Cayuga Data Campus (Lake Hawkeye)

1 Supporting the Next Generation of AI & HPC

- TeraWulf Inc. is transforming the retired Cayuga coal plant site – idle for more than five years despite its significant footprint and valuable infrastructure – into a state-of-the-art data campus purpose-built for global cloud, artificial intelligence (AI) and high-performance computing (HPC) companies.
- The project is expected to create hundreds of permanent jobs, generate significant new tax revenue, expand high-speed local fiber, strengthen transmission infrastructure, and drive long-term economic growth for Lansing and the broader region.

2 Project Highlights

- **Scale & Infrastructure:** Redevelopment of ~180 acres (less than half the site), with phased buildout of 50 MW in 2026 and expansion to 138 MW, as approved by NYISO.
- **Clean Energy Advantage:** Located in Western NY, where ~90% of grid electricity is zero-carbon and substantial surplus power is available.
- **High-Quality Jobs:** More than 500 construction jobs expected during buildout and ~100 permanent skilled positions once operational.
- **Timing:** Initial operations targeted for late 2026, with staged buildout through 2028/2029.
- **Community Benefits:** Millions in new property tax revenue expected, plus a $100,000 annual community fund to support schools, parks, and local initiatives. New York's Just Transition Working Group has identified former coal plant sites like Cayuga as ideal for reuse, particularly for data centers that bring jobs, investment, and tax growth.
- **World-Class Tenants:** Designed for long-term (10+ years) hosting agreements with leading global technology companies.

3 Responsible Development

- **No Lake Water Use:** Although the site retains a legacy water intake from its coal plant days, the new data campus will not draw from the lake for cooling - it will use a closed-loop system requiring only a few gallons of utility water daily.
- **Ultra Low Noise:** Advanced cooling technology keeps sound levels below 55 dBA – about the volume of a normal conversation or household refrigerator – ensuring no noise impact at the property line.
- **Sustainable Design:** Incorporates LED lighting, demand-response capability, and potential integration with adjacent planned solar and battery storage projects.
- **Smart Land Reuse:** Converts a long-idle industrial property into productive use, aligning with state clean energy and economic development goals while avoiding new land disturbance.

FAQ

Will the Cayuga project use water from the Lake?

No. While the site retains a legacy water intake from its coal plant days, the data campus will not rely on it. Cooling will use a closed-loop system requiring only a few gallons of utility water per day. Backup storage tanks may be used in rare weather events, but the lake will not be a source.

Will there be noise impacts?

No. Advanced cooling keeps sound below 55 dBA – roughly the volume of a conversation – well under local limits and inaudible at the property line.

Will this raise electricity prices?

Electricity prices depend on many factors beyond this project, including fuel markets, weather, and statewide demand. However, Zone C of the New York grid has a significant surplus of clean generation. In 2024, average demand was 1.7 GW (peak 2.3 GW) compared to 6.8 GW of generation capacity. Given this surplus, the project is not expected to put upward pressure on prices.

What about environmental impacts?

The project sources mostly zero-carbon power, uses efficient closed-loop cooling, and provides demand response capability – an increasingly important tool as the grid operator integrates more renewable but variable resources. It also revitalizes an idle industrial site, avoiding new land disturbance.

Will this affect traffic or truck activity in Lansing?

Construction will generate temporary traffic, but ongoing operations will have minimal truck activity compared to the former coal plant.

How large could the campus become?

NYISO has approved 138 MW for the initial buildout. TeraWulf is working with NYISO on expansion of up to ~400 MW. Any required system upgrades will be paid for by TeraWulf, improving grid reliability without passing costs on to ratepayers.

When will operations begin?

Site development is underway, with initial operations expected in late 2026 and full buildout by 2029.

Will there be Bitcoin mining at the site?

No. The campus will be dedicated to supporting AI and HPC workloads.

Does the project have the funding it needs?

Yes. TeraWulf is directly funding development. Long-term data center leases will support additional financing.

How will the Lansing community benefit?

The project is expected to provide substantial new tax revenue (up to $10M/yr), ~100 permanent jobs, hundreds of construction jobs, and a $100,000 annual community fund supporting schools, parks, and local initiatives.

What will the compute be used for?

The campus will support AI workloads – technologies that enable computers to analyze data, recognize patterns, and make intelligent recommendations.

Could Cornell be involved?

Yes. Cornell is a natural partner and collaboration opportunities are being explored.

Where will the workforce come from?

Many workers will be rehired and retrained from the former Cayuga coal plant. The project is a priority for IBEW, Plumbers, and the Building Trades.

What is the current zoning?

The site is zoned Industrial, which allows scientific research and HPC data centers.

What will the site look like?

Modern, low-profile data centers (1-2 stories) with simple, modular exteriors. Some existing buildings will be reused, and the coal stack is expected to be demolished, improving lake views.