

A Community Conversation

# Building Glencoe's Newest Neighbor

What the new data center means for water, power, sound, jobs, and our community

# What We'll Cover Today

We're building something relevant.



## 1. Small & Efficient AI Data Center

Data center operations that fit well within a community like Glencoe.



## 2. Being a Responsible Operator

In multiple ways — that is our commitment.



## 3. Being a Valuable Part of This Community

In multiple ways — that is Revolve's philosophy.

# Inside Our Data Center

Performs AI “inference” — the computing work behind everyday tools many of us use.

When you ask Gemini, ChatGPT, or Claude a question and it gives you an answer — that split second of computing is called “inference.”

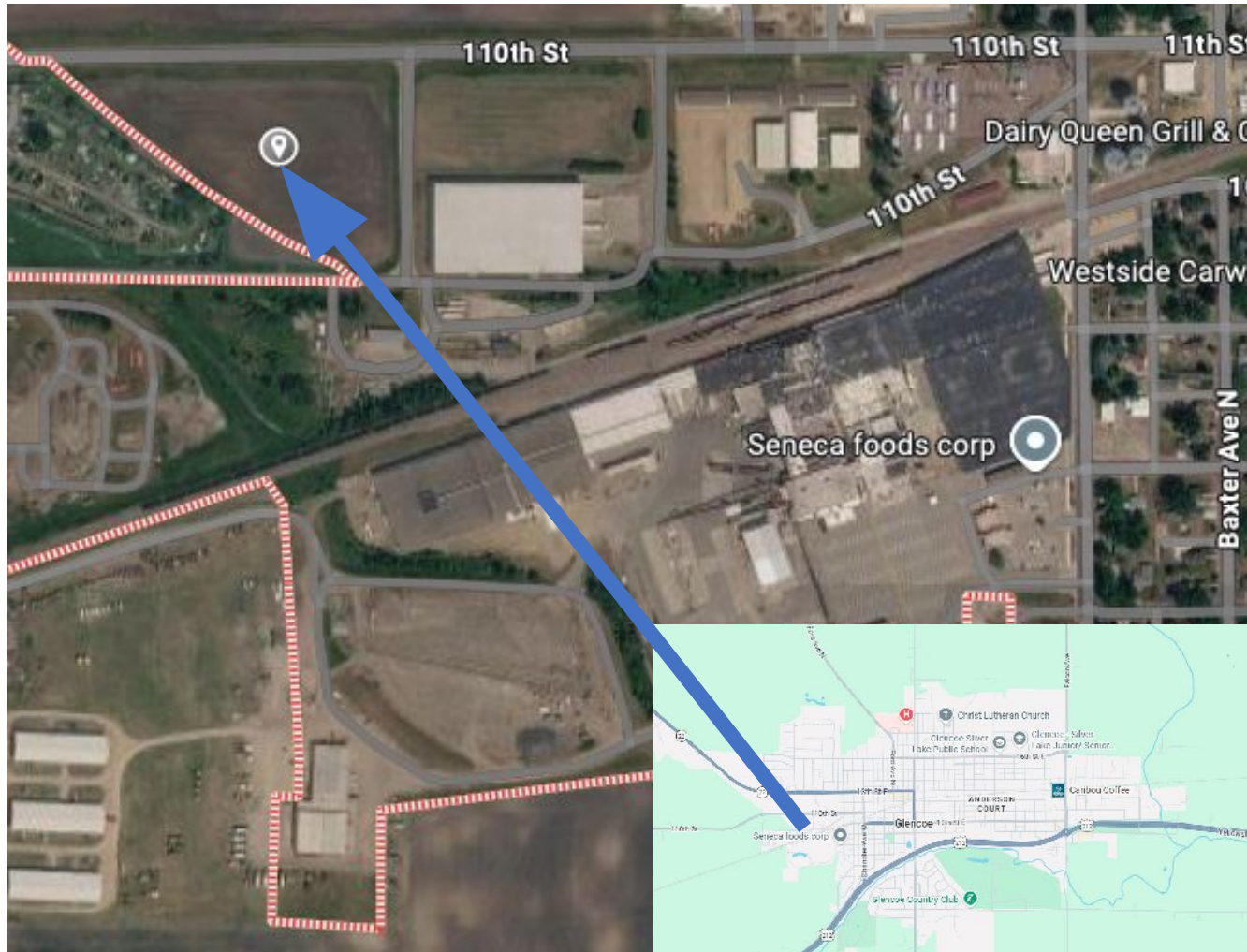
That's the kind of work this facility will support.

- AI tool helped identify breast cancer in 11 patients that doctors missed
- Tumors caught under 15mm → 90% five-year survival rate
- Instant analysis cuts result wait time from 14 days to 3

***This is just one area - the range of other applications is vast.***

Source: BBC News, “NHS AI test spots tiny cancers missed by doctors,” Mar 2024 — trial independently validated by University of Aberdeen

# The What and Where



- Address: 670 11th Street West
- About half the size of a typical distribution center
- Target completion: April 2027

# What Small & Efficient Looks Like

Here's what that looks like in practice.



## Flexible Grid Technology

Estimates when the electric grid is hitting a peak period and switches to battery power — keeping costs down for everyone.



## Closed-Loop Water Cooling

Water cycles through equipment and back again, minimizing water waste.



## Always Available

We're here in the community to answer questions and address concerns — local people you can count on.

# Being a Responsible Operator: Optimizing Sound Levels

- You spoke. We are listening.
- We're committed to optimizing sound levels.
- We brought in experts to help.



## Absolute Noise Control

*Independent sound consultants*

- Texas-based firm specializing in sound mitigation for data centers
- Services: on-site sound modeling before construction, engineered sound barriers and acoustical enclosures, post-installation verification

**In business since  
2011**

**750+**

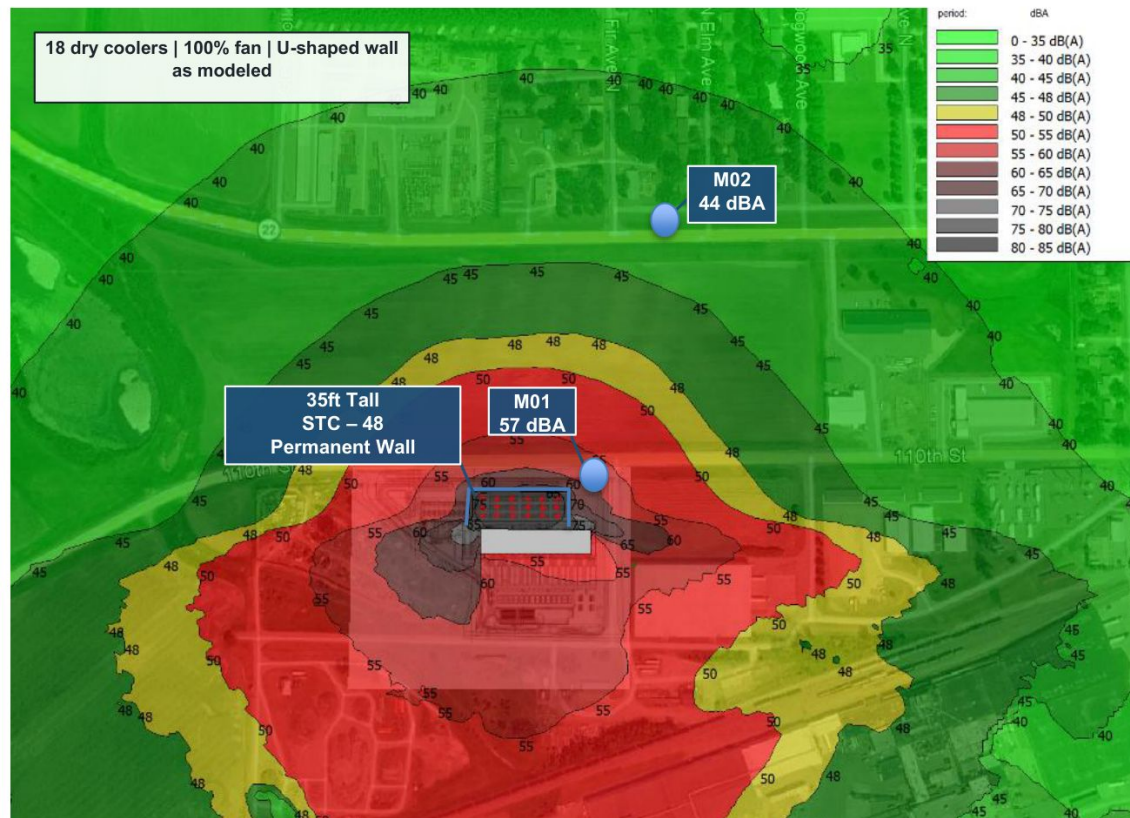
Successful projects completed

### Their process:

- Measure ambient (existing) sound levels on-site
- Model predicted sound levels before anything is built
- Design mitigation to hit a target level, then verify after construction

# Being a Responsible Operator: The Sound Report Results

Independent modeling confirms our mitigated design meets Minnesota's nighttime noise limits.



**Sound levels after mitigation:**

**57 dBA**

At the property line

**44 dBA**

At the nearest residence

**What this means:**

Both readings are quieter than the neighborhood's existing background noise (62–64 dBA average — highway traffic, the grain mill, passing trains). 44 dBA at the nearest home meets Minnesota's nighttime limit (50 dBA) and our own stricter internal target (47 dBA).

Source: ANC Noise Management Plan, MSP-G1, Sept 1, 2026 — modeled with all 18 dry coolers at 100% fan speed (worst case), with the proposed acoustic wall in place

# Being a Responsible Operator: Ample Water Supply

- Glencoe will have roughly two-thirds of its water treatment capacity available, even with the data center, other industrial users and all households
- Data center won't directly impact your water and sewer rates
- Data center usage fees may directly fund water-system upgrades - thereby reducing your tax burden

**City treatment capacity: 1.8 million gallons/day**

**34% used**

**66% still available**

***“What it also would do was allow us to generate a fund that if we were to need any significant upgrades, it would be less of a bonding issue. It would be less impact on the taxpayer, on the user, the resident.”***

— Mark Lemen, Glencoe City Administrator

Our usage fees could fund water system upgrades directly — so residents aren't the ones paying for maintenance through higher rates or taxes.

# Being a Responsible Operator: High Wastewater Standards

City wastewater treatment capacity: 6 million gallons/day

**17% used**

**83% still available**

## On water quality — nothing changes:

- Our cooling system never touches the city sewer system.
- The evaporative portion sends only a small amount of “blowdown” back — confirmed to use no chemicals (simple H<sub>2</sub>O).
- Every gallon is treated to the same permitted standard as any residential, commercial, or industrial customer.

***“We have some of the best drinking water and some of the best effluent that goes into Buffalo Creek in the state of Minnesota.”***

***“We will be in a better situation, even with the added wear and tear.”***

— Mark Lemen, Glencoe City Administrator

# Being a Responsible Operator: Power Gains Is a Shared Benefit

We don't draw from your electricity, we avoid peak demand hours, and our usage helps keep rates down.



## Data Center

Separate node + energy tech that auto switches to battery to avoid peak demand hours



## City Grid

Serves residents — unaffected by the data center

## Zero priority

Never gets priority. Not even on your backup system.

***“The additional revenues that have been received by having this facility in town have in fact slightly decreased our native load customers' rates.”***

— David Meyer, General Manager, Glencoe Light & Power

# Being a Responsible Operator: Zero Cost to Glencoe Taxpayers

We pay for the infrastructure. The city ends up owning it.

## \$0

Cost to taxpayers for the water, sewer, & electric line extensions needed to serve the site

### How it works:

- Revolve Labs funds 100% of the cost to extend water, sewer, and electric lines to the site.
- Once the connections are made, that infrastructure becomes City of Glencoe property.

# Being a Valuable Part of This Community: Jobs for Local Residents

Real, skilled, full-time positions — with a transition period to build up the local workforce.

**20–30**

Full-time, highly-skilled  
technical jobs

**9–10**

Full-time security  
personnel



## Transition period

An experienced third-party operator runs the site for the first 1–2 years, training a local workforce alongside them to fully take over operations.

# Being a Valuable Part of This Community: Tax Revenue & Economic Activity



**Local tax revenue**

**\$500k-600k per year**

Across county, city, & school district

*Estimate — based on comparable local properties, pending final county assessment*



**Local spending during construction**

**400 contractors**

on-site during peak construction

**Meals**

**Fuel & Travel**

**Lodging**

# Being a Valuable Part of This Community: Investing Directly in Glencoe

Partnering with Glencoe and the local community

**We plan to invest more than \$1 million in Glencoe over the next 10 years**

*Including reinvigorating parks, trails, and green spaces*



**Existing local partners**



**Community-led priorities**



**Driven by resident input**

# Being a Valuable Part of This Community: Built with Minnesota Partners

~46 partners, manufacturers, and suppliers involved in this project — many of them Minnesota-based.



## Contractors

- Rice Companies - Sauk Rapids, MN  
Building construction
- Landwehr - St. Cloud, MN  
Groundwork construction
- Braun Intertec - Bloomington, MN  
Engineering



## Suppliers

- Nuvera - New Ulm, MN  
Network
- Arvig - Perham, MN  
Internet
- Dooley's - Willmar, MN  
Materials



## Manufacturing/ Distribution

- Resco - Moorhead, MN  
Electrical
- Xerxes - Minneapolis, MN  
Materials

*The full contractor, supplier, and manufacturer list is available in the appendix.*

# Topics We Know Are On Your Mind

The questions we hear most often — answered.



## Will my electric rate go up?

No — and added utility revenue has historically helped keep rates lower.



## Will my water/sewer rate go up?

No — confirmed directly by the city administrator.



## Do we get priority in an outage?

No — we have zero priority and backup power.  
*(Glencoe also has a backup power system that isn't available for Revolve Labs.)*



## Will this expand in the future?

No current plans to expand beyond the current footprint.

# What We Covered

We're building something important — together with our Glencoe community.



## 1. Small & Efficient AI Data Center

Data center operations that fit well within a community like Glencoe.



## 2. A Responsible Operator

This is our commitment.



## 3. A Valuable Part of This Community

this is our philosophy.



# Thank you, Glencoe.

Questions & Discussion

[communityrelations@revovelabs.ai](mailto:communityrelations@revovelabs.ai)

Jim Fleming • Revolve Labs

## APPENDIX

# Why Data Centers Matter

Sourced examples of AI's real-world impact — for reference, not for live narration

# Healthcare (1 of 2)

AI-assisted tools working alongside doctors — not replacing them.

## Breast cancer — Barbara's story

An NHS Grampian trial had an AI tool called Mia review mammograms from ~11,000 women alongside doctors. It flagged 11 tumors doctors had missed. One patient, Barbara, had a 6mm tumor caught so early she needed only minor treatment — far less invasive than what her mother and sister went through with the same disease. Tumors caught under 15mm carry a 90% five-year survival rate, and instant AI analysis can cut result wait times from 14 days to 3.

*Source: BBC News, "NHS AI test spots tiny cancers missed by doctors," Mar 2024 — trial independently validated by University of Aberdeen.*

## Rare disease diagnosis

Rare diseases affect 300+ million people worldwide; patients often wait 5+ years for a correct diagnosis after seeing multiple specialists. DeepRare, an AI system published in Nature (2026), identified rare diseases more accurately than experienced doctors in head-to-head testing, with reasoning clinicians can review — potentially ending years-long diagnostic odysseys for families.

*Source: Nature (DeepRare paper, 2026); Medical Xpress coverage of the study.*

## Heart disease risk

The American Heart Association highlighted studies where AI listening to heart sounds detected valve disease more accurately than a clinician with a stethoscope, and AI analysis of retinal images predicted cardiovascular risk. Separately, Mayo Clinic's EAGLE trial — a randomized controlled trial across 45 Minnesota and Wisconsin clinics — found an AI-read EKG caught 5 additional cases of weak heart pump per 1,000 patients screened that doctors would have missed.

*Source: American Heart Association newsroom; Mayo Clinic EAGLE trial (Nature Medicine, 2021), FDA breakthrough designation.*

## Healthcare (2 of 2)

More examples — stroke, sepsis, and rural access to specialist screening.

### Racing the clock on stroke

Every minute an ischemic stroke goes untreated, ~1.9 million neurons are lost. An NHS study across every stroke-admitting hospital in England found AI decision-support cut door-in-door-out time by 64 minutes and made patients more likely to receive clot-removal treatment in time. At Mayo Clinic, a patient named Sophia Chan credits AI-accelerated diagnosis of a sudden hemorrhagic stroke with avoiding lasting disability.

*Source: NHS England (Dec 2025 national stroke AI rollout announcement); Mayo Clinic Magazine, "Transforming Stroke Care and Outcomes Using AI."*

### Catching sepsis early

Sepsis kills more than 250,000 Americans a year and can turn fatal within hours. A Johns Hopkins-developed, FDA-cleared AI system — built by a researcher who lost her nephew to sepsis — flags at-risk patients up to two days earlier than traditional methods, reducing sepsis mortality by roughly 18% across hospitals using it.

*Source: Johns Hopkins Hub/ICTR (FDA approval announcement, 2026); Nature Medicine/ScienceDaily coverage (500,000+ patient study).*

### Specialist screening in small towns

Diabetic retinopathy can cause blindness if untreated, but many rural patients go a year+ without an eye exam. A study at Western Maine Primary Care — a small, rural clinic, not a big-city hospital — found patients and providers responded well to AI-based retinopathy screening done right at a routine visit. Directly relevant for a smaller community like Glencoe.

*Source: Journal of Maine Medical Center (Western Maine Primary Care study); Commonwealth Fund case study on AI screening at community health centers.*

# Education & everyday finance

AI's reach goes well beyond healthcare.

## Personalized learning

A systematic review of AI-driven personalized learning in higher education found AI-based adaptive systems produced measurable improvements in student performance, engagement, and early identification of at-risk students. A separate meta-analysis of adaptive learning systems found a medium-to-large positive effect on cognitive learning outcomes compared to non-adaptive instruction — AI can generate custom quizzes, flashcards, and lessons tailored to a student's strengths and weaknesses.

*Source: MDPI systematic review, "Impact of AI on Personalized Learning in Higher Education"; peer-reviewed meta-analysis of AI-assisted personalized learning (2019–2024 studies).*

## Stopping fraud before it happens

The U.S. Treasury's AI-driven fraud analytics have helped prevent or recover more than \$4 billion in taxpayer losses from fraudulent returns and improper payments. In banking, Mastercard reports banks using AI fraud tools for 5+ years have saved an average of \$4.3 million in losses that would otherwise have gone uncaught, with real-time AI scoring letting banks approve or decline transactions instantly instead of after the fact.

*Source: U.S. Treasury/IRS AI survey (arXiv, citing Treasury data); Mastercard Global newsroom.*

## Full partner list (1 of 2)

Key partners involved in this project.

City of Glencoe

*Glencoe, MN*

Glencoe Area Chamber of Commerce

*Glencoe, MN*

Glencoe Light & Power Commission

*Glencoe, MN*

Central Municipal Power Agency/Services

*Eden Prairie, MN*

Braun Intertec

*Bloomington, MN*

Seneca Foods

*Glencoe, MN*

Marsh

*Cleveland, OH*

Absolute Noise Control

*Weatherford, TX*

Ascent

*St. Louis, MO*

Cumming Group

*New York, NY*

Myriad360

*New York, NY*

Stearns Bank

*St. Cloud, MN*

Marathon Capital

*Chicago, IL*

Legal counsel — Ashurst / Perkins Coie

*confirm firm(s)*

# Full partner list (2 of 2)

Manufacturers & suppliers, by category.

## Electrical

RK Mission Critical (Aurora, CO)  
Bolt Electric (Denver, CO)  
Tidal Time Solutions (Jacksonville Beach, FL)  
Eaton (Ireland / Beachwood, OH)  
Kohler/Rehiko Power Systems (Kohler, WI)  
WESCO (Pittsburgh, PA)  
ABB Elastimold (Hackettstown, NJ)  
ArchKey Solutions (St. Louis, MO)  
RK Mission Critical (Aurora, CO)  
[wire manufacturer] (TBD)

## Petroleum & Fuel Systems

Dooley's Petroleum (Sauk Rapids, MN)  
River Country Cooperative (Grove Heights, MN)  
Xerxes Corporation (Minneapolis, MN)

## Mechanical & Plumbing

Johnson Controls (Glendale, WI)  
York (Milwaukee, WI)  
Custom Mechanical Systems (Walnut Creek, CA)  
Morin Hydronics (Columbia, MD)  
Tranter (Houston, TX)  
Chesapeake Systems (Hanover, MD)  
Armstrong Fluid Technology (Toronto, Canada)  
Baltimore Aircoil Company (Jessup, MD)

## Security

AXIS Communications (Sweden / Chelmsford, MA)  
Suprema (S. Korea / Lake Mary, FL)  
Altronix (Brooklyn, NY)  
Mercury Security/HID/ASSA ABLOY (Austin, TX)  
Black Security Products (Houston, TX)  
Genetec (Montreal, Canada)

## Building

Rice Companies (Sauk Rapids, MN)  
Landwehr (St. Cloud, MN)  
Butler Manufacturing (Kansas City, MO)  
The Boldt Company (Appleton, WI)  
WM Mueller (Hamburg, MN)

## Internet/Network

Arista (Santa Clara, CA)  
Nuvera Communications (New Ulm, MN)  
Comcast (Philadelphia, PA)  
Lumen (Monroe, LA)  
Arvig (Perham, MN)