

## CADC Reno 265, LLC

7 Whittier Place, Suite 108 PMB #176, Boston, MA 02114  
Zach Munn, Real Estate Specialist

Date: February 6, 2025

### Application Facts:

Industry **Information Technology**  
NAICS **518210**  
Type of App **New**  
Location **Washoe County**  
RDA EDAWN, Amanda Berry

### Company Profile

CADC Reno 265, LLC (CADC) plans to establish a colocated data center facility in Washoe County. CADC is part of the CENTRADigital Family which is reimagining that digital infrastructure landscape and empowering carrier, cloud, and content partners – called “C3” – through new, state-of-the-art, neutral connectivity hubs in high-demand, high-growth markets. CADC’s new carrier neutral data center platform, in Reno, offers a differentiated network topology for carriers to improve redundancy and resiliency in the market. CADC offers robust interconnection options to enhance network scalability, optimize cost efficiency, and ensure seamless connectivity for carriers, content companies, enterprises, the medical industry, and education. The company’s mission is to accelerate digital services through its purpose-built interconnection platform with the objective of expanding its existing presence in the Reno market and becoming the new, premier interconnect player in northern Nevada. The company plans to get connected with the University of Nevada and Truckee Meadows Community College (TMCC) to provide connectivity solutions to the college and their students, and provide the resources for semester-based field trips, centered around sustainability and modern data centers. CADC also focuses on reduced water usage and will utilize an efficient air-based cooling system in lieu of water-based and using low flow domestic fixtures. *Source: CADC Reno 265, LLC*

### Tax Abatement Requirements - 5 Years

	Statutory	Company Application	Meeting Requirements
Job Creation	10	11	Yes
Average Wage	\$32.51	\$35.72	Yes
Equipment Capex (SU & MBT)	\$25,000,000	\$58,100,000	Yes
Equipment Capex (PP)			

### Additional Requirements:

Health Insurance	100%	90%	Yes
Business License	<input type="checkbox"/> Current	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/> Will comply

### Total Tax Liability (without tax abatements)

#### Direct (company)

\$6,915,469

#### Total

\$14,113,401

### Tax Abatements

#### Contract Terms

#### Estimated Tax Abatement

Sales Tax Abmt.	2% for 10 years	\$3,639,965
Personal Property Tax Abmt.	75% for 10 years	\$1,449,331

### Total Estimated Tax Abatement over 10 yrs.

\$5,089,296

### Net New Tax Revenues

#### Direct

#### Indirect

#### Taxes after Abatements

#### Local Taxes

Property	\$4,957,038	\$601,078	\$5,558,116
Sales	\$1,040,031	\$305,870	\$1,345,901
Lodging	\$0	\$31,536	\$31,536

#### State Taxes

Property	\$241,460	\$36,258	\$277,718
Sales	\$1,494,013	\$120,919	\$1,614,932
Modified Business	\$69,974	\$115,416	\$185,390
Lodging	\$0	\$10,512	\$10,512

### Total Estimated New Tax Revenue over 10 yrs.

\$1,805,447

\$7,218,658

\$9,024,105

### Economic Impact over 10 yrs.

#### Economic

#### Construction

#### Total

Total Jobs Supported	34	233	267
Total Payroll Supported	\$19,503,099	\$18,310,939	\$37,814,038
Total Economic Value	\$77,933,747	\$47,840,433	\$125,774,180

### Economic Impact Output per Abatement Dollar

\$15.31

### New Total Tax per Abated Dollar

\$1.77

### IMPORTANT TERMS & INFORMATION

Tax Abatements are **reduction or discount of tax liability** and companies do not receive any form of payment.

**Total Estimated Tax Abatement** is a tax reduction estimate. This estimated amount will be discounted from total tax liability.

**Estimated New Tax Revenue** is amount of tax revenues local and state government will collect after the abatement was given to applying company.

**Economic Impact** is economic effect or benefits that this company and it's operations will have on the community and state economy measured by total number of jobs, payroll and created output.



CENTRA Digital Interconnect  
7 Whittier Place  
Suite 108 PMB#176  
Boston, MA 02114

January 17, 2024

Mr. Thomas Burns  
Executive Director  
Nevada Governor's Office of Economic Development  
555 E. Washington Ave., Suite 5400  
Las Vegas, NV 89101

Re: Intent to Apply for GOED Incentive Program

Dear Mr. Burns:

Please accept this letter of intent as required pursuant to the Nevada Governor's Office of Economic Development (GOED). Centra Digital Interconnect, LLC, a Delaware limited liability company (the "Company") has been doing business in Reno since 2021 and has decided to expand our operations in the downtown Reno area. The Company is interested in applying for tax abatements available under the Program, which was an important factor during our site selection decision which included other key distribution markets.

This newly built facility in the county of Washoe is expected to go-live in Q2 2026. The Company is currently in the process of purchasing a property, will begin hiring key individuals for the facility in the later part of 2025 and 11 local jobs when the facility is at full ramp with an average hourly wage rate of \$35.72. We are confident that we will be able to find great associates within the Reno market.

In addition to the job creation, the Company will also be investing approximately \$30M on the new building and an additional \$5M in equipment at full buildout. By locating in Reno, we plan to serve customers in the greater Reno area as well as consumers in all of Nevada.



We have included as part of the application an overview of CENTRA Digital Interconnect to highlight the following:

1. Company Background
2. Ownership Structure
3. Leadership team
4. Our Mission, Vision, and Values

All of us at CENTRA are very excited about the Reno expansion. We thank you in advance and look forward to the board's decision on these incentives.

Sincerely,

*Chris Machen*

Chris Machen  
Chief Operations Officer  
(281) 924-7248 mobile  
cmachen@centradigital.com  
centradigital.com

December 4, 2024

Tom Burns, Executive Director  
Governor's Office of Economic Development  
808 West Nye Lane  
Carson City, NV 89703

Re: CENTRA Digital Interconnect

Dear Mr. Burns:

EDAWN hereby supports the application of CENTRA Digital Interconnect for the Sales & Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement incentives.

CENTRA Digital Interconnect's mission is to accelerate digital services through a purpose-built interconnection platform. They have an existing data center in Reno and expanding their operations by building a second data center facility in the Reno metro area.

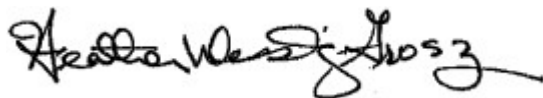
The company will be investing approximately \$58,000,000 for capital equipment expenditures in the first 2 years and plans to hire 11 employees within that same period at an average wage of \$35.72 per hour.

The company's compensation package includes medical benefits, overtime, PTO/sick/vacation, bonus, and a generous retirement plan /401K. 90% of the employee health insurance premium is offered by the company.

EDAWN supports this application as the company meets two of three (wage and capital expenditures) as required by the abatement application conditions for approval.

Your consideration and support of the incentive application for CENTRA Digital Interconnect is a significant factor in their pending decision to expand into northern Nevada and speaks favorably to the State's business-friendly environment.

Sincerely,



Heather Wessling-Grosz  
EDAWN, Executive Vice-President  
Business Development



# Data Center Tax Abatement Incentive Application

Company Name: CADC Reno 265, LLC  
 Date of Application: December 11, 2024

Company is an / a: (check one)  
 New location in Nevada  
 Expansion of a Nevada company

## Section 1 - Type of Incentives

Please check all that the company is applying for on this application:

- Data Center Sales & Use Tax Abatement: abated to 2% up to 10 or 20 years for Tangible Personal Property
- Data Center Personal Property Tax Abatement: 75% up to 10 or 20 years for Eligible Machinery or Equipment

## Section 2 - Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada) <u>CADC Reno 265, LLC</u>		FEDERAL TAX ID # <u>99-4797168</u>	
CORPORATE ADDRESS <u>7 Whittier Place, Suite 108 PMB #176</u>	CITY / TOWN <u>Boston</u>	STATE / PROVINCE <u>MA</u>	ZIP <u>02114</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER <u>+1-888-702-3343</u>	WEBSITE <u><a href="http://www.centradigital.com">www.centradigital.com</a></u>		
COMPANY CONTACT NAME <u>Zack Munn</u>	COMPANY CONTACT TITLE <u>Real Estate Specialist</u>		
E-MAIL ADDRESS <u><a href="mailto:zack@centradigital.com">zack@centradigital.com</a></u>	PREFERRED PHONE NUMBER <u>303-916-3425</u>		

Has your company ever applied and been approved for incentives available by the Governor's Office of Economic Development?  Yes  No  
 If Yes, list the program awarded, date of approval, and status of the accounts (attach separate sheet if necessary):

## Section 3 - Job Creation Requirement

Please check the applicable category the company intends to qualify under with this application:

- 10 Year Abatement: Data Center shall have or have added 10 or more full-time Nevada employees within 5 years from the effective date
- 20 Year Abatement: Data Center shall have or have added 50 or more full-time Nevada employees within 5 years from the effective date

## Section 4 - Capital Investment Requirement (check applicable duration consistent with the category above)

Please check the applicable category the company intends to qualify under with this application:

- 10 Year Abatement: Within 5 years from the effective date, the data center and one or more co-located businesses in each county shall make a cumulative capital investment of at least \$25,000,000 in capital assets that will be used or located at the date center.
- 20 Year Abatement: Within 5 years from the effective date, the data center and one or more co-located businesses in each county shall make a cumulative capital investment \$100,000,000 in capital assets that will be used or located at the date center.

## Section 5 - Nevada Facility

Type of Facility (Check all that apply):

- Headquarters
- Private Data Center
- Co-Location Data Center
- Public Cloud Provider
- Scientific Computing Center
- Other: \_\_\_\_\_

EXPECTED DATE OF NEW OPERATION (MONTH/YEAR) <u>1-May-26</u>	EXPECTED DATE OF EXPANDED OPERATION (MONTH / YEAR) <u>N/A</u>
NAICS CODE / SIC <u>518210</u>	INDUSTRY TYPE <u>Interconnection, Data Processing, Hosting, and Related Services</u>

### DESCRIPTION OF COMPANY'S NEVADA OPERATIONS

Since 2021, CENTRA has had an existing presence in 200 S Virginia Street in downtown Reno and manages the meet-me-room to facilitate interconnection. We are currently expanding our presence in this building as well as expanding in the downtown area by purchasing 265 Keystone and building a new, purpose built, and modern data center for interconnection purposes that meets current data center standards. The new building will be highly secure, resilient, and consist of multiple levels of redundancy. There will be between 20 and 25 employees to maintain and operate the data center, eleven (11) of which are direct employees and the remaining staff will be contractors.

PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>265 Keystone Avenue</u>	CITY / TOWN <u>Reno</u>	COUNTY <u>Washoe County</u>	ZIP <u>89503</u>
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WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP?  
Charlotte, NC / Des Moines, IA / Columbus, OH / Portland, OR / Minneapolis, MN

**Section 6 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)**

Check the applicable box when form has been completed.

- 6 (A)  Real Estate and Construction
- 6 (B)  Capital Equipment List
- 6 (C)  Co-Located Tenants List
- 6 (D)  Data Center General Taxable Items List
- 6 (E)  Employment Schedule
- 6 (F)  Health Plan Evaluation

**Section 7 - Employment (Fill in either New Operations/Startup or Expansion, not both)**

New Operations / Start Up	Expansions
How many full-time equivalent (FTE*) employees will be created by the end of the first fourth quarter of new operations?: <u>11</u> Average hourly wage of these <u>new</u> employees: <u>\$35.72</u>	How many full-time equivalent (FTE*) employees will be created by the end of the first fourth quarter of expanded operations?: _____ Average hourly wage of these <u>new</u> employees: _____ How many FTE employees prior to expansion?: _____ Average hourly wage of these <u>existing</u> employees: _____ Total number of employees after expansion: _____

\* FTE means a person who is in a permanent position of employment, works and average of 30 hours per week, and is eligible for company-sponsored health benefits.

OTHER COMPENSATION (Check all that apply):

- Overtime
- Merit Increase
- Tuition assistance
- Bonus
- PTO / Sick / Vacation
- COLA adjustments
- Retirement Plan / Profit Sharing / 401(k)
- Other: Equity

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

Each employee shall receive equity in the company

**Section 8 - Employee Health Insurance Benefit Program**

Is health insurance for employees and an option for dependents offered?  Yes (copy of benefit plan must be attached)  No

Package includes (check all that apply):

- Medical
- Vision
- Dental
- Other: Life insurance

Qualified after (check one):

- Upon employment
- Three months after hire date
- Six months after hire date
- Other: 1st day of the following month of hire

Health Insurance Costs:	Percentage of health insurance premium paid by company (min 65%):
Plan Type: <u>PPO</u>	
Employer Contribution (annual premium per employee): <u>\$ 11,880.00</u>	Company: <u>90%</u>
Employee Contribution (annual premium per employee): <u>\$ 1,320.00</u>	Employee: <u>10%</u>
<b>Total Annual Premium:</b> <u>\$ 13,200.00</u>	

**Section 9 - Certification**

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

Chris Machen  
Name of person authorized for signature

Chris Machen  
Signature

COO  
Title

1/29/25  
Date

# Site Selection Factors

Company Name: CADC Reno 265, LLC

County: Washoe

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## Section I - Site Selection Ratings

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Directions: Please rate the select factors by importance to the company's business (1 = very low; 5 = very high). Attach this form to the Incentives Application.

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Availability of qualified workforce:	<u>4</u>	Transportation infrastructure:	<u>2</u>
Labor costs:	<u>3</u>	Transportation costs:	<u>2</u>
Real estate availability:	<u>3</u>	State and local tax structure:	<u>5</u>
Real estate costs:	<u>3</u>	State and local incentives:	<u>5</u>
Utility infrastructure:	<u>5</u>	Business permitting & regulatory structure:	<u>3</u>
Utility costs:	<u>4</u>	Access to higher education resources:	<u>3</u>

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### OTHER FACTORS & RATINGS:

Demand in Reno for a modern purpose-built interconnection data center.

## 6(A) Real Estate & Construction

Company Name: CADC Reno 265, LLC

County: Washoe

### Section I - Real Estate & Constructions Projections

Directions: please provide a 10/20 year projection of the real estate costs for current year (year-1) and future land and building procurement, as well as, current and future annual lease amounts and possible construction costs due to building improvements. Complete [columns (a) and (f)]. These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of real estate costs. Attach this form to the Incentives Application.

(a) Year	(b) Land Cost	(c) Construction Cost	(d) Building Purchase	(e) Annual Lease Amount	(f) Building SqFt
Year-1	\$6,627,000	\$30,183,000	n/a	n/a	91,000
Year-2	-	-	-	-	-
Year-3	-	-	-	-	-
Year-4	-	-	-	-	-
Year-5	-	-	-	-	-
Year-6	-	-	-	-	-
Year-7	-	-	-	-	-
Year-8	-	-	-	-	-
Year-9	-	-	-	-	-
Year-10	-	-	-	-	-



## 6(B) Capital Equipment List

Company Name: CADC Reno 265, LLC

County: Washoe

### Section 1 - Year One through Five Detailed Projection: Capital Equipment List

Directions: please provide a detailed estimate of the company's year one through five capital investment [columns (a) through (d)]. This detailed estimate will be provided to the Department of Taxation to advise applicants on personal property eligible for abatement under the data center law (S.B. 170 (78th (2015) Session), and will also be used to determine if the cumulative capital investment, as one of the abatement requirements, has been met. The actual new capital investment will replace this estimate, and therefore this estimate is for discussion purposes only. Attach this form to the Incentives Application.

(a) Year 1 through 5	(b) Equipment Name/Description	(c) # of Units	(d) Price per Unit	(e) Total Cost
Year-1-5	Data Hall Buildout (cooling equipment, raised floors, heat exchangers, switch gear, remote power panels, pumps, security system, monitoring system, etc.. )	7 data halls	4,928,571	\$34,500,000
Year-1-5	Generators	5	2,800,000	\$14,000,000
Year-1-5	UPS	8	1,200,000	\$9,600,000
<b>Total</b>				<b>\$58,100,000.00</b>

### Section 2 - Year Six through Ten Capital Equipment Estimated Projections

Directions: These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of capital investment.

(a) Estimated Dollar Amount of Capital Equipment Purchases	
Year-6	TBD
Year-7	TBD
Year-8	TBD
Year-9	TBD
Year-10	TBD
<b>Total</b>	<b>\$0.00</b>
<b>Total Year 1-10</b>	<b>\$58,100,000.00</b>

Is any of this equipment to be acquired under an operating lease? Certain types of leases do not qualify as capital investments pursuant to state regulation.

Yes

No

## 6(C) Co-located Businesses

Company Name: CADC Reno 265, LLC

County: Washoe

### Section I - Tenant Information

Directions: Provide information on Co-located businesses, if applicable, in or proposed to be in the Data center. A Co-located business means a business that enters into a contract to use or occupy all or part of a Data center that is qualified to receive a tax abatement pursuant to S.B. 170 (78th (2015) Session). A Data center means one or more buildings located at one or more physical locations in Nevada which house a group of networked server computers for the purpose of centralizing the storage, management and dissemination of data and information pertaining to one or more businesses and includes any modular or preassembled components, associated telecommunications and storage systems and, if the data center includes more than one building or physical location, any network or connection between such buildings or physical locations.

(a) Year	(b) Projected Number of Tenants	(c) Estimated Annual Average of Capital	(d) Total Amount
Year-1	TBD	TBD	TBD
Year-2	TBD	TBD	TBD
Year-3	TBD	TBD	TBD
Year-4	TBD	TBD	TBD
Year-5	TBD	TBD	TBD
Year-6	TBD	TBD	TBD
Year-7	TBD	TBD	TBD
Year-8	TBD	TBD	TBD
Year-9	TBD	TBD	TBD
Year-10	TBD	TBD	TBD
<b>Total</b>			<b>\$0.00</b>

## 6(D) Data Center General Taxable Items List

Company Name: CADC Reno 265, LLC

County: Washoe

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### Section I - Data Center General Purchase Projections

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Directions: please provide a 20 year projection of the general taxable items the company anticipates purchasing, complete [columns (a) and (b)]. These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of general items purchased. Attach this form to the Incentives Application.

(a) Year	(b) Projected Dollar Amount of Purchases
Year-1	\$175,000.00
Year-2	\$75,000.00
Year-3	
Year-4	
Year-5	
Year-6	
Year-7	
Year-8	
Year-9	
Year-10	

## 6(E) Employment Schedule

Company Name: CADC Reno 265, LLC

County: Washoe

### Section 1 - Full-Time Equivalent (FTE) Employees

Directions: Please provide an estimated list of full time employees [columns (a) through (d)] that will be hired and employed by the company by the end of the first five years of new / expanded operations. A qualified employee must be employed at the site of a qualified project, scheduled to work an average minimum of 30 per week, if offered coverage under a plan of health insurance provided by his or her employer, is eligible for health care coverage, and whose position of a "primary job" as set forth in NAC 360.474.

Please use the Bureau of Labor Statistics Standard Occupational Classification System (SOC) link to populate section (b): [https://www.bls.gov/soc/2018/major\\_groups.htm#11-0000](https://www.bls.gov/soc/2018/major_groups.htm#11-0000)

(a) New Hire Position Title/Description	(b) Position SOC Code	(c) Number of Positions	(d) Average Hourly Wage	(e) US Bureau of Labor Statistics Average Hourly Wage	(f) Average Weekly Hours	(g) Annual Wage per Position	(h) Total Annual Wages
General and Operations Managers	11-1021	1	\$67.31	\$60.47	40	\$140,000.00	\$140,000.00
Electrical and Electronics Engineering	17-3023	6	\$40.11	\$33.20	40	\$83,428.00	\$500,568.00
Security Guards	33-9032	4	\$21.25	\$17.77	40	\$44,204.00	\$176,816.00
<b>TOTAL</b>		<b>11</b>	<b>\$35.72</b>	<b>\$30.07</b>			<b>\$817,384.00</b>

### Section 2 - Employment Projections

Directions: Please estimate full-time job growth in Section 2, complete columns (b) and (c). These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of employment. **Please enter the estimated new full time employees on a year by year basis (not cumulative)**

(a) Year	(b) Number of New FTE(s)	(c) Average Hourly Wage	(d) Payroll
6-Year	0	\$0.00	\$0.00
7-Year	1	\$43.05	\$89,554.00
8-year	0	\$0.00	\$0.00
9-year	1	\$45.68	\$95,008.00
10-year	0	\$0.00	\$0.00

\* Column (e) determines if wage is commensurate to current wage ranges in the region the company plans to locate/is located. For these purposes the mean average hourly wage for the location has been used.

U = Unknown / data set for region is not currently available.

Source: Lighcast™ county wages based on the Bureau of Labor Statistics Occupational Employment and Wage Statistics program and county-level administrative wage data.

## 6(F) Evaluation of Health Plans Offered by Companies

Company Name: CADC Reno 265, LLC County: Washoe

Total Number of Full-Time Employees: 11

Average Hourly Wage per Employee \$35.72  
 Average Annual Wage per Employee (implied) \$74,307.64

### COST OF HELATH INSURANCE

Annual Health Insurance Premium Cost: \$13,200.00  
 Percentage of Premium Covered by:  
     Company 90%  
     Employee 10%

### HEALTH INSURANCE PLANS:

#### Base Health Insurance Plan\*: Harvard Pilgrim HealthCare / United Health

Deductible - per employee \$ -  
 Coinsurance 00% / 00%  
 Out-of-Pocket Maximum per employee \$ 2,000

#### Additional Health Insurance Plan\*:

Deductible - per employee \$ -  
 Coinsurance 0% / 0%  
 Out-of-Pocket Maximum per employee \$ -

#### Additional Health Insurance Plan\*:

Deductible - per employee \$ -  
 Coinsurance 0% / 0%  
 Out-of-Pocket Maximum per employee \$ -

\*Note: *Please list only "In Network" for deductible and out of the pocket amounts .*

### Generalized Criteria for Essential Health Benefits (EHB)

*[following requirements outlined in the Affordable Care Act and US Code, including 42 USC Section 18022]*

Covered employee's premium not to exceed 9.5% of annual wage 2.0% MEC

Annual Out-of-Pocket Maximum not to exceed \$9,200 (2025) \$2,000 MEC

Minimum essential health benefits covered (Company offers PPO):

- (A) Ambulatory patient services
- (B) Emergency services
- (C) Hospitalization
- (D) Maternity and newborn care
- (E) Mental health/substance use disorder/behavioral health treatment
- (F) Prescription drugs
- (G) Rehabilitative and habilitative services and devices
- (H) Laboratory services
- (I) Preventive and wellness services and chronic disease management
- (J) Pediatric services, including oral and vision care

No Annual Limits on Essential Health Benefits

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that I have attached a qualified plan with information highlighting where our plan reflects meeting the 65% minimum threshold for the employee paid portion of the plan for GOED to independently confirm the same.

Chris Machen  
 Name of person authorized for signature

Chris Machen  
 Signature

COO  
 Title

1/29/25  
 Date

## 6(G) Paid Family and Medical Leave (PFML)

Company Name: CADC Reno 265, LLC

County: Washoe

*After October 1, 2023, if the business will have at least 50 full-time employees on the payroll of the business by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective the business, by the earlier of the eighth calendar quarter following the calendar quarter in which the abatement becomes effective or the date on which the business has at least 50 full-time employees on the payroll of the business, has a policy for paid family and medical leave and agrees that all employees who have been employed by the business for at least 1 year will be eligible for at least 12 weeks of paid family and medical leave at a rate of at least 55 percent of the regular wage of the employee.*

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that the Applicant will meet this threshold for PFML.

Chris Machen

Name of person authorized for signature

COO

Title

*Chris Machen*

Signature

1/29/25

Date

## 6(H) Company Information

Company Name: CADC Reno 265, LLC

County: Washoe

### Section 1 - Company Interest List

Directions: Please provide a detailed list of owners and/or members of the company. *The Governor's Office of Economic Development strives to maintain the highest standards of integrity, and it is vital that the public be confident of our commitment. Accordingly, any conflict or appearance of a conflict must be avoided. To maintain our integrity and credibility, the applicant is required to provide a detailed list of owners, members, equity holders and Board members of the company.*

(a) Name	(b) Title
Chris Weasler	CEO
Aaron Amaro	VP of Finance
Chris Machen	COO
Bryson Hopkins	VP Technology & Ecosystem Development
Chuck Corcoran	VP Operations & Engineering
Shane Pierce	Systems Engineer
Zack Munn	Real Estate Specialist
Ben Polsky	Director of Business Development
Aujon Mosley	Director of Accounting
Shelly Greco	VP of Sales
Patrick Hendy	Board Member
Bill Cook	Board Member
Karl Strohmeyer	Board Member
Jim Fleming	Board Member
Jay Markley	Board Member
Graham Williams	Board Member

### Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies sharing tax liability with the applicant company? No  Yes

**If Yes, continue below:**

Directions: In order to include affiliates/subsidiaries, under the exemption letter, they must to be added to the Contract. Per standard practice GOED requires a corporate schematic to understand the exact relationships between the companies. Please populate the below table to show the exact relationships between the companies and include:

1. The names as they would read on the tax exemption letter.
2. Which entity(ies) will do the hiring?
3. Which entity(ies) will be purchasing the equipment?

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship
CADC Reno 200, LLC - is a colocation company directly associated with CADC Reno 265, LLC with the controlling shareholders being the same as CADC Reno 265, LLC. CADC Reno 200, LLC will not be hiring employees however they may be purchasing equipment for CADC Reno 265, LLC.

Please include any additional details below:



# COMPANY INFORMATION

JANUARY 2025



## THE OPPORTUNITY

CENTRA'S new carrier neutral data center platform in Reno, NV offers a differentiated network topology for carriers to improve redundancy and resiliency in the market.

CENTRA offers robust interconnection options to enhance network scalability, optimize cost efficiency, and ensure seamless connectivity for carriers, content companies, enterprises, the medical industry, and education.

## CENTRA SOLUTION

### OUR MISSION

To accelerate digital services through our purpose-built interconnection platform.

### OUR GOAL

To expand out existing presence in the Reno market and become the new, premier interconnect player in northern Nevada.

### OUR APPROACH

Our **Connectivity First** approach is the basis for developing an ecosystem of AI, network, cloud and content customers:

- Choosing markets that under-index on interconnect.
- Strategically selecting locations to maximize access to diverse metro and long-haul fiber routes.
- Building modern and neutral facilities with dense and diverse fiber connectivity.

# CENTRA TEAM

## INDUSTRY EXPERTISE

Our data center strategy leverages deep industry expertise and a future-focused approach to deliver innovative, secure, and sustainable solutions

### CENTRA MANAGEMENT TEAM



**Chris Weasler, CEO**

30 years of operational experience in connectivity-focused roles including Meta and Nextel



**Chris Machen, COO**

30 years of experience in telecom and data center industry in roles with companies like Zayo and CyrusOne



**Aaron Amaro, VP Finance**

20+ years in finance, strategy and corp dev roles across tech, data centers and investment banking



**Chuck Corcoran, VP Engineering and Operations**

25+ years of designing, building and operating data centers across to the US



**Bryson Hopkins, VP Technology and Ecosystem Dev.**

20+ year of experience building digital and network infrastructure, enterprise solutions, and cybersecurity.

### BOARD OF DIRECTORS



**Bill Cook, Executive Chair**

Founder / former SummitIG CEO. Chair at BandwidthIG, XenithIG and on the board of VivacityIG and TerraPact



**Patrick Hendy, Columbia Capital Partner**

Since 2002, focused investments in internet infrastructure, primarily in data center operators



**Karl Strohmeyer, Board Advisor**

30 years of experience in the telecommunications and data center industry. Most recently Equinix CRO



**Jim Fleming, Columbia Capital Partner**

Focuses on investments in communications services, primarily in wireless, telecom, satellite, and media



**Jay Markley, Board Member**

Managing Partner of Bear Creek Capital Management. Board member on Charter, Interdigital





**Graham Williams, Board Member**

CIO at Tract. Former COO Cologix. 20+ years of experience in the data center and communications.

PORTFOLIO SYNERGY

Columbia Capital is deeply invested in digital infrastructure

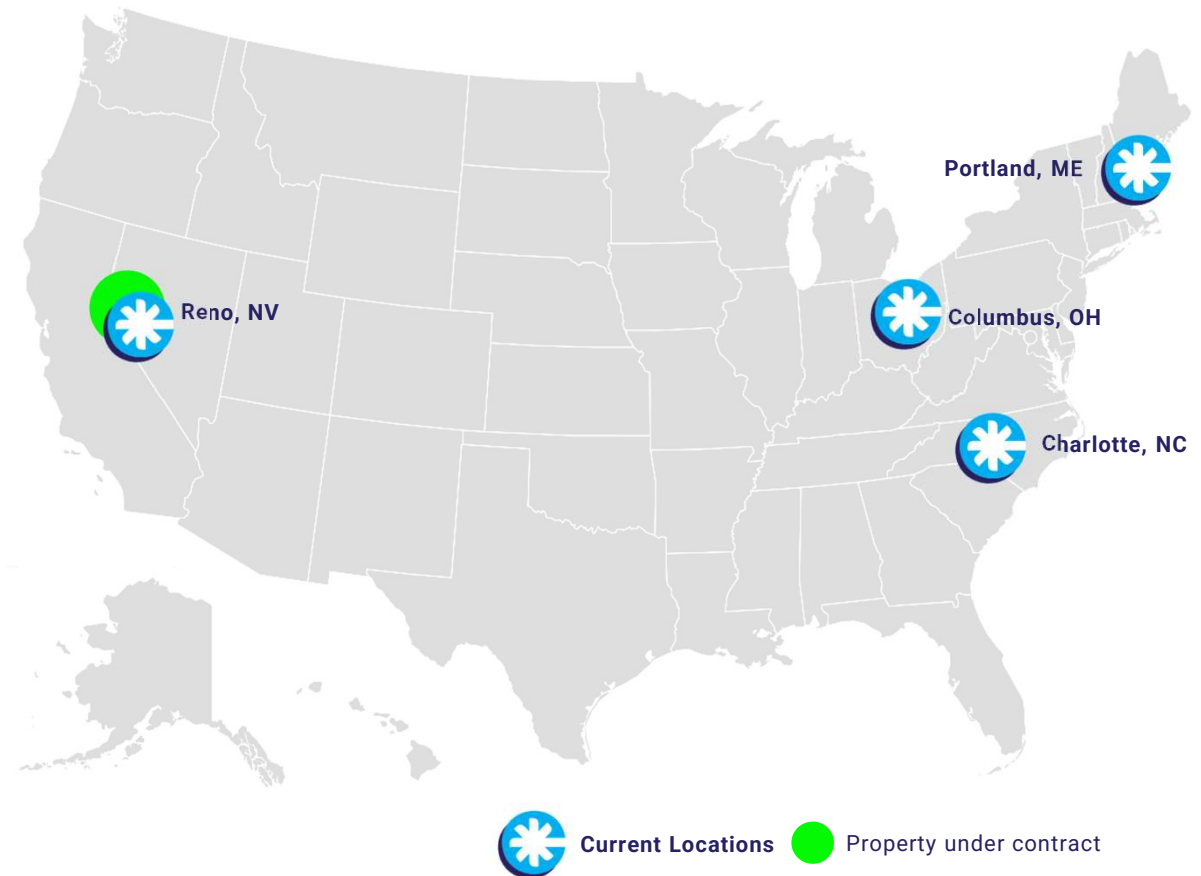
Investment Themes	Representative Investments	Secular Trends
<p><b>High-Capacity Fiber</b></p>		<ul style="list-style-type: none"> <li>Investment in bandwidth infrastructure is critical to support the technologies that cloud computing, AI, 5G, and other next-gen technologies enable</li> <li>Existing and emerging cloud availability zones need more fiber</li> </ul>
<p><b>Interconnection Data Centers</b></p>		<ul style="list-style-type: none"> <li>Centralized compute and the shift to cloud environments will drive demand for interconnection-focused data centers</li> <li>Peering &amp; interconnect requirements are changing as cloud computing evolves</li> </ul>
<p><b>Supporting Infrastructure &amp; Services</b></p>		<ul style="list-style-type: none"> <li>Pace of investment and growth in digital infrastructure (hyperscale cloud, fiber, and wireless) creates opportunities for downstream services</li> </ul>

# CENTRA PRIORITY MARKETS



## Existing Markets

- **Reno, NV:** Since 2021, CENTRA has had an existing presence in 200 S Virginia Street in downtown Reno. We are currently expanding our presence in this building as well as expanding in the downtown area by purchasing 265 Keystone and building a new, purpose built, and modern data center for interconnection purposes that meets current data center standards. A facility of this nature does not exist in downtown Reno today.
- **Charlotte, NC:** 701 E Trade Street in downtown Charlotte - upgrading the facility to have 300kW of 2N power / to be completed in March 2025
- **Portland, ME:** 340 Cumberland Avenue in downtown Portland – facility was expanded in early 2024 to add approximately 80kW of 2N power
- **Columbus, OH:** 180 E Broad Street in downtown Columbus – no current expansion plans at this time



# Modern purpose-built interconnection facilities in emerging markets

## Sustainability



PUE 1.2



Waterless  
Cooling Design



Tier III+

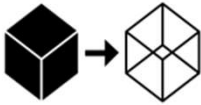


Renewable

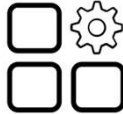


LEED-certified

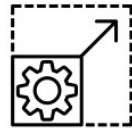
## Flexibility



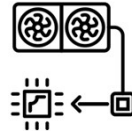
Digital  
Twin



Modular Power  
+ Cooling



Extendable  
Space Design



Liquid Cooling  
Support

## Reliability



Distributed  
Redundant (N+1)  
Power Design



40 kW+  
per rack



N+1 Mechanical  
Design



4 Diverse  
Entrances

## Site Acquisition

5-15

Acre Parcel

2

Floor Bldg

60k

Sq/ft per Fl

20ft

Ceiling Height

250p/sf

Floor Loading



# MAPPING CENTRA SOLUTION TO CUSTOMER NEEDS



## Expanding Interconnection in Key Markets

### *Opportunity*

Lack of infrastructure in emerging markets

### *Solution*

CENTRA's location in emerging markets offer customers the ability to expand services, improve latency, and ensure reliable connectivity

## Reducing High Operational Costs in Network Expansion

### *Opportunity*

Difficult to maintain infrastructure

### *Solution*

CENTRA's strategically located facilities provide customers with opportunities for streamlined network deployments

## Meeting Customer Demands for High Bandwidth-Low Latency

### *Opportunity*

Increased customer demand

### *Solution*

CENTRA's interconnection services to enhance regional service capabilities and reduce latency

## Optimizing CapEx and OpEx in Market Expansion

### *Opportunity*

High capital expenditure in less profitable markets

### *Solution*

CENTRA allows customers to scale its infrastructure without bearing the full financial burden