



FACT SHEET

Proposed Google Data Center in Pine Island, MN

Ryan Companies is developing a 482-acre site in Pine Island, Minnesota. Ryan has secured Google as the inaugural anchor tenant for the development, which includes an initial commitment for one data center and an office building. With Google's commitment to be the first tenant within Ryan's business park, it will support Google's global operations providing essential infrastructure to power the everyday digital products and services relied on by users, enterprises, universities, and governments.

Local Benefits: School, City and Taxpayers

Project Skyway provides a significant and immediate fiscal windfall for the region. The project includes significant contributions to local public services and infrastructure, **which is currently projected to exceed \$250M+ during the first 28 years of operations.** The initial project alone will instantly double the value of Pine Island's commercial/industrial tax base and become the highest taxpayer in the city.

- **Over \$100 Million in Infrastructure:** The development will fund, at its sole cost, over \$100M in utility and roadway infrastructure with direct benefits to the surrounding community.
- **\$24 Million Education Fund:** The Panther Program will fund over \$24 million for Pine Island Public Schools to boost STEM programs and build local career pathways.
- **\$3 Million to City of Pine Island:** The community agreement includes over \$3 million in direct contributions to the City of Pine Island for discretionary use.
- **\$130M new city property tax revenue:** The entire development is expected to generate over \$130M in new city tax revenue over the first 28 years. The current property taxes for the project area is approximately \$30k annually.



Significant Jobs & Broader Economic Benefits

- **Over 700 Construction Jobs:** The initial project is slated to generate over 700 well-paid, skilled construction jobs.
- **100 Permanent Jobs:** The initial phase will create approximately 100 permanent operational jobs with competitive salaries.
- **\$700M+ Local Investment:** The initial phase anchored by Google represents a capital investment in construction expected to exceed \$700 million.
- According to an economic impact analysis, the initial project would have a job multiplier of 1:9. This means for every job at the data center, the site will support 9 in the broader community.

Project Details

Energy Summary | The Electric Service Agreement between Xcel Energy and Google is structured to align with Minnesota's 2040 carbon-free energy goals. Google will fund 100% of the costs for its new energy service and infrastructure.



New Clean Energy: Google's agreement will bring **1,900 MW** of new clean energy resources to the grid, including **1,400 MW of wind, 200 MW of solar, and 300 MW of battery storage.**



Ratepayer Protection: The project is expected to put downward pressure on rates, providing an estimated **\$1.1 billion in benefits** over the next 15 years to Xcel Energy customers.



World-Class Storage: The project includes a **300 MW, 100-hour iron-air battery** project—the biggest of its kind in the world—to store renewable energy for use when the sun isn't shining or the wind isn't blowing.



Grid Investment: Google will make an additional \$50 million investment in Xcel's Capacity*Connect program to build a battery storage network across Minnesota and will pay for all necessary grid reliability upgrades.

Sustainable Water Design & Resource Management

This project sets a new standard for responsible resource management through advanced engineering and clean energy integration.

- **Water Sustainable Cooling:** The facility plans to use advanced cooling technology, resulting in minimal water use for cooling. The closed-loop chilled water system transfers heat to the ambient air without ever exposing the water to the atmosphere. Because this system is sealed and self-contained, it prevents evaporation while eliminating the need for a constant supply of fresh water.
- **Minimal Water Use:** Water usage is primarily limited to domestic office purposes (restrooms, kitchens), resulting in an operational demand lower than that of typical residential developments of similar size.
- **Noise:** The project will comply with Minnesota's state noise standards for residential areas. These standards limit noise levels to 60 dBA during the day and 50 dBA at night. For comparison, a 4-lane freeway like Highway 52 typically produces 70 to 75 dBA near the roadside (50 feet away).

Community Partnership & Strategic Importance

The project is governed by enforceable agreements and transparent partnerships that ensure accountability and long-term value for Minnesota.

Commitment to Partnership: Ryan and Google are committed to long-term partnerships with local leaders to support community priorities. This is an opportunity to set a national standard for responsible, climate-aligned development. Google has supported STEM education, health programs, teacher training, and workforce development initiatives such as the STAR program, which has achieved nearly 100% job placement rates in skilled trades careers. Community members can see examples of this [here](#).

Proven Regulatory Framework: The project has been and will continue to be exhaustively reviewed by multiple state agencies (PUC, MPCA, DNR, etc.) under Minnesota's strong regulatory framework.