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From:	Charlotte Ximenez-Nelson
To:	Henry L. Whitman, Jr.
Cc:	Jason Talley;Charlotte Ximenez-Nelson;Michelle Tackitt;
Subject:	Fw: Request for Roundtable from 3Di
Attachments:	3Di MNDA (2025).docx
Sent:	10/1/2025 4:24:37 PM

Good afternoon,

I don't think the MNDA was attached to my prior email. Please sign and send directly to jeremy@3dinfrastructure.com or I can email it for you. Aaron Wagner at FELPS is confirming a meeting space for us and I'll send an invite when confirmed.

Kind regards,

Charlotte Ximenez-Nelson
EDC Interim Executive Director
Cell: [redacted]
Website: Floresville Economic Development Corporation

FLORESVILLE
ECONOMIC DEVELOPMENT CORPORATION

From: Charlotte Ximenez-Nelson <Assistant@FloresvilleEDCTX.Gov>
Sent: Tuesday, September 30, 2025 5:11 PM
To: HANK WHITMAN <HWHITMAN@WILSONCOUNTYTX.GOV>; Jason Talley <jason@talleybenefits.com>
Cc: Charlotte Ximenez-Nelson <Assistant@FloresvilleEDCTX.Gov>
Subject: Request for Roundtable from 3Di

Good afternoon Judge and Jason -

I took a call from Mr. Jeremy Cook, CEO of development on Friday. His company, 3Di are subcontracted for developing sustainable energy generation projects. Jeremy Cook outlined the vision for a hyperscale data center, targeting a minimum of 250 megawatts, with a focus on sustainable energy and minimal costs to local ratepayers. He emphasized the potential for significant job creation during construction and the importance of community support. They have identified Floresville as a target area since we are within 45 miles of San Antonio. See his overview in the email below.

Let me know if you are available on October 16th at 10:30 am. They will be in town that week talking to the landowners. The locations they are looking at are located in Wilson County.

Let me know how I can be of assistance.

Kind regards,

Charlotte Ximenez-Nelson
EDC Interim Executive Director
Cell: [redacted]
Website: Floresville Economic Development Corporation

FLORESVILLE
ECONOMIC DEVELOPMENT CORPORATION

From: Jeremy Cook <jeremy@3dinfrastructure.com>
Sent: Tuesday, September 23, 2025 12:30 PM
To: Charlotte Ximenez-Nelson <Assistant@FloresvilleEDCTX.Gov>; Brett Lofton <brett@3dinfrastructure.com>
Subject: Roundtable and MNDA

Charlotte- thank you for taking the time to discuss our ambition to develop a sustainable infrastructure project in Wilson County.

Action items from our call:

1. MNDA- our MNDA is attached. If acceptable please sign and return at your earliest convenience.
2. FEDC Organized Roundtable- FEDC has offered to coordinate a roundtable discussion to include critical stakehodlers including FELPS, Wilson County Judge and others targeting October 16 at 10:30am (CST). Please send a calendar invite once confirmed on your end (if possible.)

To help facilitate the roundtable meeting I have provided the following overview:

- 3D Infrastructure, LLC (3Di) is a project development company focused on energy generation (solar, storage, natural gas) and energy load (data center, direct air carbon capture, clean fuels) infrastructure projects.
- 3Di has been retained by an international infrastructure developer to identify land that is well suited to develop "integrated hyper-scale data center projects" within 45 miles of San Antonio, TX and to advance selected sites through the first phase of development.
- Integrated hyper-scale data center projects include energy generation (solar, storage, natural gas) and energy load (data center) infrastructure in the project. We are targeting sites (250 - 700 acres) capable of supporting (250MW - 1GW) data center campuses that can meet our development criteria.
- We have identified (3) sites in Wilson County that meet our criteria and we have engaged landowners to begin discussions to secure land.
- We are in commercial discussions with (2) independent power producers for this project:
    - Proposed 145MW solar project in the queue with a targeted COD of Q3 2028 in Wilson County.
    - International NGCC developer with a queue position for turbines with 200MW bridge to power solution COD 2027.
- Goals for roundtable:
    - Introduce 3Di to community stakeholders and outline our development goals and intention to partner with local community to develop a project that benefits the community, protects the environment and contributes to long term sustainable economic growth for the region.
    - Understand how FEDC and the project stakeholders can support the project.
        - Land (are there additional sites that we should consider?)
        - Power (engaging with FELPS, CPS and ERCOT).
        - Entitlements (engaging with stage and local agencies)
        - Community (defining and engaging stakeholders, laying foundation for partnership)
        - Incentives (modeling project after recently approved Cinco Data Center Project in Medina County).
    - Outline a project development road map.

Thank you again and we look forward to meeting with you targeting October 16, 2025 at 10:30am (CST). In the meantime, please don't hesitate to reach out with any questions you may have.

--
Jeremy Cook
CEO & Head of Development

3Di

jeremy@3dinfrastructure.com
[redacted]

Schedule a 30 min meeting with me