BINGHAM COUNTY COMMISSIONERS

Whitney Manwaring, Chairman
Eric Jackson
Drew Jensen

Lindsey Dalley, Commission Clerk
501 N. Maple Room 204
Blackfoot, ID 83221
Phone (208) 782-3013
Fax (208) 785-4131

Monday, March 17, 2025

9:00 a.m.	**Executive Session pursuant to Idaho Code Section 74-206(1)(f), to communicate with legal counsel regarding pending/imminently-likely litigation.**	**{ACTION ITEM}**
10:00 a.m.	**Meeting with GeoBitmine to receive presentation of business plan & Discussion regarding the request to renew lease of county property- Requested by Jay Jorgensen.**	**{ACTION ITEM}**

Meeting Date: March 17, 2025
Meeting Time: 10:00 am

REQUEST FOR MEETING WITH BINGHAM COUNTY COMMISSIONERS FORM

The Board of County Commissioner's hold meetings various days throughout the week, which are coordinated with the Commission Clerk. Per Idaho Code §74-204(1), the Board cannot hold a meeting without less than 48 hours' notice and posting on the Commission Agenda. Any person(s) needing special accommodations should contact the Lindsey Dalley, Commission Clerk, at (208)785-3013.

Name: Jay Jorgensen Email: jay@geobitmine.com

Phone Number: 208-351-1535 Address: 767 N 900 E. Shelley, Idaho

1. What is the topic of discussion that you wish the Board to have?

We'd like the opportunity to present our business plan and to renew lease of county land.

2. Approximately how much time will you need for this agenda item?

60 minutes

3. Will you be requesting that the Board make a decision?

Yes

4. Have all supporting documents been included with this form? If not, please note that your meeting may not be scheduled until all necessary documentation has been provided to the Commission Clerk.

Yes

5. Please provide the name and contact information of the individuals that you would like to be invited to the meeting. (Include name, telephone number and email address if known)

Alicia Atkinson

Aaron Symbolik

Tommy Jorgensen

GEOBITMINE
RECYCLING WASTE HEAT FOR TOMORROW'S FUTURE

Bingham County Requests

1. Name of financial investors and have them attend meeting via Zoom
   In person representative will attend on Mar 17, 2025
2. A detailed site plan
   a. Site Plans
3. Proof that GeoBitmine has hired an experienced Project Manager
   a. Megawatt Letter
   b. Megawatt Project Slide Deck
4. Clarify how this project would be permitted in an Agriculture Zone rather than a Commercial Zone and justify the same under County and State Code
   a. Zoning & Lien Language
5. Clarify how Geobitmine will protect the county from future liens on its property.
   a. Zoning & Lien Language

Bingham County
Clerk's Office
Received March 10, 2025 3:37 PM
J. Dalley
Pamela W. Eckhardt, Clerk

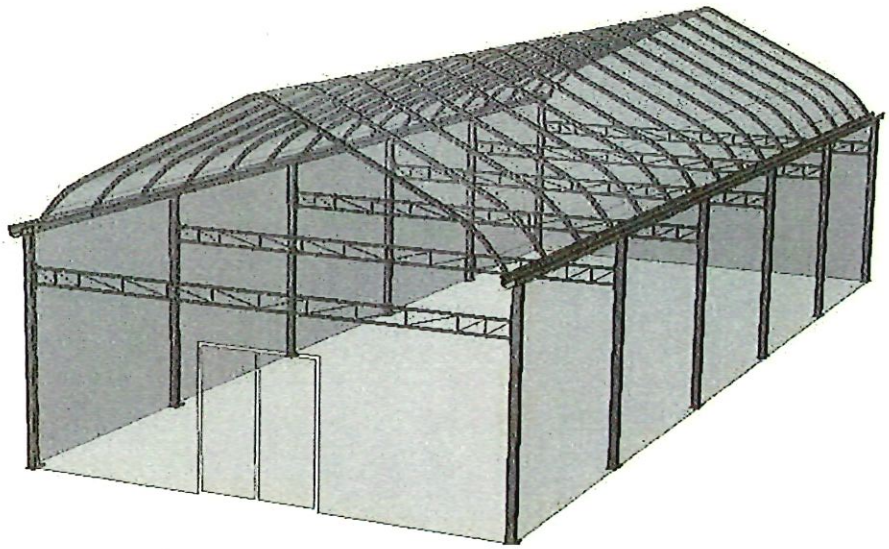
GGS™ STRUCTURES

DIVISION OF PIPP HORTICULTURE

GEOBITMINE
RECYCLING WASTE HEAT
FOR TOMORROW'S FUTURE

Jay Jorgensen
Idaho Falls, ID
Jay@geobitmine.com
208-351-1535

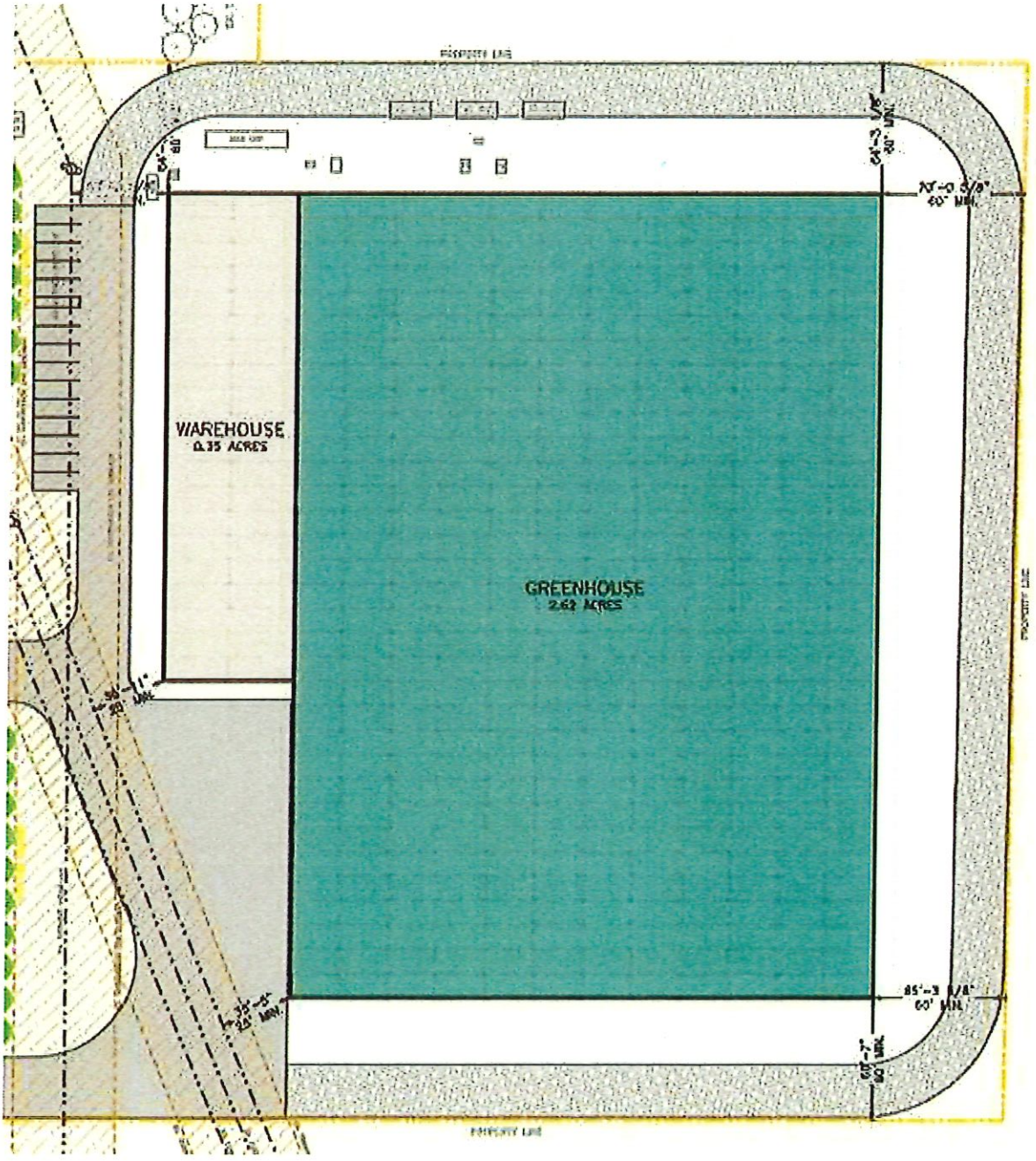
Steven Geiger
905-562-7341
SGeiger@ggsstructures.com



Gutter Connect Proposal Breakdown

Engineering:	Structure & Foundation - International Building Code (2018)	
Structure:	12 Bays - 24 ft. Wide x 396 ft. Long	(Greenhouse Area)
	2 Bays - 32 ft. Widespan x 240 ft. Long	(Warehouse Area)
UG Height:	16 ft.	
Post Size & Spacing:	3" x 3" Posts @ 12 ft. c/c	(Greenhouse Area)
	3" x 5" Posts @ 12 ft. c/c	(Warehouse Area)
Arch Spacing:	Gothic Arches @ 4 ft. c/c	
Roof Covering:	Double Poly Film - 6 mil (White & IR-AC) c/w Inflation Unit	
Sidewall Glazing:	8mm PCSS Clear - 1 side x 396 ft. Long	(Greenhouse Area)
	8mm PCSS Clear - 1 side x 156 ft. Long	(Greenhouse Area)
	2.5" Insulated Panel - 2 sides x 240 ft. Long	(Warehouse Area)
Gable Ends Glazing:	8mm PCSS Clear - 24 ends x 24 ft. Long	(Greenhouse Area)
	2.5" Insulated Panel - 8 ends x 16 ft. Long	(Warehouse Area)
Doors:	3 qty. - Commercial Double Sliding Glass Door 9'-10" x 9'-10"	
	1 qty. - Opening for Customer Supplied OH Door 12' x 13' in Exterior Gable	
	1 qty. - Opening for Customer Supplied OH Door 8' x 8' in Exterior Gable	
	10 qty. - Commercial Swing Steel Door c/w Lockset 3' x 7'	
Cooling & Ventilation:	12 qty. - Raised Gutter Vent x 396 ft.Long	
	4 qty. - Raised Gutter Vent x 240 ft.Long	
Motors & Controls:	12 qty. - Ridder Gear Motor RW603 & 12 qty. - Manual Control Panel PCS50	
	4 qty. - Ridder Gear Motor RW403 & 4 qty. - Manual Control Panel PCS50	

Drawings



1: Shade System Complete

Sliding Top Curtain System - Complete with Drive
Zone 1: 12 GHs 24 ft. x 204 ft long
Zone 2: 12 GHs 24 ft. x 192 ft long
Total square feet of floor area shaded: 114,048 ft^2
Post & truss spacing: 12 ft.
Direction of travel: Truss to Truss

Type of Curtain Fabric: Luxous 1547 FR

2: Ground Cover

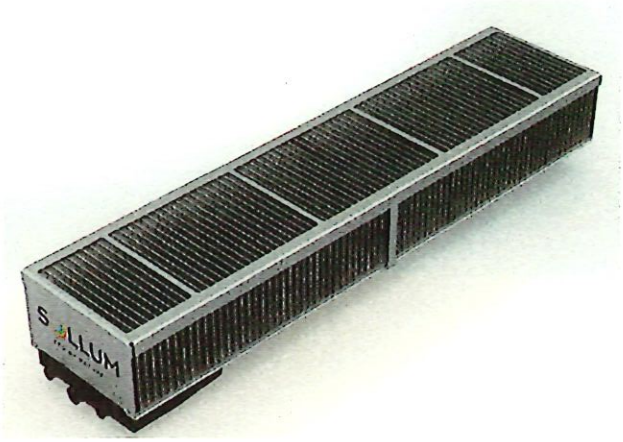
Ground Cover to Cover Greenhouse Area

3: Circulation Fans

48 qty. - HAF Fan 20 in., 1-ph. (VK20)

4: Lighting System

Lighting Information



~ 1 Light per 100 sq. ft. of Grow Area

Max Power	: 782W
Luminous flux	: 59004 lm
Luminous efficacy	: 75 lm/W
Max ePPF	: 2327 umol/s
Max ePPE	: 3.0 umol/J

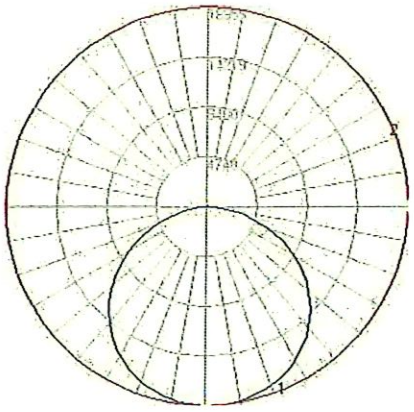
*Output Tolerance Variation (+/- 3.5%)

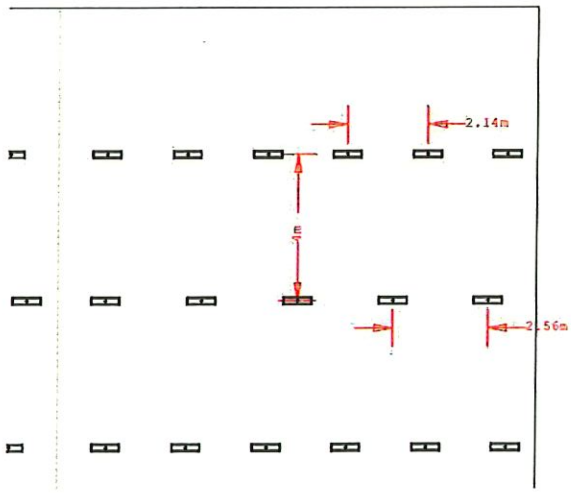
Row Information

Lamps height	: 4.7 m
Calculation point	: 2.13 m
Number of rows	: 31
Lamps per row	: 38/39

*5 & 6 SF-ONE per bay per truss - Total of 1194 SF-ONE

Photometric Distribution

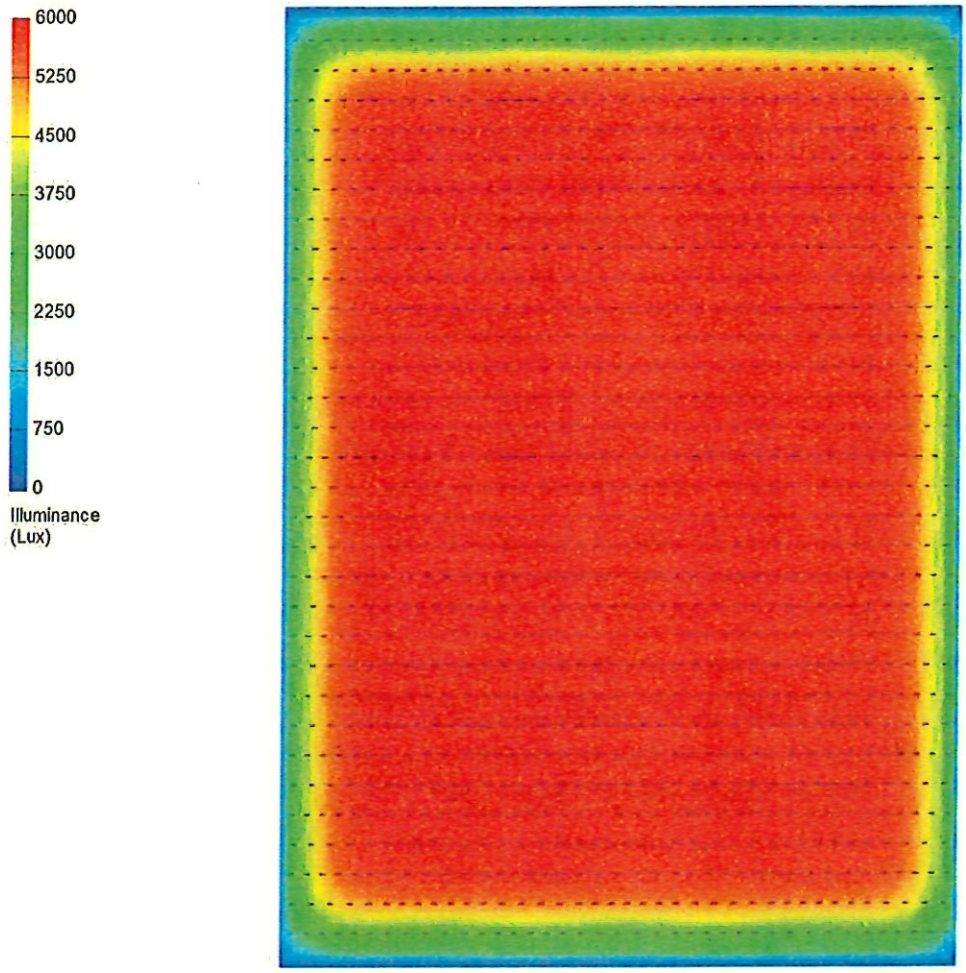




*** SCHEMATICS ONLY ***

4: Lighting System (cont'd.)

Pseudo Color - Overview



"The results of the simulations may differ from on-site measurements. Differences can be attributed to multiple factors in a real environment compared to a simulation such as variations induced by physical elements (plant growth stage, greenhouse infrastructure and other), timing factors, methodology, measurement equipment used. Additionally, a plurality of natural atmospheric phenomena can impact the PPFD value on-site"

5: Heating System

Design Conditions

Design Specifications Greenhouse

Inside temperature	: +14°C
Outside temperature	: -11°C (Note that 99% for Arco, Pocatello, Idaho Falls is -16°C)
Wind speed	: 5 m/s
Inside relative humidity	: 80%
Outside relative humidity	: 60%
Air infiltration rates	
• Roof	: 0.25 l/(s.m2) or 0.15 times per hour
• Sidewalls	: 0.25
• Gables	: 0.25
Design heat load	: 196 kW

Heating System Layout

The greenhouse will be divided into 2 heating zones. Each zone will have tube rail, grow pipe, Hot Water Tanks and gutter heating.

The warehouse will be heated as one zone and will have hydronic unit heaters.

Insulation Materials: Included

Heating Pipe Paint: Included

6: CO2 System

Max. medium temperature	: 60 ºC before fan inlet
Motor voltage	: 3 x 480 V + 0 + earth / 60 Hz.
Diameter pressure side	: Ø-tba mm
	2.2 kW (inlet Ø280mm)

Stainless steel air fan with AC motor and directly coupled impeller; especially constructed, build-on stainless steel inlet mixing valve, for optimum mixing of flue gasses and fresh air.
An open/close servo motor on the inlet combination valve is included:
- a pressure switch for flow control;
- a thermostat for maximum temperature safety;
- a flexible sleeve for the connection of the in and outlet side of the fan.

1 x CO2 FAN CONTROL
- A standard CO2 fan control, build into a separately delivered switch board, suitable to control one standard CO2 fan for dosing flue gasses from a boiler or with liquid CO2.
- Start-stop controlled via the climate computer (Fiduface).
- Signal on panel that fan is active + pot. free contact for climate computer.
- CO2 fan control in star/delta switch, motor voltage 3x480V / 60Hz.

1 x CO2 FAN CONTROL including FREQUENCY CONTROL
- A standard CO2 fan control, build into a separately delivered switch board, suitable to control one standard CO2 fan for dosing flue gasses from a boiler or with liquid CO2.
- Start-stop controlled via the climate computer (Fiduface).
- Signal on panel that fan is active + pot. free contact for climate computer.
- A frequency drive, separately delivered, make Vacon, protection grade IP 54, including a separately delivered pressure sensor, which will control the speed of the CO2 fan based on the outlet pressure of the fan.
- To control a frequency drive controlled CO2 fan, 3x480V / 60Hz.

1 x MOUNTING FRAME
A specially constructed frame to mount the CO2 "stand alone" directly behind the condenser, consisting of:
- 4 supporting legs for the frame;
- 1 set of connection materials.

1 x EXPORT PACKAGE
Export package for CO2 unit in wooden crate marked with ISPM 15.

7: Irrigation System

Tanks

4 – A & B Tanks Direct Inject Irrigation System w/drip lines Included.

8: Fog System

System

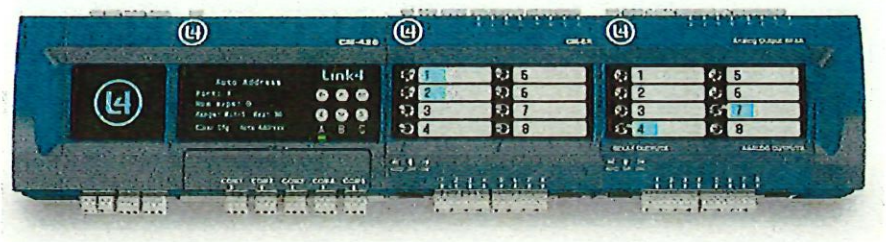
1 – High Pressure Fog System for Growing Greenhouse Area

9: Growing Gutter System

Growing System

4 – Rows of Tomato Gutters Per Bay, Max. Load - 22 kg per M1

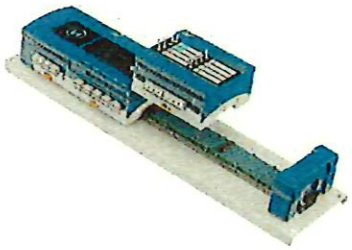
10: Pearl Control System



Pearl Control System

Features:

- Modular designs for ultimate flexibility and maintainability.
- Robust communication protocol to deliver high reliability and consistent operation.
- Advanced controls allowing proper controls for all standard horticultural equipment.
- Cloud connectivity to provide complete remote access and data capturing and storage capabilities.
- Easy to operate and understand. Our mission is to make growing easier. The Pearl product line is a powerful control system yet easy to modify to adapt to your specific growing needs.



Cloud 2.0

Features:

- AWS secure access and storage of data ensuring your information is protected.
- Multi-level user management security enabling proper access control over your settings and data.
- Multi-site and multi-zone monitoring control for efficient managing of your operation across regions.
- Comprehensive integrated grow journal provides easy organization & access of critical grower info.
- Advanced graphing and report generation for analyzing data to replicate successes & increased ROI.
- Comprehensive audit log enables the grower to track and document changes to their system.
- Built-in advanced alarming for greater sense of security and crop protection.
- API allowing for integration with other 3rd party software and facilitating easy data transfer to and from the system.

10: Pearl Control System (cont'd.)

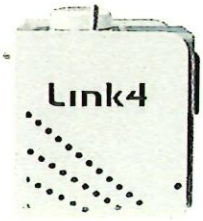
Equipment Details

- Control Job Drawing Set 660-0010-02 (4 sets)

- Pearl PI-EG-801-IN1-8A1-8 (1 panel)
- Pearl PI-EG-801-IN1-8A0-8 (1 panel)
- PI-EG-804-IN3-8A3-16 (2x panels)
  Pearl Integrated Controller - Modbus
  Metal Enclosure, UL508A, NEMA4X
  ELG Feature Pack
  4 - 8-Relay Output Mod
  3 - 5-ANA Input Mod
  3 - 4R/4A Output Mod
  16 Contactors

- Skid Andersen Injector Skid (2x 5 pump skids)
- Engineering Custom Project Engineering (500 Engineering Development hours)
- 990-1034-MB ADISM MODBUS: ADVANCE DIGITAL MULTI SENSOR UNIT (3x sensors)
  Sensor - Temp, Hum, Solar Light, CO2 with protective housing, Aspirated, Modbus

  The ADISM sensor gives you monitoring control with a differential pressure to provide accurate readings for temperature, humidity, CO2, and solar light. Its intuitive programming allows for easy setup and even easier use on a day-to-day basis.



- 990-0002-01 LIGHT SENSOR: PAR LIGHT (50FT CABLE) QUANTUM SENSORS (3x sensors)
  MEASURE PHOTOSYNTHETIC PHOTON FLUX Used to control DLI or PAR intensity light needs.

  If you want to know the exact amount of light each of your plants is getting, look no further than the Par Light Sensor from Link4. Calibrated for sunlight, this self-powered sensor measures PPFD (Photosynthetic Photon Flux Density) in your greenhouse grow. Its quantum sensors can also measure PARs (Photosynthetically Active Radiation) in your aquaponics setup. Its rugged and self-cleaning design makes it a reliable and long-lasting addition to your grow setup.

10: Pearl Control System (cont'd.)

- 990-0006-01 SOIL TEMPERATURE PROBE SENSOR (6FT CABLE) NON-THREADED, 2 IN, STAINLESS STEEL (24x sensors)

- 990-7882-00 SOIL MOISTURE SENSOR (6FT CABLE) SM100 (4x sensors)

- 360-0004-03 Wire, CABLE, 4 CONDUCTOR Sensor Wire, 4 C, Shielded Cable
  2 Twisted Stranded Pairs (2,000 ft.)

- 820-1100-12 2.0 CLOUD SUBSCRIPTION - 1 YEAR

- 600-0000-05 SYSTEM COMMISSIONING
  Site visit must be completed within 1 year of shipment.
  Travel and per diem expenses included. (15 days)

- 300 ENGINEERING HOURS INCLUDED
  *** Over 300 hours will be billed extra.

11: Harvesting Equipment

1 x Electric Piperail Trolley Qii-Lift H652
Total Weight: 610 Kg
Technical Info:

- water resistant stainless steel footpedal, integrated
- activation footpedal = gas function
- 24 V plug connection
- maximum driving speed will automatically be reduced when the platform rises above 2500 mm
- minimum height 670 mm (step height)
- maximum height 6500 mm
- maximum load 100 kg
- height of chassis 260 mm
- width of chassis 740 mm, including rubber corners 755 mm
- length of chassis 2010 mm, including rubber corners 2025 mm
- integrated high frequency battery charger 110 V for Qii-Lift; power consumption = 800 VA
- power cable for internal battery charger, length 2 m and american plug 110V
- set of 4 mechanical supports for Qii-lift
- 2 security/safety supports for keeping scissors open Qii-lift, required during maintenance

1 x BoCart Complete
Total Weight: 742.74 Kg
Technical Info:

- equipped with 4 nylon flange rollers with bracket
- 4 Vulkollan swivel castors with bearing turntable
- 2 rubber center wheels with low friction
- folding drawbar; tow bar at the back of the cart
- width of chassis 600 mm
- length of chassis 2526 mm
- colour Ral 7016
- set of 2 galvanized bottom plates for undercarriage
- galvanized standard pushbar for lateral discharging
- set of supports (3 pieces) for rollertrack Bo Cart 5, chassis 600, rollertrack 400, height 560
- rollertrack without supports for Bo Cart 5 2500x400 mm for emptying sideways
- 1700 mm galvanized poles (set of 2) with holes for height adjustment for empty boxes rack
- empty boxes rack 2220 suitable for hanging paper trays

11: Harvesting Equipment (cont'd.)

1 x Electric tractor Power Bee manual 400 Ah
Total Weight: 550 Kg
Technical Info:

- length excl. bumper and pullbar = 1,7 m
- 2 KW motor capacity when driven
- width = 0,83 m; height = 1,38 m
- external battery charger 400 Ah, 110 V, 3 m with plug
- adjustable tow bar; min. height = 60 mm, max. height = 185 mm (tolerance 5 mm)

1x Qii-Jet TAV 343 550-51
Total Weight: 2.91 Kg
Technical Info:

- separate touch screen control panel with adjustable path length and desired litre per hectare
- praying beam in stainless steel with 14 position nozzles; length = 2166 mm
- spraying beam extension, length = 1 m

12: Office Construction

Construction of:
Warehouse Building as labelled in Diagram using Widespan Gutter Connect
10 ft x 20 ft Office Space (Not Including Furniture)
Boiler Room
Water Tech Room
Cold Storage Room
General Storage Room
2 Office Spaces 10 ft x 10 ft (Not Including Furniture)
2 Handicap Accessible Washrooms
Loading Dock

13: Cold Room & Hygiene Station

Hygiene Station

This is a robust hygiene station installed in a so-called hygiene lock was designed for the controlled passage of employees when entering and leaving the production space(s).

- Stainless steel (AISI 1.4301)
- Power consumption: 0.7 kW
- Voltage: 3 x 400 V- 50Hz
- Power supply length: 5 m1 (1.5qmm)
- Size of brushes: ø190-1020 mm
- Weight: 260 kg
- Dimensions: 1810 x 975 x 1630 mm

Hygiene Station also includes:

- Stainless steel sink w/ sensors - 1500x535x666 mm
- Hand dryer Jet towel pro

Drying method: Dual air stream
Operation: Infrared sensors
Dry time: 10 seconds
Air velocity & current: 288 km/u, 80 m/s
Voltage: 230V - 50 Hz
Power: 1100 W heater on, 650 W heater off
Dimensions: 300 x 225 x 835 mm
Weight: 14 kg
Noise level: 58 dB

14: Installation and Project Management

Installation Scope

- Installation of Structure including Shade System, Ground Covers, and Fans
- Installation of Heating Systems
- Installation of Roughin wiring in Growing area, Headhouse, and Lighting fixtures
- Supply and Install Concrete for the Headhouse and a 12' Walkway across Growing area
- Installation of Irrigation, CO2, and Growing Gutter System
- Installation of Computer Control system

Not Included in the Scope of Installation

- Any reservoir work, including hole core drilling.
- Unloading and storing of materials.
- Any electrical / low voltage connections or components.
- Any trenching, excavating, concrete work or back-filling.
- Any container system related plumbing.
- Any drippers or PE tubing work.

Standard Terms and Conditions

Payment Terms

Terms are COD unless otherwise authorized. There is a service charge of 2% per month on overdue accounts. This is an annual charge of 26.8%. The goods remain the property of GGS until full payment is made by the Buyer and received by GGS.

Delivery - Shipment

All items are FOB Vineland Station, Ontario. The sale of all goods and services is made in Ontario. GGS may arrange the freight in order to expedite the order and will invoice the Buyer for the freight. The freight carrier is responsible to the Buyer for the complete and safe delivery. It is the Buyer's responsibility to file claim with the carrier if the carrier fails to deliver the material complete and in good condition. This applies whether the freight charges are collect or prepaid by GGS. COUNT AND INSPECT ALL MATERIAL BEFORE SIGNING THE WAYBILL. NOTE DAMAGE AND SHORTAGES ON THE WAYBILL. GGS will ship the goods the most efficient and economical way possible including by its own vehicles. GGS reserves the right to make delivery in installments.

Shortages

Report shortages immediately and in writing. The Buyer will be invoiced for replacement goods not reported to GGS within 2 working days.

Over Shipments

Material delivered to the Buyer which is not required (over shipment) remain the property of GGS who will have access to remove over shipped material.

Return Goods

Returns for credit must have the prior approval of GGS and must be for justifiable reasons. The credit extended for such approved returns will be based on the invoiced value at the time of purchase, or such lower values as may represent the current pricing. Returns will be assessed a restocking charge of 20%, unless otherwise authorized. Custom orders cannot be returned.

Orders

No order shall bind GGS unless it is accepted by a duly authorized officer or employee of the company.

Taxes

All taxes, duties and custom broker fees will be charged extra where applicable. Should GGS be required to pay or collect taxes under any existing or future law, the Buyer will reimburse GGS in full.

Standard Terms and Conditions (cont'd.)

Claims and GGS's Liability

All claims for alleged defects in goods shall be deemed waived unless made in writing to GGS within ten days after receipt of goods by Buyer. Buyer shall afford GGS prompt and reasonable opportunity to inspect alleged defective goods. GGS's liability shall be limited to the stated selling price of any defective goods, which in no event shall include Buyer's costs, injuries, loss of profits, or goodwill, or any other special or consequential damages.

GGS shall not be liable for failure to deliver or delays in delivery occasioned by causes beyond GGS's control, including without limitation strikes, lock-out, fires, inability to obtain materials or shipping space, breakdowns, delays of carriers or suppliers and governmental acts and regulations.

GGS shall not be liable for recommendations made by any of its employees and it is the Buyer's responsibility to ensure that the goods or services purchased by the Buyer are suitable and applicable for his/her particular use.

Specifications

Specifications in quotation supercede any previous or subsequent advertising, promotional literature, or other specifications. The information in our catalogue is not intended to be all inclusive. The specifications as stated are the most current at the time of publication and are subject to modification without notice. GGS reserves the right to change the design without notice. GGS reserves the right to modify goods previously sold or delivered.

Limited Warranty

GGS warrants that its products are free from defects in material and workmanship for a period of one year, except that GGS makes no warranties as to products manufactured by others. As to products manufactured by others, the Buyer's sole remedy shall be under warranty made by the manufacturer.

Governing Law

This Agreement is governed by and shall be construed in accordance with the laws of Ontario, Canada. The parties submit all their disputes arising out of or in connection with this Agreement to the exclusive jurisdiction of the Courts of Ontario, Canada.

Shipping Lead time

We can ship the structure in 9 - 10 weeks. This is based on our current production schedule and stock levels which can change rapidly; therefore we will confirm shipping date after the order is received and supply availability is reviewed.

Supply Descriptions:
Structure and Warehouse
Shade System
Ground Cover for Greenhouse Area
Circulation Fans for Greenhouse Area
Lighting System for Greenhouse Area
Heating System from Heat Exchanger Onwards
CO2 System for Greenhouse Area
Irrigation System for Greenhouse Area
Irrigation Install for Greenhouse Area
Fog System for Greenhouse Area
Growing Gutter System for Greenhouse Area
Greenhouse Controls for Greenhouse Area
Greenhouse and Warehouse Electricals
Harvesting Equipment
Cold Room & Hygiene Station
Construction and Office Construction (Excluding Furniture)

Final Payment Terms

DESCRIPTION	TOTAL AMOUNT
Supply of Materials and Installation	$ 8,011,165.46
20% Contingency	$ 1,602,233.09
GRAND TOTAL:	**$9,613,398.55**

Due Date	Payment Schedule	TOTAL AMOUNT
Initiation of Order	Initial Deposit to Start Engineering and Fabrication	$ 1,922,679.71
Completion of Engineering	Deposit for Contracted Items	$ 1,922,679.71
TBA	Initiation of Material Shipments to Site	$ 961,339.86
TBA	Construction Initiation	$ 1,201,674.82
TBA	50% of Construction Completion	$ 1,201,674.82
TBA	Completion of Structure Construction	$961,339.86
TBA	Systems Integration and Activation	$ 480,669.93
On Completion and Signoff	Final Payment	$ 961,339.86
	GRAND TOTAL:	**$9,613,398.55**

U.S. buyers acknowledge that they are purchasing these products in Canada and agree to self-assess applicable U.S. duties and taxes.

Freight: Freight Included - Prepaid to Idaho Falls, ID

Shipping Address Information

State: _____
Address: _____
Zip Code: _____

Additional Comments: _____
_____
_____

Customer Signature: _____

Sales Representative: _____

Date Accepted: _____

GEOBITMINE
RECYCLING WASTE HEAT FOR TOMORROW'S FUTURE

Zoning & Lien Language
Confirming Land Use and Rights
GeoBitmine Idaho LLC and Bingham County

Project Description

This project involves the construction and operation of a greenhouse that is partially climate-controlled by capturing and utilizing waste heat from a data center. To ensure uninterrupted and optimal growing conditions, a propane system will serve as a backup heat source. The primary use of the property is agricultural (greenhouse), with the data center functioning as an auxiliary or accessory structure. This approach demonstrates a proof-of-concept for a more efficient and sustainable greenhouse-heating method.

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1. Zoning Classification & Allowable Uses

Under **County Zoning Land Use Chart at 10-5-3**, the following uses are listed as "Allowed" in the Agricultural Zone:

1. **Accessory Building**
   - Defined as a secondary building located on the same lot, the use of which is incidental to the main building.
2. **Agriculture Related Processing or Research Facility**
   - Not specifically defined in the code, but implies facilities used in connection with agriculture for processing or research purposes.
3. **Greenhouse (Private)**
   - A building, room, or area in which the temperature is maintained within a desired range, used for cultivating tender plants or growing plants out of season.

Because the primary purpose of the project is the operation of a greenhouse, the proposal aligns with the Agricultural Zone uses. Most commercial greenhouses in this climate rely on auxiliary heat beyond solar energy. This project seeks to replace (or at least reduce) reliance on fossil fuel or electric heating with captured heat from a data center.

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2. Primary Agricultural Use

- The vast majority of the building square footage will be dedicated to greenhouse space.
- The greenhouse qualifies as an allowed agricultural use under the zoning code.
- A propane heating system will be installed as a backup heat source to ensure that the greenhouse remains fully operational if the data center heat supply is interrupted.

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3. Data Center as an Accessory Building

- The data center will occupy a much smaller physical footprint than the greenhouse.
- As an "Accessory Building", it is incidental and subordinate to the main greenhouse structure.
- The data center's primary function in this context is to generate and supply waste heat to assist in maintaining suitable greenhouse temperatures.

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4. Agriculture-Related Processing or Research Component

- Although the code does not define "Agriculture-related processing or research facility," the project includes an innovative research aspect:
    - Testing the feasibility and efficiency of data-center waste heat for greenhouse applications.
    - Exploring methods to reduce greenhouse heating costs and carbon footprint.
- This proof-of-concept aligns with the broader intent behind agricultural research facilities, even though the code does not explicitly define the term.

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5. Protection Against Materialman's Liens

To safeguard the County's interests and ensure financial obligations are met:

- A Professional Project Manager will oversee project construction and finances.
- Periodic Lien Releases from subcontractors and material suppliers will be required as a condition for the release of funds.
- An Indemnity and Defense Clause in the lease will further protect the County.

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6. Summary of Compliance

- **Primary Agricultural Use:** The greenhouse meets the definition and is the dominant use on the property.
- **Accessory Building:** The data center, a smaller footprint structure, supplements the greenhouse by providing waste heat.
- **Allowed Agricultural Use:** The greenhouse is explicitly allowed in the Agricultural Zone under "Greenhouse—private."
- **Efficient Heating Method:** Propane serves as a backup, while the data center provides a more sustainable, cost-effective heat source.

Overall, this project remains fully compliant with the Agricultural Zone's permitted uses and intends to demonstrate how captured waste heat from a data center can serve as an environmentally conscious auxiliary heat source for greenhouse operations.

GeoBitmine Idaho LLC

By: _____
Name: Jay Jorgensen
Title: Founder & CEO
Date: 03/10/2025

Megawatt Construction, Inc.
3100 De La Cruz Blvd., Suite 208
Santa Clara, CA 95054`

To Birmingham County, Idaho,

Megawatt Construction is a design build general contractor who specializes in the data center industry. Megawatt Construction is licensed in several states across the United States and other countries. Megawatt Construction has the qualifications to execute this project and meets the Idaho State Contractors Licensing requirements. Megawatt Construction will submit an application and has more than the required general liability insurance and workers comp policies.

Please feel free to contact me if you have any questions or would like to verify anything.

Please visit our website at www.megawatt.com

Thank you

Dustin Webber

CEO & President

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