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The Mandan Data Center: A $526 Million Investment in Mandan's Future

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Michael Whalen, Managing Director, Digital Infrastructure, Stark Power

What is a data center?

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The buildings where the internet lives

Data centers store and process the digital information behind everyday life. A campus houses rows of servers plus the power, cooling and security equipment to keep them running around the clock.

If you used any of these today, you used a data center:



Healthcare records



Online banking



Streaming



Cloud storage



Video calls



AI tools

Why data centers matter

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National and economic security

Federal policy names secure, domestic AI and cloud infrastructure a strategic priority. The country that leads in computing capacity leads in defense, intelligence and economic competitiveness.

Keeping critical systems at home

Building capacity here instead of overseas keeps critical systems under U.S. control as global demand accelerates.

Demand is growing fast

AI and cloud computing are driving a nationwide build-out. Communities that host these facilities gain a major new tax base and skilled jobs.

What's on a data center campus

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Data halls

Low-profile buildings, similar to a distribution warehouse

Power equipment

A substation and on-site generation to serve the campus

Sound and screen walls

Setbacks, walls and enclosures designed to control noise

Secure perimeter

Fencing, access control, site office and parking

Stormwater management

Detention pond and drainage built into the site design

Landscaping and buffers

Screening between the campus and its neighbors

Measured in megawatts

Data centers are sized by electrical capacity (MW), not square footage, because capacity sets how many servers a facility can run and how much cooling it needs.

Who is Stark Power?

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Power and data centers. One platform.

Stark Power develops data center campuses together with the power generation to run them, so new computing capacity doesn't lean on the local grid or local ratepayers.



Publicly traded

Listed on the Tel Aviv Stock Exchange (TASE: STRK), with public financial reporting.



Power and load, built together

We often develop natural gas generation alongside large loads like data centers in the MISO and SPP regions of the central US.



Experienced developers

Our team has developed, financed, and built over $1B of utility-scale energy projects across the country.

Why Mandan?

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Next to existing grid infrastructure

The site sits beside an MDU generating station, limiting new transmission lines and land disturbance.

Room to do it right

A 700-acre project site lets us place the roughly 300-acre campus away from neighbors, with buffers. We are not developing the full footprint.

A skilled workforce

The region’s existing trades and workforce provide a local talent pipeline. Stark Power will further fund and expand via workforce development opportunities.

A proven state for data centers

North Dakota already hosts responsible data centers, including Applied Digital’s Ellendale campus.

The project at a glance

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300 MW

Two phases: 130 MW in 2028-2029, then 170 MW in 2030-2031

$3.4B

Facility investment, before servers ($10.9B with them)

300 acres

Campus area within a 700-acre site

Inside Mandan

Within city limits, paying full Mandan property taxes

Its own power

On-site natural gas generation and/or power bought on the MISO market

2028

Construction begins; Phase 1 in service by 2029

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What Mandan gains

Tax base, jobs, and customers for local businesses

One of Morton County's largest taxpayers

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$526M

public revenue over 20 years for schools, city, county, parks and the state

$25M

a year in property tax once fully operating, about half to Mandan Public Schools

5,500

construction job-years, with $397M in wages

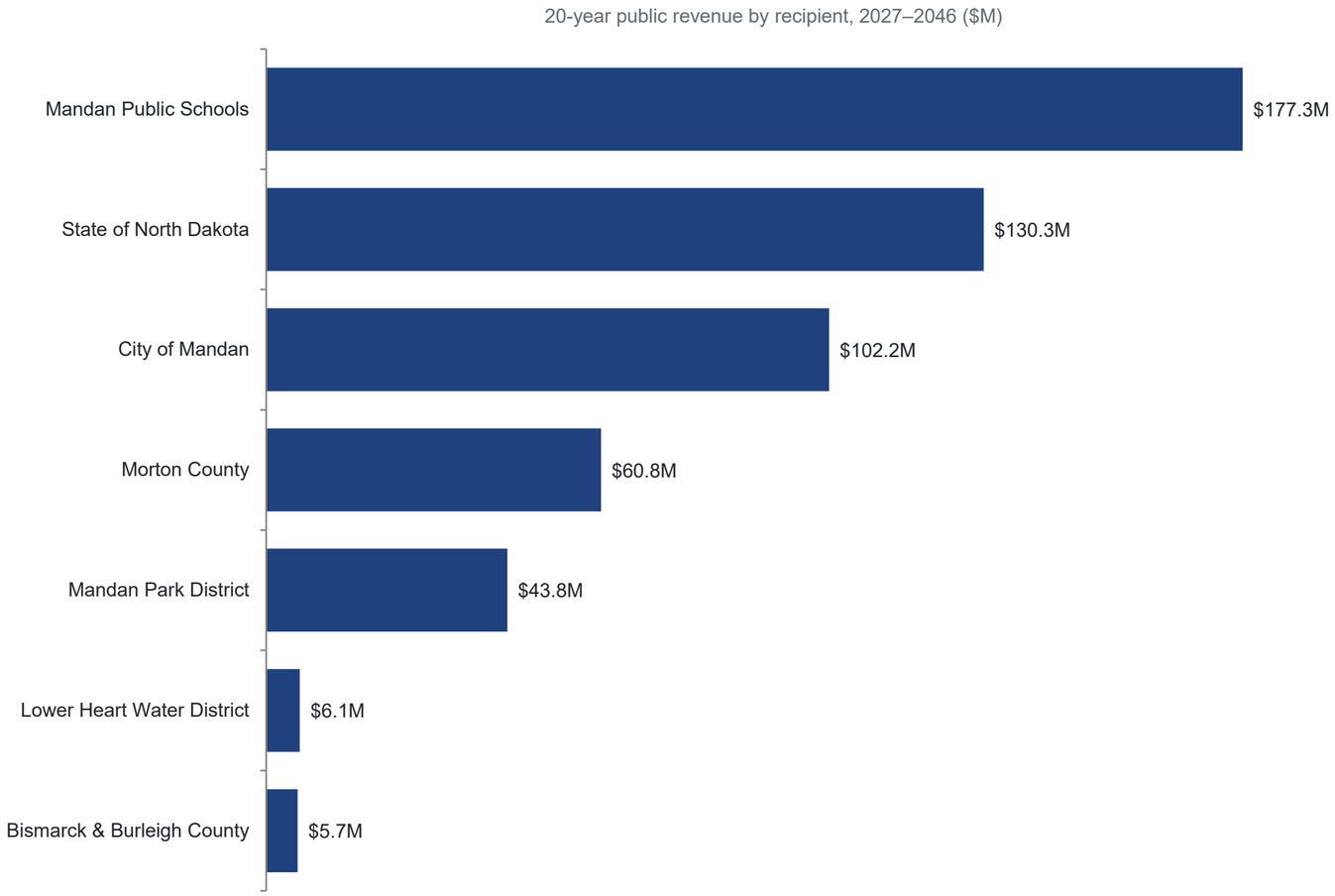
450

ongoing jobs supported, including 210 on site

No new tax burden on residents.

Source: Stark Power draft fiscal and economic impact model (Nov. 10, 2026); 2027–2046. Estimates to be refined with the assessor and ND DPI.

Every local taxing body gains



$26M a year

in public revenue once fully operating.

Bismarck benefits too: $5.7M in sales and lodging tax from workers and visitors.

Source: Stark Power draft fiscal model (Nov. 10, 2026). Assumes current 264.8-mill levy held flat. 20-year totals include build-out years.

Good for Mandan schools and homeowners

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$3.5M a year in new money for Mandan Public Schools

Includes $1.8M a year for the building fund, at full build-out ($53M over 20 years).

$2.0M a year of existing school bonds paid

Cuts the school bond levy by about 8.5 mills, money residents would otherwise cover.

About $135 a year off a $350,000 home's tax bill

Savings begin in 2030 and continue for decades.

A demand-light neighbor

About 210 permanent workers and few new families means little added pressure on classrooms or city services.

Source: Stark Power draft fiscal model (Nov. 10, 2026); figures at full build-out (2032). Remaining school collections offset state foundation aid under NDCC 15.1-27.

Where each property tax dollar goes

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PROJECT PAYS	WHO RECEIVES IT	WHAT IT DOES	MANDAN HOUSEHOLD IMPACT
$25M a year in property tax at full build-out	**~$12M** **Mandan Public Schools** about 49% of the bill	**$3.5M** New money for schools, including $1.8M for the building fund	**Stronger schools** More for classrooms and buildings with no tax increase
		$2.0M Pays down existing voter-approved school bonds	**About $135 a year saved** On a $350,000 home, as the bond levy drops about 8.5 mills
		~$6M The first 60 mills replace state aid, dollar for dollar	**No change to the tax bill** Mandan funds more of its own schools; the state funds less
	~$13M City of Mandan $5.9M Morton County $3.6M Park District $2.7M Water and state $0.5M	**~$13M** New revenue at today's mill rates. Each elected board decides how to use it: services, projects or lower rates	**No new tax burden** Streets, public safety and parks gain a major new taxpayer without raising rates on residents

Source: Stark Power draft fiscal model (Nov. 10, 2026), full build-out (2032). Shares by taxing body follow Morton County's 2025 levy schedule; figures are rounded, and school amounts reflect the lower bond levy. State aid offset: NDCC 15.1-27-04.1.

Customers for Mandan businesses

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During construction (2028–2031)

- About 1,250 workers on site at peak
- $397M in wages supported
- About 490 hotel rooms and rentals filled every night at peak
- $78M spent at local hotels, restaurants and shops

Every year once operating

- 210 permanent jobs averaging $80,000
- $32M a year in wages supported
- Contracting and service opportunities for local firms
- Workforce development with local public educational institutions

Source: Stark Power draft economic impact model (Nov. 10, 2026). Ripple effects use planning ratios pending a formal IMPLAN or RIMS II study.

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Answering the tough questions

Power bills, water, noise, traffic and our schools

Will my electric bill go up? No.

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We bring our own power

On-site natural gas generation and/or power bought on the MISO market will serve our full demand.

We pay for what we need

Stark Power funds the generation, interconnection and grid upgrades. Not one cent of those costs are passed to households or businesses.

Backup for the grid

An on-site plant would support grid reliability at peak demand.

~$70

a year lower: how much the Ellendale, ND data center has cut MDU customers' rates; to expand to $200/year at full capacity.

Source: North Dakota Monitor (Dec. 2025) on the Ellendale data center and MDU rates.

Water: a closed loop, not a drain on Mandan

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households' worth of water a year: restrooms, kitchens and cleaning

Closed-loop and air-cooled

Coolant recirculates instead of evaporating like an open cooling tower.

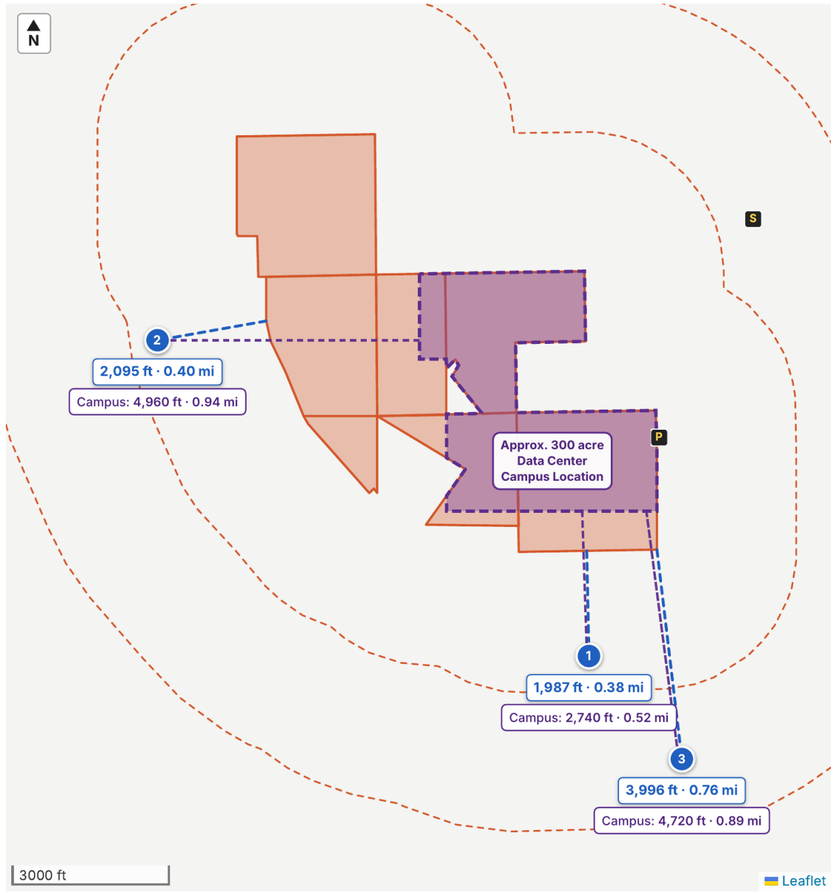
Cooling doesn't draw on city water

The system is filled once with water and glycol trucked in from off site.

Nothing into Mandan's wastewater

Coolant is disposed of at an EPA-regulated facility off site. We won't compete with farms, homes or the city for water.

Noise and our schools: independent modeling



45 dBA limit at our property line

Under the draft city ordinance. About the sound of a refrigerator in the next room.

School	Distance from campus	Max. sound outside
Red Trail Elementary	0.94 mi	39 dBA
Mandan Middle School	0.52 mi	33 dBA
Mandan High School	Farther	29 dBA

29 dBA inside Red Trail, the highest of the three, with windows open. That's below the 35 dBA national (ANSI) classroom standard, in the range of a quiet library or a bedroom at night.

Source: Epsilon Associates screening-level sound modeling (Nov. 10, 2026), worst-case equipment placement at the campus edge.

Traffic: a plan built with Mandan first

A traffic management plan before we apply

Developed directly with the City, the School District and other local stakeholders before our application is submitted.

Clear of school drop-off and pickup

Deliveries and project traffic limited during school drop-off and pickup times.

Road repairs bonded up front

A bond for road repairs in place before construction begins.

Road upgrades fully funded by Stark Power

We pay for any road upgrades needed to accommodate the project.

The traffic management plan will be developed with local stakeholders and submitted with our application for City review.

Other questions we hear

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"It's a done deal, done in secret."

Nothing is approved. No development agreements and no NDAs with public officials. City review and public hearings are still ahead.

"Our property values will drop."

Research hasn't shown well-planned data centers lowering nearby home values. Well-funded schools support them.

"They'll build on the whole site."

The campus is about 300 of 700 acres, built from the east side with buffers. Buildings are low-profile, like a distribution warehouse, and held to a high aesthetic standard under the draft city ordinance.

Property values: George Mason University (2025) study of Northern Virginia data centers found nearby homes sold for more.

Our commitments to Mandan, in writing

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Community Benefit Agreement

$10M

at launch of full capacity, then $1M every year after.

Directed by community members, with full local control over how the money is spent.

Workforce and STEM

Technician training with public educational institutions and STEM programs with local schools.

Infrastructure we pay for

Grid, road, water and fiber upgrades funded by Stark Power, serving the surrounding area.

Open and on the record

City permits, public hearings, and acoustic studies reviewed by the City as a condition of approval.

The road ahead

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Dec 15, 2026	2027	2028–2029	2030–2031	2032 on
Referendum vote	Design, City permitting and public hearings	Phase 1 construction (130 MW)	Phase 2 construction (170 MW)	Full operations; $25M a year in property tax

Timing is a current estimate and depends on review and approvals.

What's on the ballot December 15

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A special election referendum would ban data centers larger than 25 MW in Mandan.

A NO vote defeats the ban.

Our campus is 300 MW

The 25 MW cap is less than one-tenth of the project and would prohibit data centers at any scale in which they are commercially viable today.

Ban closes the door for others

The cap applies to every future data center proposal, not just ours.

Local review still applies

Rejecting the ban doesn't approve anything. The project still needs city permits and public hearings under the robust draft ordinance the city is developing.

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On December 15, vote NO on the data center ban

Keep Mandan open for investment, jobs and a stronger tax base.

Learn more and ask us anything: mandandc.com · michaelw@starkpwr.com

Questions?