

From: Keith Moran
To: Mike Forrow
Subject: City Council
Date: Saturday, May 24, 2025 2:11:52 PM
Attachments: [UNDERSTANDING V2.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike

Hope you are well. Just a heads up that we are on the agenda for the City Council meeting next week.

Please see attached the document which I sent to Joshua Smith / Darren which I should make up the basis of the discussion.

The key benefits are:

1. ANTICIPATED BENEFITS OF THE SALE

The anticipated benefits of the sale may include

- a. Construction value of \$1.5 billion per 100 MW of power supplied to the site;
- b. Power Purchase Agreement worth \$200 million per annum;
- c. 300-500 skilled on-site jobs during development and operations;
- d. 500-1,000 associated and supply chain jobs;
- e. Significant economic stimulus to the City, including increased economic activity, employment, and tax revenue;
- f. Increased tax income for the City, both from the data center and residential development;
- g. Infrastructure and facilities upgrades to accommodate the data center and residential development;
- h. Real estate development opportunities as a result of the increased demand for housing and commercial space;
- i. Potential to create a regional tech hub, attracting further investment and economic growth.

2. CONSTRUCTION OF AFFORDABLE HOMES AT COST

In the event of an onward sale or transfer of the land or development rights by Huntley, Huntley agrees to construct 100 homes for the City at cost only (including reasonable allowance for overhead) but without profit, on land provided by the City for \$1 / acre within the residential development portion of the project. The construction of these homes shall be completed within a reasonable timeline, to be mutually agreed upon by both parties, and the City will have the right to review and approve the construction plans. The City agrees to provide Huntley with the necessary support and approvals to ensure the timely completion of these homes.

If you would like discuss,

Kind regards,

Keith Moran
Group Operations Director

CHECK OUT OUR NEWEST DEVELOPMENT FOR SALE <https://www.auburnmalahide.ie/>



HOLLYBROOK
19 Queen Elizabeth Street | London | SE1 2LP
Tel: 020 7232 4580

| w: <http://www.hollybrook.co.uk>

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From: [DocuSign EU System](#) on behalf of [Keith Moran via DocuSign](#)
To: [Darren Coldwell](#)
Subject: Completed: Complete with DocuSign: Huntley - City of Page - Confidentiality and Non-Disclosure Agreement
....
Date: Thursday, January 30, 2025 12:12:27 PM
Attachments: [Huntley - City of Page - Confidentiality and Non-Disclosure Agreement - Agreed.doc.pdf](#)

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[VIEW COMPLETED DOCUMENT](#)

Keith Moran

kmoran@hollybrookhomes.co.uk

All parties have completed Complete with DocuSign: Huntley - City of Page - Confidentiality and Non-Disclosure Agreement -....

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From: [Steven Kidman](#)
To: [REDACTED]
Subject: Data Center presentation
Date: Wednesday, September 10, 2025 1:28:29 PM

Hello Kieth,

I understand you or your group may be giving a presentation at our regular city council meeting on 9/24/2025. I am pleased and looking forward to it.

I was present in the original meeting with the vice mayor, utility manager, you, and your colleague. I strongly support this project and understand many potential benefits for the city of Page.

There is a very vocal and growing group of people who are opposed to this project before knowing most of the details surrounding it.

I would like request certain details and explanations be included in your presentation. I'm confident all but the most unreasonable citizens would be pacified if specific concerns were adequately addressed at this time.

Would you be open to me sending this information to you in print and then converse by phone when possible (I can adapt to the time difference).

Thank you. I hope to work with you soon.

Steven R. Kidman

Mayor
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4222 | Fax: 928.645.4227
skidman@pageaz.gov | [pageaz.gov](#) |  



From: Darren Coldwell
To: Bryan Hill
Cc: Joshua Smith
Subject: FW: Completed: Complete with DocuSign: Huntley - City of Page - Confidentiality and Non-Disclosure Agreement -...
Date: Thursday, January 30, 2025 2:15:45 PM
Attachments: Huntley - City of Page - Confidentiality and Non-Disclosure Agreement - Agreed.doc.pdf
image001.png
image002.png
image003.png

Hey Bryan,

I thought that I would share with you that the city has signed an NDA with the potential data center. I understand that it was discussed in your last meeting, so I am asking you to please keep it to just yourself for now and don't bring it up until we have further direction. As we work through the particulars of the potential development I or Josh will make sure that we keep you up to date. As you know these things move slow if at all.

Hope all is well!

Darren Coldwell
City Manager
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4241 | Fax: 928.645.4250
dcoldwell@pageaz.gov | pageaz.gov

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From: DocuSign EU System <dse@eumail.docusign.net>
Sent: Thursday, January 30, 2025 12:12 PM
To: Darren Coldwell <dcoldwell@pageaz.gov>
Subject: Completed: Complete with DocuSign: Huntley - City of Page - Confidentiality and Non-Disclosure Agreement -...

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Keith Moran
kmoran@hollybrookhomes.co.uk

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From: Darren Coldwell
To: Robin Cowher
Subject: Fw: Page - MOU
Date: Thursday, February 6, 2003 8:28:57 AM
Attachments: image001.jpg
image002.jpg
image003.jpg
image004.jpg
image005.jpg
MEMORANDUM OF UNDERSTANDING V1 - Draft.doc

For some reason I can't open anything. Can you please print these for me.

From: Keith Moran [REDACTED]
Sent: Wednesday, February 5, 2003 11:33 AM
To: Darren Coldwell <dcoldwell@pageaz.gov>
Cc: Joshua Smith <jsmith@pageaz.gov>
Subject: Re: Page - MOU

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Thanks Darren

I'm travelling this evening but will look at asap in the morning.

We have a guy out doing to drone images of the property in case anyone calls the police etc!

Kind regards,

Keith Moran
Group Operations Director

[REDACTED]
19 Queen Elizabeth Street [London] SE1 2LP
[REDACTED] | w: <http://www.hollybrookhomes.co.uk>

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On 5 Feb 2003, at 14:36, Darren Coldwell <dcoldwell@pageaz.gov> wrote:

Josh,

Can you please review this and see what you think. Keith is almost ready to proceed to the next steps as far as survey and appraisal.

Darren Coldwell
City Manager
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4241 | Fax: 928.645.4250
dcoldwell@pageaz.gov | pageaz.gov

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From: Keith Moran [REDACTED]
Sent: Tuesday, February 4, 2003 12:10 PM
To: Darren Coldwell <dcoldwell@pageaz.gov>
Cc: Gregg Martinez <gmartinez@pageaz.gov>
Subject: Page - MOU

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Hi Darren

Please see attached a draft of an MOU re: the land. This is very much a draft and hopefully reflects discussion recently.

The only change is that we have recently secured a margin for agreeing a PPA and would like the same here if possible.

Kind regards,

Keith Moran
Group Operations Director

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19 Queen Elizabeth S [REDACTED] | w: <http://www.hollybrook.co.uk>

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From: [REDACTED] Darren Coldwell
To: [REDACTED] Robin Cowher
Cc: [REDACTED] Joshua Smith
Subject: [REDACTED] Page Data Centre
Date: Wednesday, March 5, 2025 7:25:11 AM
Attachments: [REDACTED] image001.jpg
[REDACTED] image002.jpg
[REDACTED] image003.jpg

Can you please set up a Zoom or phone call between Keith and I for final discussion before going to Council.

From: Keith Moran [REDACTED]
Sent: Tuesday, March 4, 2025 2:03 PM
To: Darren Coldwell <dcoldwell@pageaz.gov>
Cc: Joshua Smith <jsmith@pageaz.gov>; Zachary Montgomery <zmontgomery@pageaz.gov>; Mike Farrow <mfarrow@pageaz.gov>; Steven Kidman <skidman@pageaz.gov>; Gregg Martinez <gmartinez@pageaz.gov>
Subject: Re: Page Data Centre

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Hi Darren

Completely understand.

How about reducing the land portion to an area that can accommodate approximately 500 units, focusing on multi-family or duplex-style housing? We can consult with Zach on a reasonable size, but I'd suggest planning for around 8 units per acre, meaning a total of 70 - 100 acres. This would allow for well-designed amenities with access from Sandhill Road.

Unfortunately, workforce housing wouldn't be viable in Indigo/Potato Hill, and the zoning there does not permit multi-family development. However, this project could significantly enhance the feasibility of residential development in Indigo Ridge and across the City. We see the data center project as a key catalyst for residential growth there and for broader development across the City.

Thanks again

Kind regards,

Keith Moran
Group Operations Director

[REDACTED] 19 Queen Elizabeth Street [London] SE1 2LP
Tel: +44 (0)20 7232 4550 [REDACTED] | w: <http://www.hollybrookhomes.co.uk>

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On 4 Mar 2025, at 20:27, Darren Coldwell <dcoldwell@pageaz.gov> wrote:

Keith,

The only concerns that staff have currently is tying up the amount of zoned property that is for workforce housing. We have others showing interest in portions of that parcel as well. If you consider other areas for your housing needs, I will move immediately. Have you considered reintroducing your rental development project across from Indigo Ridge, or developing Potato Hill?

Let me know your thoughts.

Darren Coldwell
City Manager
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4241 | Fax: 928.645.4250
dcoldwell@pageaz.gov | pageaz.gov |

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From: Keith Moran [REDACTED]
Sent: Tuesday, March 4, 2025 1:22 PM
To: Darren Coldwell <dcoldwell@pageaz.gov>
Cc: Joshua Smith <jsmith@pageaz.gov>; Zachary Montgomery <zmontgomery@pageaz.gov>; Mike Farrow <mfarrow@pageaz.gov>; Steven Kidman <skidman@pageaz.gov>; Gregg Martinez <gmartinez@pageaz.gov>
Subject: Re: Page Data Centre

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Hi Darren

Thank you for getting back to me. I wanted to check if you have any updates to share?

We are very keen to ensure this project moves forward with Page, but it is crucial that we maintain momentum. Securing the data center is highly competitive, with other locations across the country moving quickly. Given the fast-paced nature of this industry, it is imperative that we keep their attention and demonstrate progress.

Our immediate priority is securing the land, as we have a solution for power, which should eliminate any external obstacles beyond our control.

Could you provide a timeline for when we can expect to hear back on the next steps?

Looking forward to your update.

Kind regards,

Keith Moran
Group Operations Director

[REDACTED] 19 Queen Elizabeth Street [London] SE1 2LP
Tel: +44 (0)20 7232 4550 [REDACTED] | w: <http://www.hollybrookhomes.co.uk>

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On 4 Mar 2025, at 05:27, Keith Moran [REDACTED] wrote:

Hi Darren

Thanks very much.

Kind regards,

Keith Moran
Group Operations Director

19 Queen Elizabeth Street | London | SE1 2LP
Tel: +44 (0)20 7232 4550 | <http://www.hollybrookhomes.co.uk>

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On 3 Mar 2025, at 19:10, Darren Coldwell <dcoldwell@pagear.gov> wrote:

Keith,

Let me do some talking before we can commit to anything. I will do some talking and get back with you.

Darren Coldwell
City Manager
City of Page, Arizona
697 S Main Street
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4241 | Fax: 928.645.4250
dcoldwell@pagear.gov | pagear.gov |
[image001.png](#)
[image002.png](#)

[image003.png](#)

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From: Keith Moran [REDACTED]
Sent: Monday, March 5, 2025 3:03 AM
To: Darren Coldwell <dcoldwell@pagear.gov>
Cc: Joshua Smith <jsmith@pagear.gov>; Zachary Montgomery <zmontgomery@pagear.gov>; Mike Farrow <mfarrow@pagear.gov>; Steven Kidman <skidman@pagear.gov>; Gregg Martinez <gmartinez@pagear.gov>
Subject: Page Data Centre

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Hi Darren

I just wanted to take a moment to express our thanks to the Mayor, Vice Mayor, and Gregg for facilitating the recent meetings with Bryan & colleagues at PUE and Zach at P&Z.

Following up on our discussion with PUE, we have instructed our consultants, Amp, to conduct various surveys and reports regarding the power requirements.

While there isn't power available from the Dem, we anticipate that power will be accessible from the grid or through the potential option of bringing forward a gas supply to generate power.

Additionally, we would like to further discuss with Zach the necessary land availability from the P&Z perspective, regarding potential solar development.

Assuming we can secure the necessary power, would it be possible to proceed with the conditional purchase of the DC and residential lands?

Thank you again for your support and guidance.

Kind regards,

Keith Moran
Group Operations Director

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From: Mike Farrow
To: Steve Veltman
Subject: Fwd: City Council
Date: Friday, May 26, 2023 9:15:17 PM
Attachments: [MEMORANDUM OF UNDERSTANDING_V2.docx](#)

I got this from the Brit's

Mike

Begin forwarded message:

From: Keith Moran [REDACTED]
Date: May 24, 2025 at 2:11:32 PM MST
To: Mike Farrow <mfarrow@pagezit.gov>
Subject: City Council

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Hi Mike

Hope you are well. Just a heads up that we are on the agenda for the City Council meeting next week.

Please see attached the document which I sent to Joshua Smith / Darren which I should make up the basis of the discussion.

The key benefits are:

<-[if !supportLists]->I. <-[endif]->**ANTICIPATED BENEFITS OF THE SALE**
The anticipated benefits of the sale may include
<-[if !supportLists]->a. <-[endif]->Construction value of \$1.5 billion per 100 MW of power supplied to the site;
<-[if !supportLists]->b. <-[endif]->Power Purchase Agreement worth \$200 million per annum;
<-[if !supportLists]->c. <-[endif]->300-500 skilled on-site jobs during development and operations;
<-[if !supportLists]->d. <-[endif]->500-1,000 associated and supply chain jobs;
<-[if !supportLists]->e. <-[endif]->Significant economic stimulus to the City, including increased economic activity, employment, and tax revenue;
<-[if !supportLists]->f. <-[endif]->Increased tax income for the City, both from the data center and residential development;
<-[if !supportLists]->g. <-[endif]->Infrastructure and facilities upgrades to accommodate the data center and residential development;
<-[if !supportLists]->h. <-[endif]->Real estate development opportunities as a result of the increased demand for housing and commercial space;
<-[if !supportLists]->I. <-[endif]->Potential to create a regional tech hub, attracting further investment and economic growth.

<-[if !supportLists]->2. <-[endif]->**CONSTRUCTION OF AFFORDABLE HOMES AT COST**
In the event of an onward sale or transfer of the land or development rights by Huntley, Huntley agrees to construct 100 homes for the City at cost only (including reasonable allowance for overhead) but without profit, on land provided by the City for \$1 / acre within the residential development portion of the project. The construction of these homes shall be completed within a reasonable timeline, to be mutually agreed upon by both parties, and the City will have the right to review and approve the construction plans. The City agrees to provide Huntley with the necessary support and approvals to ensure the timely completion of these homes.

If you would like discuss,

Kind regards,

Keith Moran
Group Operations Director

CHECK OUT OUR NEWEST DEVELOPMENT FOR SALE <https://www.auburnmalahide.ie/>

19 Queen Elizabeth S
Tel: 020 7232 4550 [REDACTED] w: <http://www.hollybook.co.uk>

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From: [Gregg Martinez](#)
To: [Keith Moran](#)
Subject: NDA
Date: Monday, January 13, 2025 3:30:00 PM
Attachments: [Huntley - City of Page - Confidentiality and Non-Disclosure Agreement-Page comments.doc](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Keith

Our attorney is comfortable signing this NDA agreement. If you are OK with this one, then we are good to sign it.



Gregg Martinez
Economic Development Director
City of Page, Arizona
Office: 928-645-4310
Gmartinez@pageaz.gov
VisitPageAZ.com



From: Keith Moran
To: Darren Colquhoun
Cc: Group Maritime
Subject: Roger
Date: Tuesday, February 4, 2002 12:10:13 PM
Attachments: MEMORANDUM OF UNDERSTANDING VI - Draft.doc

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Hi Darren

Please see attached a draft of an MOU re: the land. This is very much a draft and hopefully reflects discussion recently.

The only change is that we have recently secured a margin for agreeing a PPA and would like the same here if possible.

Kind regards,

Keith Moran
Group Operations Director

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From: Keith Moran
To: Steven Kidman; Mike Farrow
Cc:
Subject: Page Data Center
Date: Wednesday, October 8, 2025 3:25:39 PM
Attachments: image001.png

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Dear Mayor Kidman and Vice Mayor Farrow,

Thank you again for your support and collaboration on the proposed data center project over the past 11 months. Your assistance has been instrumental in getting us to this point, and we truly value the working relationship we've built with the City of Page.

We're now at a critical juncture, and it's essential that we move forward quickly with the land transaction. Our partners are ready to proceed, but this opportunity is highly time-sensitive.

We are in competition with several other locations across the country. If we're unable to make progress in the next week or so and have the decision formalized by the end of October, we risk losing the project entirely to another market. This would be a significant missed opportunity for Page in terms of investment, job creation, and long-term economic impact.

This is a moment for decisive action. We're fully prepared to move immediately and are asking for your continued leadership to help bring this across the line.

Thank you again for your time, and we look forward to working together to secure this opportunity for Page.

Kind regards,

Keith Moran
Group Operations Director



Unlocking Global Data Centre Development

19 Queen Elizabeth Street | London | SE1 2LP

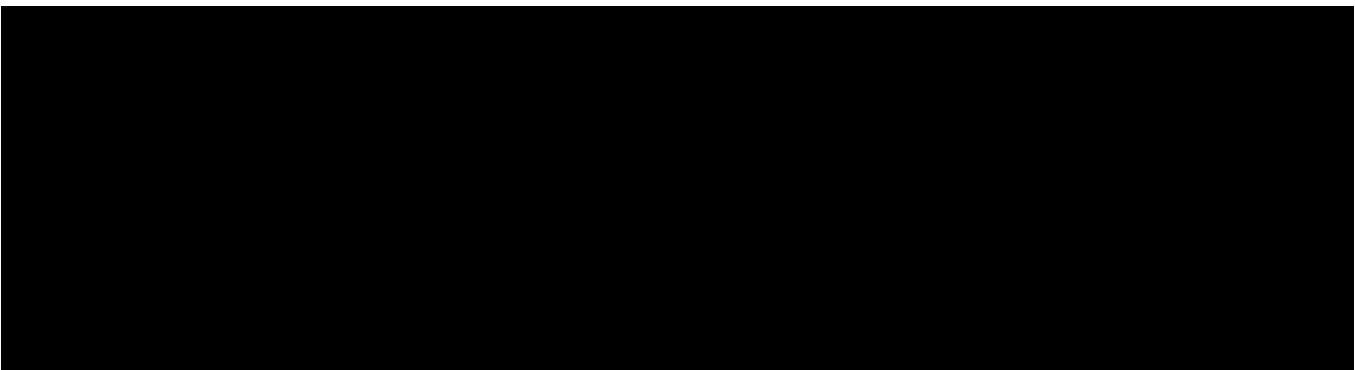
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From: Joshua Smith
To: Keith Moran, Michael Phalen
Subject: RE:
Date: Thursday, October 23, 2025 2:48:00 PM
Attachments: Hurley - City of Page - Agreement for the Purchase or Real Estate-ver 3.1.docx

Mike and Keith,
Attached is the contract with just a couple of minor changes to remedy what I mentioned in my previous email.
Thanks,

Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 | **Fax:** 928.645.4216
jsmith@pageaz.gov | pageaz.gov |



From: Keith Moran - [REDACTED]
Sent: Wednesday, October 22, 2025 10:43:30 PM
To: Joshua Smith <jsmith@pageaz.gov>
Subject: RE:

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Great news – thank you.

Kind regards,

Keith Moran
Group Operations Director

CHECK OUT OUR NEWEST DEVELOPMENT FOR SALE <https://www.auburnmalahide.ie/>

HOLLYBROOK

19 Queen Elizabeth Street | London | SE1 2LP
Tel: 020 7232 4550 | <http://www.hollybrook.co.uk>

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From: Joshua Smith <jsmith@pageaz.gov>
Sent: 23 October 2025 06:37
To: Keith Moran - [REDACTED]
Subject: Re:

Keith,
The council approved the contract 5-2. Now we just have to wait the 30 days before we can get signatures and open escrow.

Josh

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From: Keith Moran - [REDACTED]
Sent: Wednesday, October 22, 2025 9:33:25 PM
To: Joshua Smith <jsmith@pageaz.gov>
Subject:

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Hi Josh

Hope you're well – any news?

Kind regards,

Keith Moran
Group Operations Director

19 Queen Elizabeth Street | London | SE1 2LP
Tel: +44 (0)20 7232 4550 | <http://www.hollybrookhomes.co.uk>

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From: [Joshua Smith](#)
To: [Terrence Mitchell](#)
Subject: RE: ARUP and Rooskey Contact Information
Date: Monday, September 29, 2025 8:10:00 AM

Terrence,
Here is Keith's contact info. I don't have Tasha's.

Keith Moran
Group Operations Director
19 Queen Elizabeth Street | London | SE1 2LP
Tel: 020 7232 4550
[REDACTED] | w: <http://www.hollybrook.co.uk>

Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 | Fax: 928.645.4216
jsmith@pageaz.gov | pageaz.gov |

From: Terrence Mitchell <terrencem@scbroadband.com>
Sent: Wednesday, September 24, 2025 6:50 PM
To: Joshua Smith <jsmith@pageaz.gov>
Subject: ARUP and Rooskey Contact Information

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Josh,
Are you allowed/willing to pass along the contact information of Keith (Rooskey) and Tasha Harvey (ARUP) that presented the data center in the public meeting tonight in Page? I'd like to work with them to make sure they are taking fiber facilities and build out into consideration in their plan for their proposed project.

Terrence Mitchell
Business Development Coordinator
Phone 435-263-0737
856 Sage Drive • Cedar City, UT 84720
SoCen.com • SCBroadband.com

From: Joshua Smith
To: Keith Moran
Subject: RE: Data Center
Date: Thursday, September 25, 2025 7:59:00 AM

Sounds good. Can you send me the powerpoint that you presented last night? The assistant city manager asked if we could get it.

Thanks,

Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 | Fax: 928.645.4216
jsmith@pageaz.gov | pageaz.gov

From: Keith Moran [REDACTED]
Sent: Thursday, September 25, 2025 7:57 AM
To: Joshua Smith <jsmith@pageaz.gov>
Subject: RE: Data Center

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Hi Josh

Thanks for the positive feedback, it's much very appreciated and hopefully the presentation set out what an amazing opportunity this is for Page. Hopefully, we'll get a favourable vote on October 8th to reflect that

Regarding the parcel adjacent to the industrial area, it's unfortunately too small, so I'd prefer to proceed with the current proposal. I also believe this approach will be quicker overall

Thanks again, and I'm looking forward to finalising the contract

Thanks

Kind regards,

Keith Moran
Group Operations Director

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From: Joshua Smith <jsmith@pageaz.gov>
Sent: 25 September 2025 15:50
To: Keith Moran [REDACTED]
Subject: Data Center

Keith,

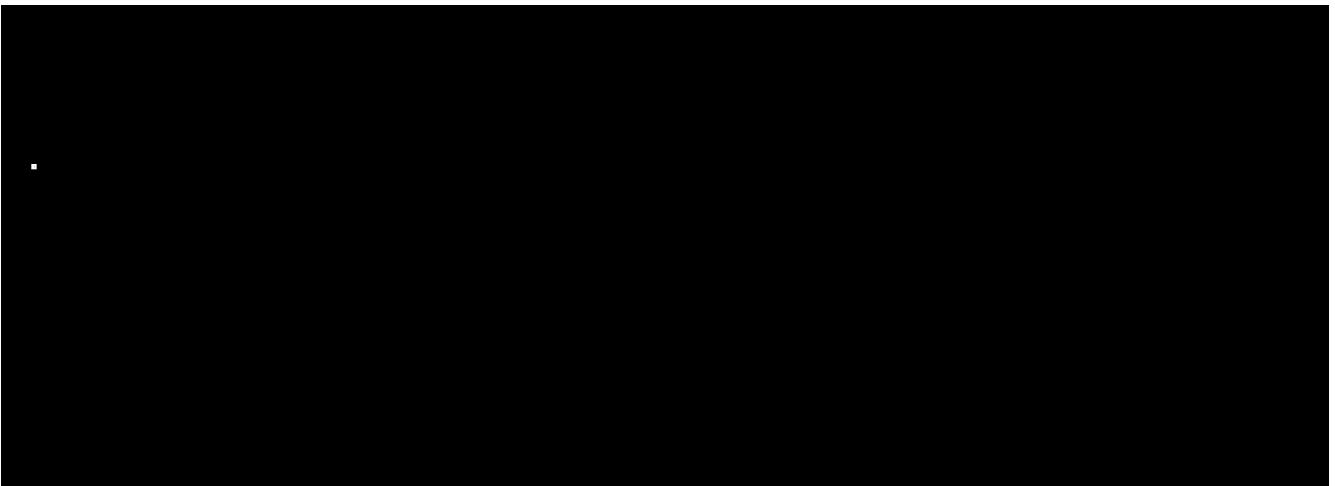
Well done last night. I think that presentation was very helpful. I was also surprised that there wasn't a few dissenting voices from the public. I think that is a very good sign for your project.

Looking at the area that some of the council had mentioned that is closer to the industrial area, I agree that the most acreage you can likely find over there would be 250 or maybe 300 hundred acres. If that doesn't work for you, I think we just press forward with the current location.

I will work on some contract language to send to you on the remaining points that we have discussed and get that to you next week and then we will go back to Council in executive session on 10/8.

Thanks,

Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 | Fax: 928.645.4216
jsmith@pageaz.gov | pageaz.gov



From: Keith Moran [REDACTED]
Sent: Thursday, October 09, 2025 12:14 AM
To: Joshua Smith <jsmith@pageaz.gov>
Subject: RE: Discussion tonight

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hi Josh

thanks very much for the update.

Kind regards

Keith Moran
Group Operations Director

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From: Joshua Smith <jsmith@pageaz.gov>
Sent: 09 October 2025 04:13
To: Keith Moran [REDACTED]
Subject: Re: Discussion tonight

Keith,

We had a good discussion and I do believe we have a consensus on terms. No huge surprises but there are a few changes that I will line out for you tomorrow morning. We can then jump on a call if needed.

Josh

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From: Keith Moran [REDACTED]
Sent: Wednesday, October 8, 2025 2:32:17 PM
To: Joshua Smith <jsmith@pageaz.gov>
Subject: Re: Discussion tonight

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Hi Josh

Apologies I just seen this email - are you able to chat now?

Kind regards,

Keith Moran
Group Operations Director

19 Queen Elizabeth Street | London | SE1 2LP
Tel: +44 (0)20 7232 4550 | w: <http://www.hollybrookhomes.co.uk>

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On 8 Oct 2025, at 21:44, Joshua Smith <jsmith@pageaz.gov> wrote:

Do you by chance have time for a brief conversation before our council meeting tonight?

Josh

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From: [Keith Moran](#)
To: [Joshua Smith](#)
Cc: [Group Martinez](#); [Darren Coldwell](#)
Subject: RE: NDA
Date: Thursday, January 30, 2025 11:39:49 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

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Hi Joshua

Thanks for this and this is all agreed. I have issued a clean version via DocuSign to Darren and yourself for signature.

Thanks very much for all the help and assistance, it really is a breath of fresh air dealing with a City Council like yourselves.

Kind regards,

Keith Moran
Group Operations Director

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From: Joshua Smith <jsmith@pageaz.gov>
Sent: 29 January 2025 20:47
To: Keith Moran
Cc: Gregg Martinez <gmartinez@pageaz.gov>; Darren Coldwell <dcoldwell@pageaz.gov>
Subject: RE: NDA

Keith,
Attached is what I believe should be close to the final version of the agreement. I made small edits to 1(e) and paragraph 4. I also added a provision (10(g)) as you requested for assignment. The only other issue was the termination notice. You indicated that 10 days was too short. Is 60 ok?

I believe I understand what the intent of Huntley is with respect to the agreement. But just so that there is no confusion, we will do our best to keep information confidential but ultimately we cannot contract around the law or the requirements that the law imposes on a municipality when it comes to sharing information. Arizona law does afford some protection for confidential information, but the definition of "Confidential Information" in the agreement exceeds the scope of what the law protects. In the event that the law conflicts with the agreement, the law will control.

For example, the law would generally protect proprietary information in reports that is developed by you as part of your due diligence, but it would not protect records that indicate your general proposed use for the land. In the event of a records request to the city, we may have to disclose information that you would not want us to disclose but we would follow the procedure in paragraph 4 and allow you an opportunity to seek a court order protecting the information that you believe is confidential pursuant to law.

Once we get all of the last details hammered out, Darren will follow up with you by phone on execution of the agreement.
Thanks,

Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 Fax: 928.645.4216
jsmith@pageaz.gov | pageaz.gov

From: Keith Moran
Sent: Monday, January 27, 2025 11:03 PM
To: Joshua Smith <jsmith@pageaz.gov>
Cc: Gregg Martinez <gmartinez@pageaz.gov>; Darren Coldwell <dcoldwell@pageaz.gov>
Subject: Re: NDA

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Hi Joshua

No worries at all and thank you for the update.

Chat Wednesday if possible.

Kind regards,

Keith Moran
Group Operations Director



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On 28 Jan 2025, at 00:00, Joshua Smith <jsmith@pageaz.gov> wrote:

Keith,
Today got crazy and I wasn't able to connect with Darren. I just found out that he is out all day tomorrow so we will make this happen on Wednesday. Sorry for the delay.

Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 Fax: 928.645.4216
jsmith@pageaz.gov | pageaz.gov

From: Keith Moran
Sent: Thursday, January 23, 2025 2:19 PM
To: Joshua Smith <jsmith@pageaz.gov>
Cc: Gregg Martinez <gmartinez@pageaz.gov>
Subject: RE: NDA

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Hi Joshua

Maybe a quick call Monday after you have spoken to Darren.

I think if we could get comfortable with the timetable and what would become public and when that would be very helpful.

We are committed to doing this and want to find a way to move this potential project forward.

Kind regards,

Keith Moran
Group Operations Director

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Kind regards,

Keith Moran
Group Operations Director

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From: Gregg Martinez <gmartinez@pageaz.gov>
Sent: 18 December 2024 00:00
To: Keith Moran
Cc: Darren Coldwell <dcoldwell@pageaz.gov>
Subject: RE: Page, AZ - Data Centres

Thank you Keith. At this stage, any communication with Council would be in Executive Session and completely confidential.

Gregg Martinez
Economic Development Director
City of Page, Arizona
Office: 928-645-4310
gmartinez@pageaz.gov
www.pageaz.com

From: Keith Moran <kmoran@holybrookhomes.co.uk>
Sent: Tuesday, December 17, 2024 4:57 PM
To: Gregg Martinez <gmartinez@pageaz.gov>
Cc: Darren Coldwell <dcoldwell@pageaz.gov>
Subject: Re: Page, AZ - Data Centres

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Hi Gregg

Thanks that's completely fine and sure we can get wording agreed to move.

We'll send some revised working tomorrow to address concerns for your consideration. We would like to avoid city council at this stage to maintain confidentiality but appreciate if we must do.

Kind regards,

Keith Moran
Group Operations Director

19 Queen Elizabeth Street | London | SE1 2LP
Tel: +44 (0)20 7232 4550 | w: <http://www.hollybrookhomes.co.uk>

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On 17 Dec 2024, at 23:43, Gregg Martinez <gmartinez@pageaz.gov> wrote:

Keith

Our City Attorney is out of office starting tomorrow until the New Year. Also, he recommends that this will have to go through City Council, which won't meet until January 8th. Unless there is stuff you and I can discuss, we will have to put a pin in this until the New Year. I am sorry, but we are caught in a bad time with year end.

 Gregg Martinez
Economic Development Director
City of Page, Arizona
Office: 928-645-4310
gmartinez@pageaz.gov
www.pageaz.com





From: Keith Moran <kmoran@holybrookhomes.co.uk>
Sent: Tuesday, December 17, 2024 4:27 PM
To: Gregg Martinez <gmartinez@pageaz.gov>
Cc: Darren Coldwell <dcoldwell@pageaz.gov>
Subject: Re: Page, AZ - Data Centres

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Hi Gregg

Apologies for short notice but could we do a call 9am - 11am tomorrow your time? If so I can arrange a Teams invite?

Thanks

Kind regards,

Keith Moran
Group Operations Director

19 Queen Elizabeth Street | London | SE1 2LP
Tel: +44 (0)20 7232 4550 | w: <http://www.hollybrookhomes.co.uk>

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On 17 Dec 2024, at 22:54, Gregg Martinez <gmartinez@pageaz.gov> wrote:

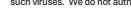
Keith -

Of course, please see bullets below:

1. Terms that suggests that the city has identified/selected them as a developer of a specific project and that we cannot discuss or negotiate the construction of a data center with any other person or developer for up to 4 years.
2. We do not believe that we could agree to such exclusivity without a competitive process to select a developer, nor do I believe that we can agree to what essentially amounts to a moratorium on zoning for a data center for 4 years.
3. Even if we went through a competitive process, we are still very skeptical that we could agree to give them exclusive development rights of data centers in the city. **We can't stop a private landowner from pursuing the development of a data center if they want to pursue it.**

Those are the biggest areas of concern.

Thank you,

 Gregg Martinez
Economic Development Director
City of Page, Arizona
Office: 928-645-4310
gmartinez@pageaz.gov
www.pageaz.com

<image002.png>

<image003.png>

<image004.png>

From: Keith Moran [REDACTED]
Sent: Tuesday, December 17, 2024 3:51 PM
To: Gregg Martinez <gmartinez@pagear.gov>
Cc: Darren Coldwell <dcoldwell@pagear.gov>
Subject: Re: Page, AZ - Data Centres

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Hi Gregg

The attorney has drafted our ideal position, and we're happy to arrange a call to discuss. Ahead of the call, it would be helpful if you could send any concerns or points for consideration so we can review them in advance.

Kind regards,

Keith Moran
Group Operations Director



19 Queen Elizabeth Street | London | SE1 2LP

Tel: +44 (0)20 7232 4550 [REDACTED] | w: <http://www.hollybrookhomes.co.uk>

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On 17 Dec 2024, at 22:41, Gregg Martinez <gmartinez@pagear.gov> wrote:

Keith

Is it possible for a member of your legal team to connect with our City Attorney? He has concerns regarding the exclusivity agreement. I am not hopeful we will get this signed prior to Christmas.

<image001.png> **Gregg Martinez**
Economic Development Director
City of Page, Arizona
Office: 928-645-4310
gmartinez@pagear.gov
<http://www.pagear.gov>

<image002.png>

<image003.png>

<image004.png>

From: Keith Moran [REDACTED]
Sent: Tuesday, December 17, 2024 11:22 AM
To: Gregg Martinez <gmartinez@pagear.gov>
Cc: Darren Coldwell <dcoldwell@pagear.gov>
Subject: Re: Page, AZ - Data Centres

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Hi Gregg

Great thanks for coming back quickly.

Kind regards,

Keith Moran
Group Operations Director



19 Queen Elizabeth Street | London | SE1 2LP

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On 17 Dec 2024, at 18:00, Gregg Martinez <gmartinez@pagear.gov> wrote:

Our City Attorney is reviewing the NDA as we speak. I should have feedback to you tomorrow. If it is all agreeable, we can sign this week.

Thank you

<image001.png> **Gregg Martinez**
Economic Development Director
City of Page, Arizona
Office: 928-645-4310
gmartinez@pagear.gov
<http://www.pagear.gov>

<image002.png>

<image003.png>

<image004.png>

From: Keith Moran [REDACTED]
Sent: Tuesday, December 17, 2024 10:57 AM
To: Gregg Martinez <gmartinez@pagear.gov>
Cc: Darren Coldwell <dcoldwell@pagear.gov>
Subject: RE: Page, AZ - Data Centres

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Hi Gregg,

Hope you are well.

If the broad terms are agreed, we would really like to have something agreed prior to Christmas as we shut on 20th and don't return to the office until 6th Jan. This would allow us to hit the ground running in January if possible.

Kind regards,

Keith Moran
Group Operations Director

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<image005.jpg>

<image006.jpg>

19 Queen Elizabeth Street | London | SE1 2LP

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From: Keith Moran

Sent: 16 December 2024 21:50
To: Gregg Martinez <gmartinez@pagear.gov>
Cc: Darren Coldwell <dcoldwell@pagear.gov>
Subject: Re: Page, AZ - Data Centres

Completely understand and there are two different threads / income streams which could be great for everyone.

Our immediate focus is to work with the City as that's where the infrastructure and facilities are and if we can work with the NN for additional bolt on power that improves land values for the City.

Kind regards,

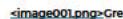
Keith Moran
Group Operations Director

 19 Queen Elizabeth Street | London | SE1 2LR
Tel: +44 (0)20 7232 4550 | Mob: +44 (0)7509 106 248 | DD UK: +44 (0)20 3034 1570 | DD Irel: +353 (0)1 906 9953 | e: kmoran@hollybrookhomes.co.uk | w: <http://www.hollybrookhomes.co.uk>

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On 16 Dec 2024, at 21:46, Gregg Martinez <gmartinez@pagear.gov> wrote:

I could introduce you to the right people to talk with about that, but otherwise that would be a Navajo Nation deal. With the scale of this request, all options should remain open and possible.

 Gregg Martinez
Economic Development Director
City of Page, Arizona
Office 928-645-4310
GMartinez@pagear.gov
VisitPagearAZ.com

 simage001.png

 simage003.png

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From: Keith Moran 
Sent: Monday, December 16, 2024 2:45 PM
To: Gregg Martinez <gmartinez@pagear.gov>
Cc: Darren Colwell <dcowell@pagear.gov>
Subject: Re: Page, AZ - Data Centres

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Hi Gregg

Another point to consider if whether we could work with the NN to look at a green energy/ solar farm?

Has anything been done with the old SRP power plant?

Kind regards,

Keith Moran
Group Operations Director

 19 Queen Elizabeth Street | London | SE1 2LR
Tel: +44 (0)20 7232 4550 | Mob: +44 (0)7509 106 248 | DD UK: +44 (0)20 3034 1570 | DD Irel: +353 (0)1 906 9953 | e: kmoran@hollybrookhomes.co.uk | w: <http://www.hollybrookhomes.co.uk>

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On 16 Dec 2024, at 21:24, Keith Moran  wrote:

Hi Gregg

We can go through that at the DD / Exclusive stage as it will depend on use of centre? It would be good to get EA / NDA to allow the specific DD to get going.

Saying that, we would take as much power as could be provided 500mW+ if possible.

Kind regards,

Keith Moran
Group Operations Director

 19 Queen Elizabeth Street | London | SE1 2LR
Tel: +44 (0)20 7232 4550 | Mob: +44 (0)7509 106 248 | DD UK: +44 (0)20 3034 1570 | DD Irel: +353 (0)1 906 9953 | e: kmoran@hollybrookhomes.co.uk | w: <http://www.hollybrookhomes.co.uk>

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On 16 Dec 2024, at 21:12, Gregg Martinez <gmartinez@pagear.gov> wrote:

Keith

The last step is to assure we can supply the power that would be needed. Can you please let me know the ideal power load ramp and target energization date? Also, would these be data centers that are end user or colo?

Thank you

 Gregg Martinez
Economic Development Director
City of Page, Arizona
Office 928-645-4310
GMartinez@pagear.gov
VisitPagearAZ.com

 simage002.png

 simage03.png

 simage04.png

From: Keith Moran 
Sent: Friday, December 13, 2024 2:39 AM
To: Darren Colwell <dcowell@pagear.gov>; Gregg Martinez <gmartinez@pagear.gov>
Subject: RE: Page, AZ - Data Centres

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Dear Darren

Thanks again for your time.

Please see attached proposed NDA and Exclusivity Agreement for review by your attorney.

Kind regards,

Keith Moran
Group Operations Director

PLEASE NOTE OUR NEW EMAIL & WEBSITE ADDRESSES

 <img005.jpg> <img006.jpg>
19 Queen Elizabeth S
Tel: +44 (0)20 7232 4550 | w: <http://www.hollybrook.co.uk>

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From: Darren Colwell <dcowell@pagear.gov>
Sent: 10 December 2024 16:42
To: Keith Moran  Gregg Martinez <gmartinez@pagear.gov>
Subject: RE: Page, AZ - Data Centres

From: Keith Moran
To: Darren Coldwell; Gregg Martinez
Subject: RE: Page, AZ - Data Centres
Date: Friday, December 13, 2024 2:38:58 AM
Attachments: image001.jpg
image002.jpg
image003.jpg
Hurley - City of Page - Exclusive Negotiation Agreement-126944237-v3.doc
Hurley - City of Page - Confidentiality and Non-Disclosure Agreement-126944237-v3.doc

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Darren

Thanks again for your time.

Please see attached proposed NDA and Exclusivity Agreement for review by your attorney.

Kind regards,

Keith Moran
Group Operations Director

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From: Darren Coldwell <dcoldwell@pageaz.gov>

Sent: 10 December 2024 16:42

To: Keith Moran [REDACTED] Gregg Martinez <gmartinez@pageaz.gov>

Subject: RE: Page, AZ - Data Centres

Keith,

Gregg and I have just finished a discussion about your potential development. After considering our conversation with you yesterday we are more than happy to start the process. Please send over an NDA for our attorney to review and we can get the ball rolling.

Thanks,

Darren Coldwell
City Manager
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4241 | Fax: 928.645.4250
dcoldwell@pageaz.gov | pageaz.gov

*****NOTICE*****

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the public body. Members of the public body may reply to this message, but they should not send a copy of the reply to other members.

From: Keith Moran [REDACTED]
Sent: Tuesday, December 10, 2024 3:11 AM
To: Gregg Martinez <gmartinez@pageaz.gov>; Darren Coldwell <dcoldwell@pageaz.gov>
Subject: Page, AZ - Data Centres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Gregg and Darren

Thank you for your time yesterday. We have had initial discussions with some potential providers, and I wanted to share the key highlights of our proposal for your review:

1. **Preferred Site:** A 500-acre site, for which we are willing to pay industrial market value.
2. **Buildings:** Approximately 15 buildings, each around 30 acres in size (approximately 30 feet high).
3. **Job Creation:** Anticipated creation of around 500 long term jobs for the city, plus additional jobs in the supply chain and during construction.
4. **Construction Value:** Estimated \$2 billion in construction work, with associated job creation and tax revenue.
5. **Residential Development:** We seek land zoned for townhomes, apartments, or condos, to construct approximately 500 homes at market rate.
6. **Power Agreement:** A 25-year power agreement with the City, with an estimated annual spend of \$150 million.

We would like to proceed with an NDA and Exclusivity Agreement for a 12-month period to explore this opportunity further, based on the following framework:

- A. **Option to Purchase Land:** Hollybrook will have the option to purchase land at market value (average of three valuations) for its current use (either industrial or residential).
- B. **Power Contract:** The City will retain sole benefit of the power contract.
- C. **Tax Revenues:** The City will retain the sole benefit of any taxes generated.
- D. **Affordable Housing Commitment:** Hollybrook will build 20% of all new homes (approximately 100 homes) at actual cost for affordable housing within the city.
- E. **Commercial Space Development:** Hollybrook will collaborate with the City to develop some commercial space to support the Data Centre.
- F. **Land Entitlements:** Hollybrook will prepare the planning and technical documentation to obtain the necessary entitlements for Data Centre development.
- G. **Land Sale Agreement:** Hollybrook will handle sourcing and brokering the land sale agreement.
- H. **Land Value Uplift:** Any increase in existing land value to sale value will be split 70:30 in Hollybrook's favor.

This is a high-level overview, but given its sensitivity, we are eager to finalize the NDA and Exclusivity Agreement before Christmas, if possible.

Please let us know your thoughts and if you have any questions or require further clarification

Kind regards,

Keith Moran
Group Operations Director

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From: Joshua Smith <jsmith@pageaz.gov>
Sent: Tuesday, August 5, 2025 11:44 AM
To: Phalen, Michael <Michael.Phalen@wbd-us.com>
Subject: FW: Request for Legal Description Review

Mike,
Please see the attached suggested revision from our engineer.
Thanks,

Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 | Fax: 928.645.4216
jsmith@pageaz.gov | pageaz.gov |

From: Apurv Kale <akale@pageaz.gov>
Sent: Tuesday, August 05, 2025 11:41 AM
To: Joshua Smith <jsmith@pageaz.gov>
Subject: Fw: Request for Legal Description Review

Josh,

Please check the email below.

Thanks,

Apurv Pankaj Kale

City Engineer
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4249 | Cell: 480.572.5868
akale@pageaz.gov

From: Aaron Borling <aborling@ardurra.com>
Sent: Tuesday, August 5, 2025 11:10 AM
To: Apurv Kale <akale@pageaz.gov>; Joe Link <jlink@ardurra.com>
Subject: RE: Request for Legal Description Review

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Apurv,

Thanks for taking my call.

Please see attached with changes to the highlighted markups on the legal description, and questions regarding the property boundary.

Thanks,

Aaron D. Borling, RLS
Survey Department Manager
O: 928-774-4638 | M: (928) 301-2827
D: (928) 389-1011
1801 W. Route 66, Suite 117,
Flagstaff, AZ 86001
aborling@ardurra.com | www.ardurra.com

From: Apurv Kale <akale@pageaz.gov>
Sent: Monday, August 4, 2025 8:58 AM
To: Aaron Borling <aborling@ardurra.com>; Joe Link <jlink@ardurra.com>
Subject: Fw: Request for Legal Description Review

From: Joshua Smith
To: Phalen, Michael; Keith Moran
Subject: RE: Request for Legal Description Review
Date: Monday, August 11, 2025 12:11:00 PM

[image003.png](#)

Michael,

Attached are my initial comments and redlines. Happy to discuss as needed.

On the publication issue, our local newspaper suddenly and without notice, closed up shop late last week. So we are currently scrambling to figure out how to handle the publication. As a result, we may be delayed a week or so with publication but we should still be able to take the contract to council on the 27th. Any approval will just have to be contingent upon the expiration of the publication.

Thanks,

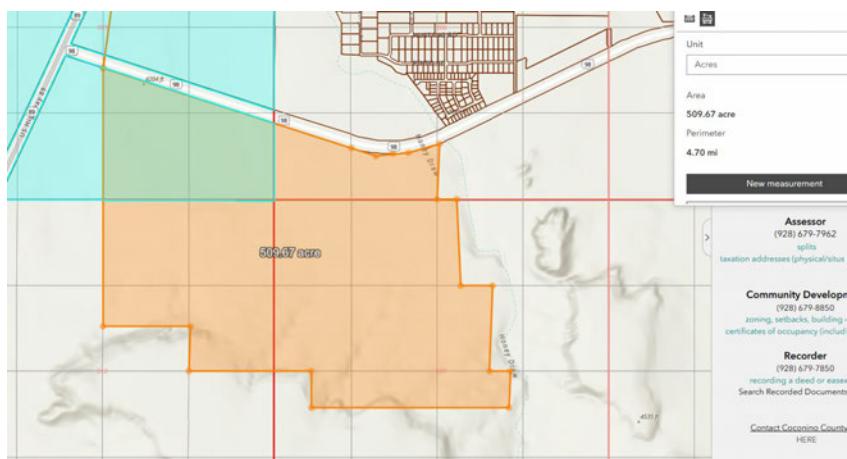
Joshua Smith
City Attorney
City of Page, Arizona
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
Tel: 928.645.4256 | Fax: 928.645.4216
jsmith@pageaz.gov | pageaz.gov |

From: Phalen, Michael <Michael.Phalen@wbd-us.com>
Sent: Wednesday, August 06, 2025 5:53 PM
To: Joshua Smith <jsmith@pageaz.gov>; Keith Moran <[\[REDACTED\]](#)>
Cc: Phalen, Michael <Michael.Phalen@wbd-us.com>
Subject: RE: Request for Legal Description Review

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For what it's worth, my freehand drawing of the area on the Coconino County GIS website map below shows it to be about 510 acres.

And for comparison purposes, please see my actual hand drawn map shown below it.



From: Joshua Smith <jsmith@pageaz.gov>