

# iAdelante Coachella!

## INVESTING IN OUR COMMUNITY

### Facts About the Proposed Coachella Municipal Utility & Coachella Valley Technology Campus Project

#### PROJECT OVERVIEW

The project pairs building the electrical infrastructure for the city with data center development to help secure new investment, infrastructure, and community benefits for Coachella. This project is designed to:

- ◆ Build necessary electric utility infrastructure using private investment with City oversight and control – at no risk to the City or residents
- ◆ Bring electric, water, fire protection and sewer infrastructure to the east part of the City
- ◆ Create housing for local families
- ◆ Increase public safety through investment
- ◆ Grow the local economy
- ◆ Generate substantial revenue to the Coachella Municipal Utility

**After 20 years, the City of Coachella will own the privately built utility infrastructure at no cost to residents.**

#### HOW WILL THE PROJECT BE BUILT AND PAID FOR?

- ◆ Funded by private investment, not taxpayer dollars
- ◆ Built over time in phases, not all at once
- ◆ Reviewed and approved by the City as it progresses
- ◆ Local control over infrastructure
- ◆ Adjusted based on community needs

#### PUTS COACHELLA RESIDENTS FIRST

- ◆ Substantial revenue generated
- ◆ No new costs for residents
- ◆ Real investment in housing and public safety
- ◆ Long-term economic opportunity
- ◆ No new taxes or fees on existing residents

#### PUBLIC-PRIVATE PARTNERSHIP (P3)

After years of diligent consideration to best serve Coachella residents, in 2025 the City Council unanimously selected Stronghold Power Systems, Inc. to be the City's P3 partner. State law allows a P3 partner to finance, build and operate a utility eliminating the need for upfront City funding even as the City controls the utility.

#### BUILT ON ACCOUNTABILITY

This public-private partnership was selected through a rigorous and transparent process:

- ◆ 24-month competitive procurement
- ◆ Multiple qualified bidders for the public RFQ
- ◆ Unanimous City Council approval (5-0 vote)

To learn more visit [AdelanteCoachella.com](http://AdelanteCoachella.com)

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*\* Fact sheet reflects project as currently scoped.*

*Details, mitigations and anticipated benefits may change during the project development and environmental review.*

# The Coachella Valley Technology Campus will serve as the anchor tenant – making the initial build out of the Coachella Municipal Utility financially feasible.



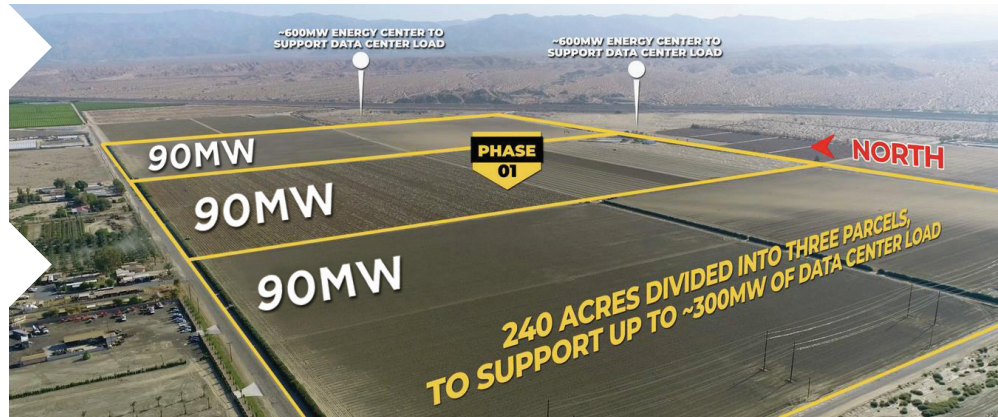
## Coachella Municipal Utility Electrical Infrastructure Build Out

### BENEFITS THE LOCAL COMMUNITY

A city-led utility means the city plays a direct role in how infrastructure is planned and managed. The proposed project funds and builds the utility infrastructure.

- ◆ **Creates local and regional benefits for residents:**  
Provides electrical utility service needed for economic growth
- ◆ **Maintains local decision-making:**  
Decisions are made by City leaders who are accountable to the community
- ◆ **Aligns with community needs:**  
Long-term infrastructure can be planned alongside housing, public safety, and other fiscal priorities to support future growth in the City's underdeveloped areas
- ◆ **Keeps ongoing oversight with the elected leaders of Coachella:**  
City Council has final review and oversight of projects

The Coachella Municipal Utility will receive a share of revenue from providing electricity service, a portion of which will be transferred to the City of Coachella on an annual basis. These funds can be directed by the City Council to be used for numerous types of programs and community benefits, not otherwise available.



## Coachella Valley Technology Campus Project

A 240 acre campus to serve data centers, built in phases, and anticipated to generate substantial revenue for the Coachella Municipal Utility (CMU). The Campus will be the first customer of the newly built CMU.

### PROJECT BENEFITS:

#### Family and Affordable Housing – 830 Affordable Housing Units Planned

- ◆ Supports local families and workforce housing needs

#### Public Safety – Five Acres of Land Provided for a Future Fire Station

- ◆ Supports emergency response and safety as the city grows

#### New Revenues – Substantial revenue for the Utility

- ◆ The project is expected to generate new revenue for the CMU in perpetuity.
- ◆ These funds could support services like public safety, parks, and needed infrastructure

#### Jobs and Economic Activity – New Construction and Operational Jobs for Local Residents

- ◆ Local residents will have new construction related job opportunities
- ◆ Local businesses will benefit from the construction activity

#### Project utilizes less water for cooling than the land is currently allocated, resulting in a reduction of water usage

- ◆ Modern technologies have reduced the amount of water needed for cooling
- ◆ No new allocation of water is needed for cooling

#### Increased property tax revenue to the City's tax base

- ◆ During both construction and operations
- ◆ Revenue can be allocated to parks, schools, roads as Council decides

#### Additional fire hydrants for increased fire safety

- ◆ The new water main will include fire hydrants along Avenue 52
- ◆ Increasing fire safety and emergency response capabilities as the city grows