Microsoft

Welcome

Thank you for joining the Town of Tyrone Community Information Session about the Microsoft datacenter

We appreciate the opportunity to be here, listen, share information, and answer questions from the community.

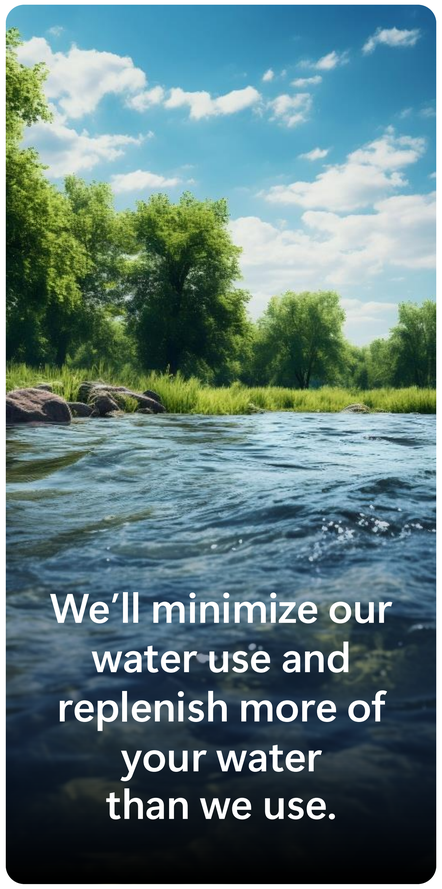
Tonight’s meeting is an open house. Please visit the stations, view the materials, and speak with members of our team.

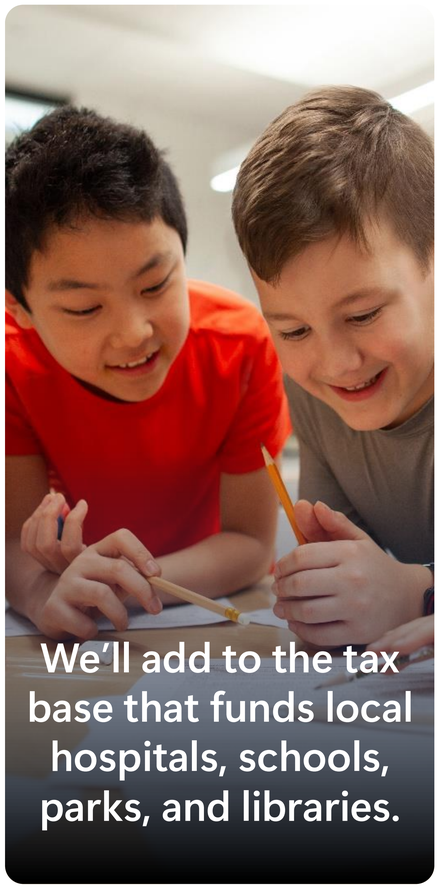
We are early in the planning process and are committed to ongoing engagement with Town leadership, neighboring residents, and the broader community as planning continues.

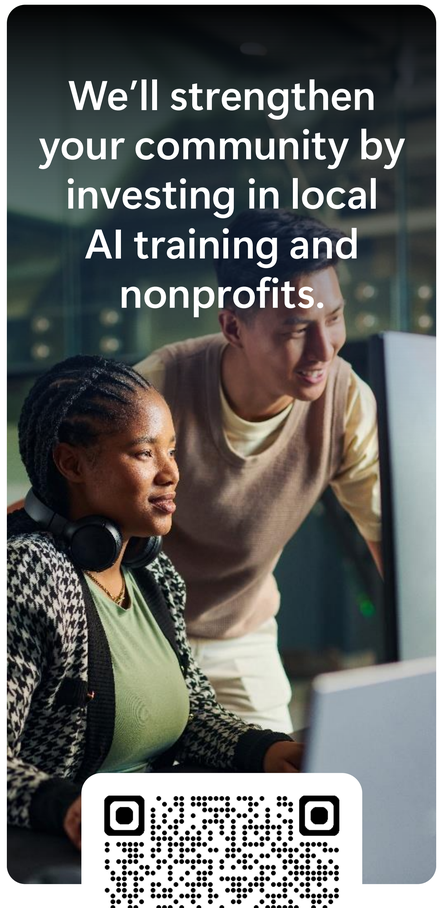
Microsoft

Building Community-First Infrastructure

The Microsoft Community-First Infrastructure initiative centers on being a good neighbor in the communities where we build, own, and operate our datacenters.







Scan the QR code to learn more

Microsoft

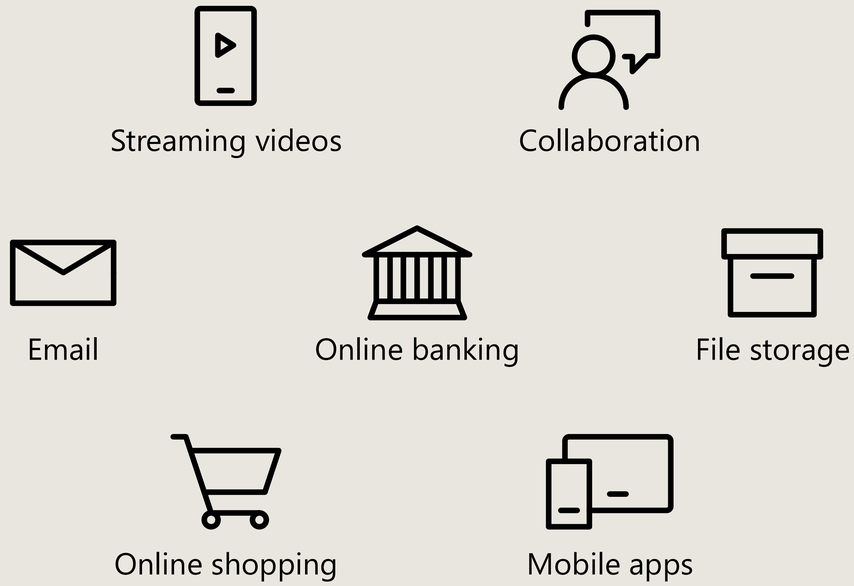
Datacenters are the infrastructure that delivers the cloud

The cloud plays **a significant role in our everyday lives**, enabling remote work and learning, global collaboration, supporting discovery and innovation, and importantly, powering critical life and safety services.

Datacenters have become integral to our lives, from connecting with family and friends, to facilitating contactless payments and remote working, our modern lives are reliant on the functionality datacenters provide and demand is growing.

Organizations in Georgia rely on the Microsoft Cloud, including companies large and small, startups, governments, hospitals, banks, schools, and more.

Datacenters power our digital world



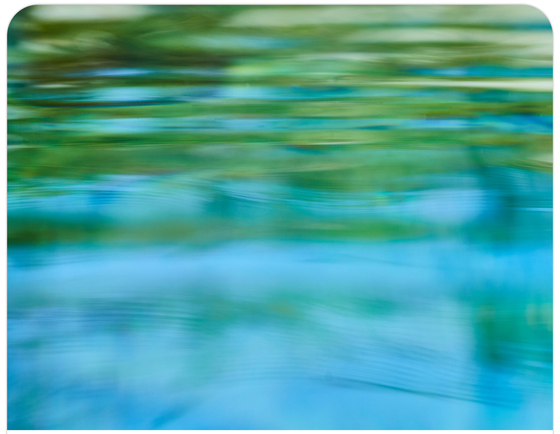
Microsoft

Scan these QR codes to learn more about Microsoft datacenters

Datacenter community blog

Video: Inside a Microsoft datacenter

About datacenter energy use



About datacenter water use

Next Steps

There are six steps to establishing a new datacenter location

→ The property was previously rezoned for datacenter use by the Town and is now undergoing detailed planning and design phases

→ We are early in the planning process and will continue engaging neighbors, Town leadership, and the broader community throughout planning, development, and operations

→ We expect to break ground on mass grading within the next 12-24 months, pending permitting timelines

→ This phase includes site studies, engineering, environmental review, utility coordination, and Town review processes

→ Site plans and design details may continue evolving throughout planning and community input

→ Projects of this scale are developed over multiple years

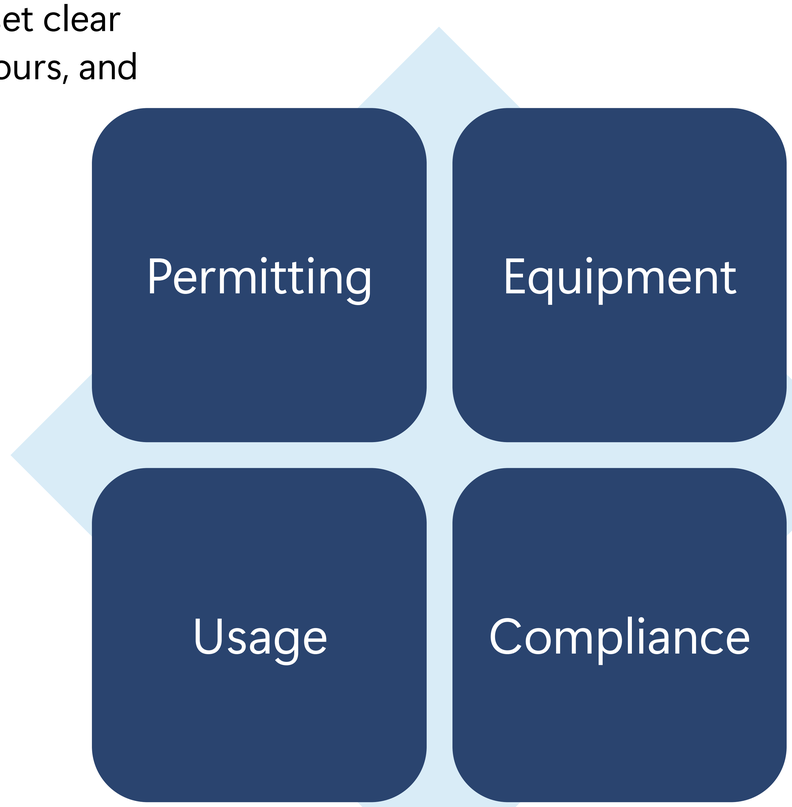
→ Following this meeting, we will review feedback received to help inform our efforts and plans

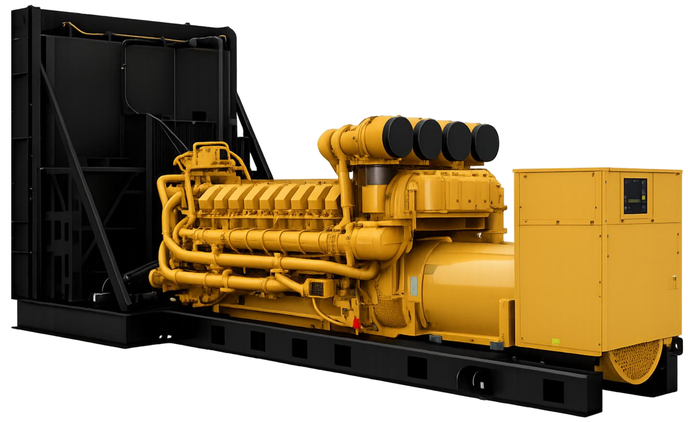
It’s a marathon, not a sprint

Environmental – Air Quality

- **This region is in ‘attainment’ and meets federal air quality standards.**
- Microsoft will acquire applicable permits for generator pad construction and generator operation
- These permits are governed by the Clean Air Act and Indiana's implementing regulations and set clear limits on type of equipment, operating hours, and emissions to protect local air quality.

- **Federal standards require modern, cleaner-burning engines.**
- Microsoft utilizes emergency back-up generators that will be EPA Tier 2 certified engines or better and ultra-low sulfur diesel.
- The back-up generators are comparable to heavy-duty vehicles and require periodic maintenance (like oil changes) to ensure proper operation.





- **Backup power use is very infrequent. These engines are intended for emergencies, not for primary power.**
- Engines are run periodically for testing and maintenance purposes, typically for much less than 24 hours per year.
- Engines are also run in the event of a grid emergency or utility outage, but these are rare.
- Power reliability at data centers is generally better than the normal utility customer due to each data center having its own substation and upgraded infrastructure.

- **Microsoft will comply with all applicable permit and regulatory limitations including Federal NSPS and NESHAP.**
- Microsoft facilities are designed to operate within limitations established by the local noise ordinance.
- Emissions are limited by the permit.

Microsoft

Prioritizing sustainability in our datacenters

Energy

- **We met our 2025 renewable energy goal** by purchasing enough renewable energy to match 100% of the electricity used across our datacenters, buildings, and campuses
- Growing **new** renewable energy generation capacity through Power Purchase Agreements (PPAs)
- Eliminating the use of diesel for backup power by 2030

Water

- Designing datacenters to cool with outside air when possible **minimizing water use**
- Collecting rainwater for use where feasible

Waste

- Diverting **90 percent** of datacenter operational waste by 2030
- Building Circular Centers to **reuse servers and hardware**

LEED Gold Certifications

- Microsoft pursues LEED Gold certification for all newly built datacenters.
- Over 60 datacenters globally today are LEED Gold Certified, **which means our datacenters use less energy and water, reduce waste, and create healthier spaces.**
- This high sustainability benchmark shows Microsoft's commitment to eco-friendly operations.

Tyrone datacenter design concept

The information depicted is for planning purposes only and is subject to modification during the design development and permitting.
Shared during the community open house on May 26, 2026

Microsoft

Datacenter cooling

Datacenters are filled with thousands of powerful computers called servers, and when they run, they produce heat. To keep them working properly, the servers must stay at the right temperature, which requires cooling. At Microsoft, we cool our datacenters using as little water as possible. We use a mix of cooling approaches depending on where the datacenter is located. The most common types are described below as well as what is planned for our Georgia projects.

Outside air cooling

In cooler climates like Sweden, we use outdoor air to cool servers year-round. This kind of cooling is like rolling down your car windows.

Evaporative cooling

When temperatures stay below 85°F (29°C), we can cool our datacenters using outside air alone—no water needed.

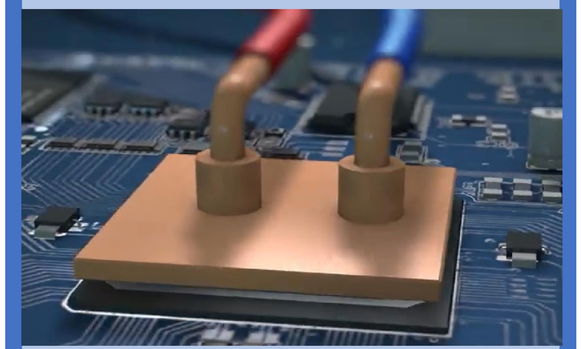
In Wyoming, we only cool with water in our datacenter 37 days a year.

On these days, some of the water evaporates—**much like how sweat helps cool your body**—while the rest is returned to the local utility to be treated just like household wastewater

Air-cooled chillers

Air cooled chillers rely only on air, similar to air conditioning in your home or car, with zero water use.

Chip-level cooling



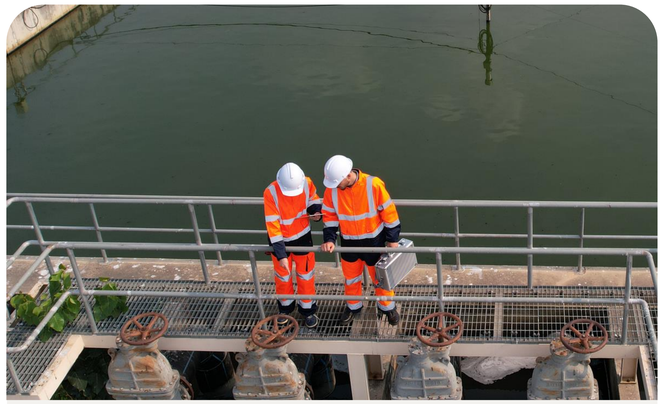
Our latest innovation circulates liquid directly to each chip in a closed loop—eliminating evaporation, supporting all three of the cooling methods, and meeting AI demands while saving water.

These are the cooling types anticipated for this project in Tyrone

Responsible local water use and planning

Infrastructure costs

Microsoft pays for these upgrades. We take responsibility for sourcing any water we use so our datacenters don’t strain the community’s water supply or raise utility bills.



Planning for demand

We work with local utilities to make sure there is capacity available for our demands.

That might mean investing in necessary infrastructure such as water pipes or pumps to supply water to the datacenter.

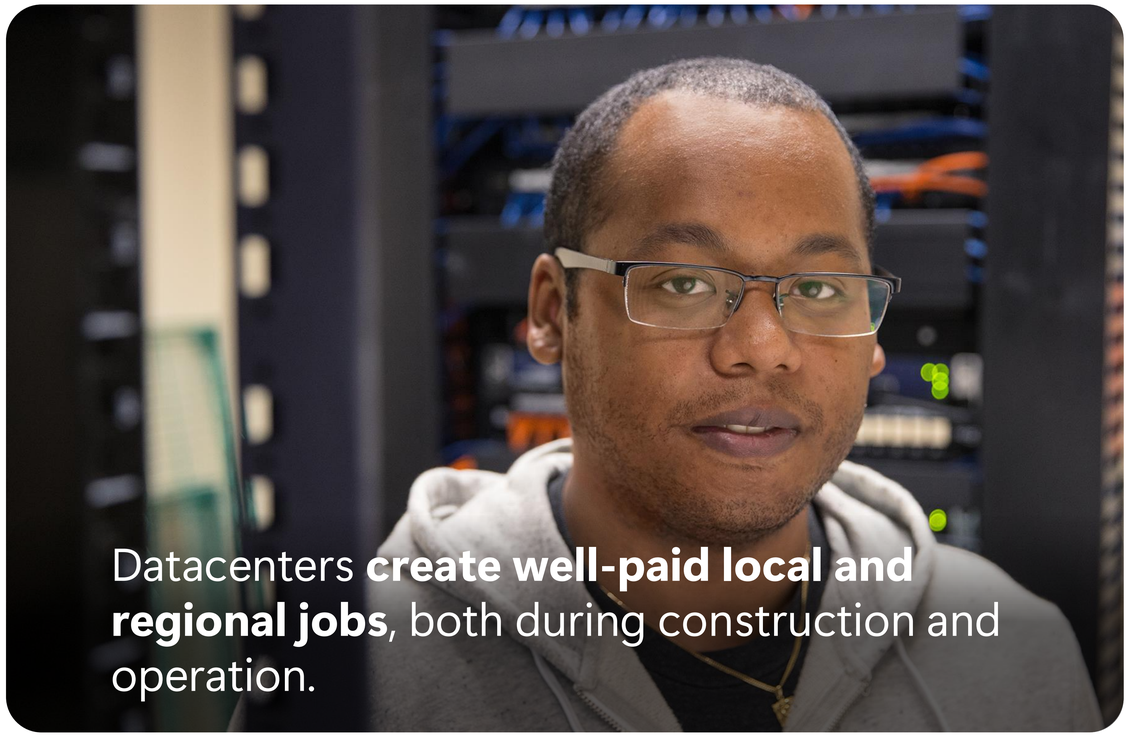
Water use

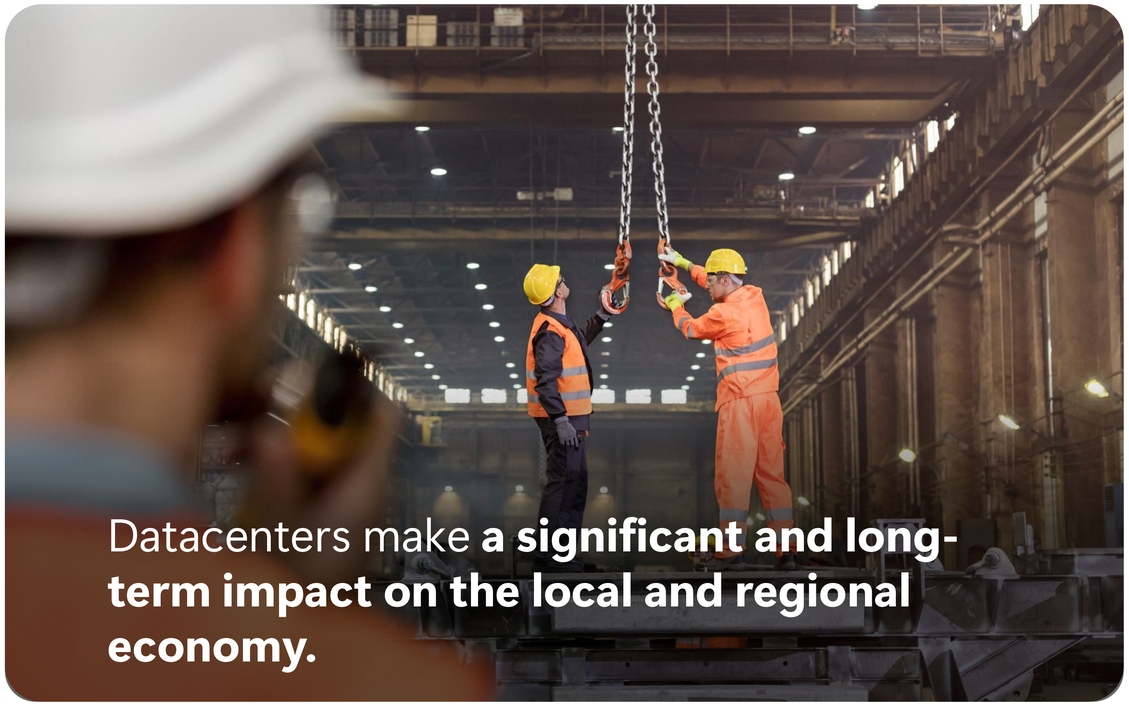
At Microsoft's newest datacenters water is used primarily for supporting people – things like drinking water, handwashing and restrooms.

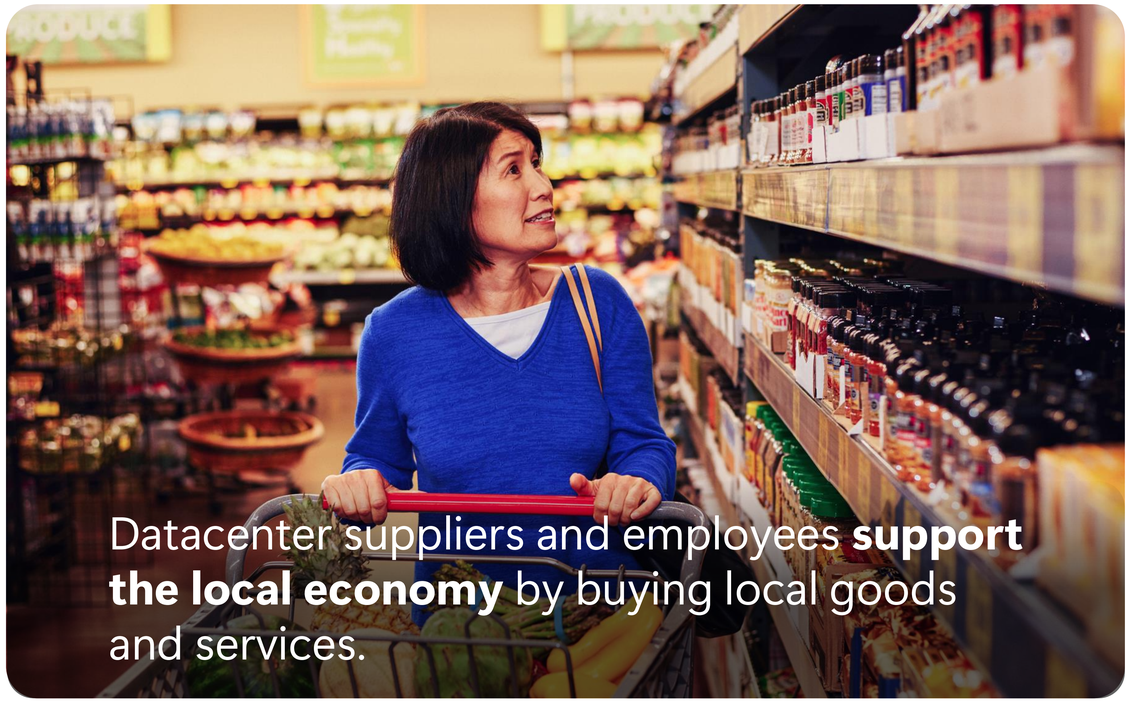
Some water use occurs during the construction and testing of the datacenter, after which routine operations use very little water.

Microsoft

Creating jobs and supporting local businesses







Microsoft

Investing in community programs and collaborations

Microsoft strives to be a good neighbor and to create a positive impact in the communities that are home to our datacenters.

Community Information Session Feedback Form

Scan to
access the survey