call.

Thank you and we look forward to the call.

Conor

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
conor.mullady@am.jll.com
www.jll.com/chicago/industrial
<image001.jpg>

-----Original Appointment-----

From: Mike Drella <mdrella@BelvidereIL.gov>

Sent: Wednesday, December 4, 2024 11:32 AM

To: Mullady, Conor

Subject: Accepted: Project Hawkeye - Development Discussion (JLL)

When: Thursday, December 5, 2024 3:00 PM-4:00 PM (UTC-06:00) Central Time (US & Canada).

Where: Microsoft Teams Meeting

Caution: Message from external sender



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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Friday, December 13, 2024 10:16 AM
To: dhalligan@datawattenergy.com
Subject: RE: Project Hawkeye - Development Discussion (JLL)

How about giving us a call around 2:00.

Mike

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Friday, December 13, 2024 9:32 AM
To: Mike Drella <mdrella@BelvidereIL.gov>
Cc: Mullady, Conor <Conor.Mullady@jll.com>; Clint Morris <mayor@BelvidereIL.gov>
Subject: Re: Project Hawkeye - Development Discussion (JLL)

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Good news, Mike. Separately, we are evaluating kicking off the ComEd load request process immediately, which requires us posting a \$1 million deposit, so all options around sewer access is appreciated.

I'm available to discuss any time. David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

On Dec 13, 2024, at 8:52 AM, Mike Drella <mdrella@BelvidereIL.gov> wrote:

Conor –

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Please let me know when it would be convenient to discuss the new option.

Mike

From: Mullady, Conor <Conor.Mullady@jll.com>
Sent: Friday, December 6, 2024 12:13 PM
To: Mike Drella <mdrella@BelvidereIL.gov>

Cc: David Halligan <dhalligan@datawattenergy.com>; Clint Morris <mayor@BelvidereIL.gov>

Subject: RE: Project Hawkeye - Development Discussion (JLL)

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Mike –

Would you happen to have a minute to connect?

Conor
847.308.9912

Conor Mullady
Senior Vice President
Jones Lang LaSalle
Industrial Services | Land
O'Hare Plaza
8755 West Higgins, Suite 750
Chicago, IL 60631

Tel: +1 312 228 3122
Mobile: +1 847 308 9912
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<image001.jpg>

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(c) 847/343-4925
(o) 815/544-3802

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Cc: David Halligan <dhalligan@datawattenergy.com>

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Thank you and we look forward to the call.

Conor

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Jones Lang LaSalle
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Chicago, IL 60631

Tel: +1 312 228 3122

Mobile: +1 847 308 9912

conor.mullady@am.jll.com

www.jll.com/chicago/industrial

<image001.jpg>

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From: Mike Drella <mdrella@BelvidereIL.gov>

Sent: Wednesday, December 4, 2024 11:32 AM

To: Mullady, Conor

Subject: Accepted: Project Hawkeye - Development Discussion (JLL)

When: Thursday, December 5, 2024 3:00 PM-4:00 PM (UTC-06:00) Central Time (US & Canada).

Where: Microsoft Teams Meeting

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To: Mike Drella
Subject: Re: Project Hawkeye - Development Discussion (JLL)

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That works. Thanks, Mike.

David Halligan
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Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

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To: Mullady, Conor

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Mike Drella

From: mdrella@BelvidereIL.gov
Sent: Friday, December 13, 2024 11:04 AM
To: Conor.Mullady@jll.com
Subject: FW: Project Hawkeye - Development Discussion (JLL)

Sorry, I forgot to include you on my last email.

Please see below.

Mike

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Sent: Friday, December 13, 2024 10:16 AM
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Cc: David Halligan <dhalligan@datawattenergy.com>; Clint Morris <mayor@BelvidereIL.gov>

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Conor

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Senior Vice President
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Chicago, IL 60631

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conor.mullady@am.jll.com
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Sent: Wednesday, December 4, 2024 11:32 AM
To: Mullady, Conor
Subject: Accepted: Project Hawkeye - Development Discussion (JLL)
When: Thursday, December 5, 2024 3:00 PM-4:00 PM (UTC-06:00) Central Time (US & Canada).
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Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Friday, December 13, 2024 3:42 PM
To: Clint Morris; Mike Drella
Subject: Pepper Construction

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Hi Mayor Morris and Mike,

Thanks very much for the call today. Good luck with your discussions with the Busch family.

As discussed, please see the below contact details and website link for Pepper Construction:

Pepper Construction
410 S. Hager Ave, Barrington, IL 60010
<https://www.pepperconstruction.com/>

Jake Pepper
President, Pepper Energy
e. JPepper@pepperconstruction.com
m. 847-302-5091

Kevin Connolly
Vice President , Pepper Energy
e. KConnolly@pepperconstruction.com
m. 312-599-2143

Pat Aylward
Vice President, Pepper Energy
e. PAylward@pepperconstruction.com
m. 312-771-8998

Have a great weekend. David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

Mike Drella

From: mayor@BelvidereIL.gov
Sent: Friday, December 13, 2024 4:02 PM
To: dhalligan@datawattenergy.com; mdrella@BelvidereIL.gov
Subject: RE: Pepper Construction

Thank you David.

Clinton Morris
Mayor, City of Belvidere
815-544-2612 (o)

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Friday, December 13, 2024 3:42 PM
To: Clint Morris <mayor@BelvidereIL.gov>; Mike Drella <mdrella@BelvidereIL.gov>
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Have a great weekend. David

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Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

Mike Drella

From: David Halligan <dhalligan@datawattenergy.com>
Sent: Monday, February 10, 2025 10:39 PM
To: mayor@belvidereil.gov; mdrella@belvidereil.gov
Cc: Conor Mullady
Subject: Project Hawkeye, Belvidere

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Hi Mayor Morris and Mike,

Conor and I are following up on an email he received earlier today from Mayor Morris and wanted to provide you with an update on Project Hawkeye.

Our apologies for not connecting with you sooner and keeping you apprised of project status since last speaking with you late last year. Our core focus has been on evaluating the interconnection process with ComEd and the timing of power delivery to our site. We've had multiple conversations with ComEd to assess timing of submitting a load request application and are hearing of a growing imbalance between the demand for power and ComEd's current capacity to supply this power. This imbalance is directly related to the high volume of load requests from data centers to ComEd and the need for substantial investment in new power generation and transmission infrastructure to meet this power demand.

Although we anticipated this imbalance in power demand / supply and structured our business model to address this issue, the pace at which this imbalance has materialized has exceeded even the expectations of the broader power industry. Just a year ago, ComEd was not signaling the significant shifts now shaping the energy landscape. ComEd is now suggesting that delivery of power could extend beyond six years from submittal of load request. This long time horizon makes it difficult to attract end-user data customers who require immediate access to power.

We have been working hard to find solutions that will bridge this gap in power supply and allow us to develop and power the site independently of ComEd. We have an unwavering belief in the potential of Project Hawkeye and are doing everything we can to create power solutions to deliver on this potential.

Conor and I would welcome a call at your convenience to discuss project status in greater detail. Let us know what works best for you.

Best regards, David

David Halligan
Datawatt Energy LLC
Mobile: 1-617-513-8893
Email: dhalligan@datawattenergy.com
Web: www.datawattenergy.com

To: Mullady, Conor <Conor.Mullady@jll.com>

Subject: RE: Belvidere

Caution: Message from external sender

Good Morning Conor,

I am available in the afternoon on January 6th, 7th and 8th to talk about water and sanitary sewer.

Brent

From: Mullady, Conor <Conor.Mullady@jll.com>

Sent: Monday, December 23, 2024 12:25 PM

To: Mike Drella <mdrella@BelvidereIL.gov>

Cc: David Halligan <dhalligan@datawattenergy.com>; Brent Anderson <banderson@BelvidereIL.gov>; Clint Morris <mayor@BelvidereIL.gov>

Subject: Re: Belvidere

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Mike -

David and I are available - Feel free to call me directly and I'll patch in David.

Thank you,
Conor
847.308.9912

Sent from my iPhone

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Conor and David –

Are you available for a quick call sometime around 3:00 today? If not, let me know some times that you are available later in the week.

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