Microsoft

St. Joseph County Consolidated FAQ

November 2026

Campus purpose and development

What is a datacenter, and why do we need them?

Datacenters provide the physical infrastructure for technology used at work and in daily life. Opening a phone app, joining a virtual classroom or meeting, saving photos, and playing online games all use datacenters. Local businesses, government, first responders, and schools rely on them to deliver goods and services.

Will the campus support artificial intelligence?

The campus is being designed as a flexible cloud infrastructure that can support the evolving digital services used by businesses, schools, hospitals, governments, and households. That may include cloud computing, storage, cybersecurity, online services, and AI workloads. The precise mix will change over time as customer needs and technology evolve.

When will the campus become operational?

The project remains in the development and construction process. Buildings 1 through 3 are planned for completion in mid-to-late 2029. Construction timelines and milestones are estimates, may change, and depend on permit approvals.

How many buildings are planned?

The current campus plan includes six data center buildings, plus supporting infrastructure and accessory facilities. Phase 1 includes three permitted buildings plus a campus amenity building, and development will continue in phases until the full site plan is complete. Please refer to the project plans shared at the Community Open House. No buildings or additional phases beyond that plan are currently proposed for the land Microsoft owns and that was previously zoned.

Our community-first commitment

Microsoft is committed to being a good neighbor in the communities where we build, own, and operate datacenters.

Specifically, when Microsoft joins a community, you can expect that:

1. We'll pay our way to ensure our datacenters don't increase your electricity prices.
2. We'll minimize our water use and replenish more of your water than we use.
3. We'll create jobs for your residents.
4. We'll add to the tax base that funds first responders, schools, parks, and libraries.
5. We'll strengthen your community by investing locally in technology training and nonprofits.

While we're still in the early stages of the development process for the datacenter in your community, we look forward to listening, learning, and building a positive relationship.

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Have foundations started, and when will vertical construction begin?

The site remains in the mass-grading phase, with crews preparing the first two building pads at the time of this writing. The first three buildings have received permit approvals, and vertical construction is currently targeted for November 2026, subject to final conditions and approvals. Roadway improvements and traffic-control work are also planned during this period.

What happens as technology advances; will the buildings be decommissioned?

We anticipate datacenters in our portfolio operating for decades. We are actively lengthening their lifespans to reduce environmental and resource impacts. This is an operating expectation, not a guaranteed lifespan or a site-specific decommissioning plan.

What do datacenter campuses look like?

We design datacenters with the environment and surrounding communities in mind. Each site is unique, but buildings typically resemble windowless warehouses, and campuses often contain several buildings. Our standard design template includes perimeter fencing for safety and security, with vegetative screening and landscaping as key design elements. These are general design characteristics, not confirmation of every St. Joseph County design detail. We will keep the community informed as the project advances.

Project infrastructure, taxes, and regional funding

How will construction traffic and public safety be addressed?

Roadway improvements are underway to support safety and traffic management during construction on Cleveland, Bittersweet, and Currant roads. It is anticipated that this work will be completed by the end of 2026. Some of this work is planned for nighttime or Saturday hours to minimize impacts on local traffic patterns. Updates for this work have been communicated with Penn-Harris-Madison Schools to minimize disruptions to their operations.

How is Microsoft funding project infrastructure?

Microsoft is committed to funding the infrastructure required to service our site. Microsoft has funded the evaluation, engineering, design, and permitting of water, sewer, and roadway improvements. Plans are still pending to fund agreed-upon water and sewer construction, professional services, land or easement acquisition, construction oversight, contingencies, and roadway repairs. The current estimated scope is approximately $65 million.

Water use and environmental protection

What does Microsoft's datacenter project have to do with our water infrastructure?

Microsoft partners with utilities and local leaders from day one to map out water, wastewater, and pressure needs. Where system improvements are required, Microsoft funds those upgrades in full, ensuring that the community doesn't have to shoulder the cost. Beyond the actual development project, these investments also help to modernize municipal systems, expand capacity, and help maintain stable service for community members.

In Northern Indiana, we are funding public City of Mishawaka water and sewer improvements through an agreement with the City of Mishawaka and St. Joseph County. The improvements are being carried out by County contractors across the area that will improve both the reliability and resiliency of the water system, as well as support regionalization efforts to provide water service to areas within St. Joseph County that currently do not have access to the public water system, as found in a September 2025 evaluation conducted on behalf of the City of Mishawaka.

How will this work be carried out responsibly and the impact on Juday Creek minimized?

To make these improvements, the County's construction crews have determined that temporary trench dewatering is necessary, a standard construction practice that temporarily evacuates natural groundwater from excavations so that work can proceed safely. The regulatory permit applications for this work reflect theoretical

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maximum thresholds across multiple separate project locations, or the largest amount of water that could be discharged. The actual volume is anticipated to be far lower as pumping is intermittent, scheduled during regular daytime working hours, and coordinated alongside local environmental partners, including the Juday Creek Task Force, with continuous monitoring in place to protect local waterways.

How much water will be used for cooling and normal site operations?

We continue advancing datacenter designs and exploring cooling technologies to reduce water consumption and environmental impacts. In Indiana, the planned liquid-cooling design moves heat from the chip into liquid, which circulates back to air-cooled chillers in a closed-loop system. For this campus, we are committed to air-cooled, closed-loop cooling designed to consume no water for cooling during normal operations after the initial startup fill. This does not mean zero total site water use.

During normal operations, water consumption is expected to be for domestic purposes such as employee drinking water and bathrooms, supplied by City of Mishawaka Utilities. Other datacenter projects of this size would be expected to use water comparable to several restaurants, or 5–6 million gallons annually. This is an estimate, not a confirmed water-use forecast.

Are additives or chemicals used, and how are cooling liquids discharged or disposed of?

Some of our datacenters, including the St. Joseph County project, use a propylene glycol (PG) solution within closed-loop cooling systems. On rare occasions when PG must be removed, it is collected and hauled away for proper disposal in accordance with all applicable regulatory requirements.

What happens if the propylene glycol system leaks or spills?

Modern liquid-cooled computing systems use multiple layers of protection to identify and respond to leaks quickly, preventing or minimizing potential releases and helping protect people, equipment, and the surrounding environment. Leak detection and automatic shutdown systems support safe, reliable, resilient operation. In the unlikely event of a leak or spill, established response and cleanup procedures include trained personnel, readily available spill kits, and planned disposal procedures to help contain liquids, clean them up promptly, and manage them responsibly.

Will hosting a datacenter pollute the water supply?

We carefully manage cooling water to help protect local water quality and public health. We manage and monitor operations and discharges to meet applicable federal, state, and local requirements, working with local utilities to help ensure compliance. We also design cooling systems and datacenters to prevent chemical releases to the environment or local sewers.

Will Microsoft use onsite water wells?

We will not use onsite wells for datacenter operations. During construction, existing water wells may be used temporarily in accordance with all applicable regulations.

Electricity, noise, generators, and lighting

Will the datacenter increase residents' electricity rates?

We are committed to paying our way so our datacenters do not increase residents' electricity prices. We will do this by paying utility rates high enough to cover our electricity costs. Our campus commitment also covers the costs of energy and infrastructure needed to serve the site so the costs are not shifted to residents. This electricity-rate commitment is distinct from the project infrastructure agreements and broader regional TIF decisions.

Do datacenters create noise, and how is it managed?

Operational datacenters typically have three sound sources: employee vehicles and occasional truck deliveries; emergency backup generators when the generators are operating (see next question for details); and heating, ventilation, and air-conditioning equipment. We perform noise studies during design and development to assess

generated sound and compliance with permissible local noise levels. Noise abatement may be implemented to ensure compliance. Potential measures include building setbacks, quieter equipment, sound blankets, sound walls, and earth berms. These are mitigation options, not a confirmed list of measures for this campus.

Why do datacenters have generators, and how often do they run?

Datacenters use fossil-fuel generators for backup power during rare emergencies, not as primary power. We comply with local, state, and federal environmental regulations when running them. Backup power use is very infrequent. Generators run periodically for routine testing and maintenance, for much less than 24 hours per year, typically during daytime hours. That figure describes routine testing and maintenance, not an absolute cap on operation during emergency outages. By 2030, we aim to eliminate our dependency on diesel fuel; this is a goal, not an achieved result or guarantee.

What exterior lighting is used?

Our datacenters use perimeter fencing and 24-hour exterior lighting to protect employees and operations. Lighting is strategically placed around buildings, parking lots, roadways, sidewalks, and perimeter fencing. Placement and fixtures are designed to LEED dark sky standards, considering human safety, visual comfort, building aesthetics and identification, and respect for the surroundings.

Jobs, economic benefits, and community commitments

What impact do datacenters have on the local economy?

According to research findings from the U.S. Chamber of Commerce, datacenter infrastructure supports datacenter and construction jobs, improves local infrastructure through tax revenue, and bolsters technology companies that support these projects. These are general findings, not quantified St. Joseph County outcomes.

Mecklenburg County, Virginia is an example of the potential economic impact of datacenter development. Microsoft has been part of that community for more than a decade. For fiscal year 2023, our datacenter impact included average compensation 2.4 times higher than others in the region, while our operations accounted for 24 percent of the county's local property-tax revenue. We also invested $2.7 million with nonprofit partners there between 2019 and 2023. For more information, visit aka.ms/SVAEconImpact.

How many people will work at the datacenter?

Datacenters are capital-intensive investments and long-term community commitments, bringing hundreds of highly skilled full-time and contractor jobs to build and operate facilities. We commit to hiring from the community. Across our datacenters, our projects support an average of 300–400 jobs annually, depending on campus size and construction activity, and typically approximately 50 full-time and vendor positions per building. These are general Microsoft figures, not a guaranteed St. Joseph County staffing or construction-job total. The current plan for this campus is six buildings.

How does Microsoft invest in communities and protect the local environment?

We aim to be a good neighbor where we build, own, and operate datacenters. Our community-first commitments include creating jobs for residents; adding to the tax base supporting first responders, schools, parks, and libraries; and investing locally in technology training and nonprofits. We contribute to infrastructure upgrades and programs for people of all ages, partnering with nonprofits on workforce development, technology skills, environmental restoration, and local projects and needs. Our commitments to paying our way on electricity and minimizing cooling-water use are addressed above.

The broader community-first commitment also includes minimizing water use and replenishing more water than we use in host communities.

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Locally, we will continue more than 300 acres of ecological enhancement near Juday Creek to stabilize soils, reduce runoff, improve filtration, and support habitat.

How can residents get updates or ask questions?

We will share project updates and communicate with residents and local officials as the project advances, with a focus on listening, learning, and building positive relationships. Information about our Indiana datacenters is available at aka.ms/Indiana. Questions can be directed to IndianaDC@Microsoft.com or 317-762-3105.

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