

NEBIUS

NEBIUS x INDEPENDENCE

City Council Meeting

February 16, 2026

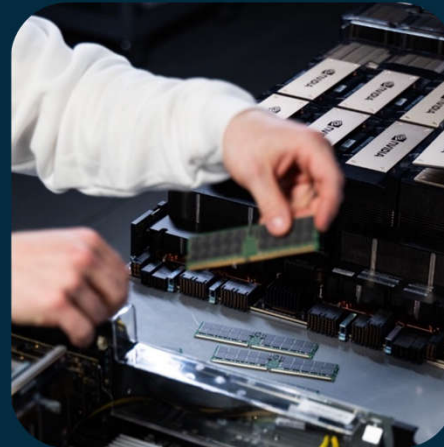
Representative:

Mark R. Coulter, Attorney

Rouse Frets White Goss Gentile Rhodes, P.C.

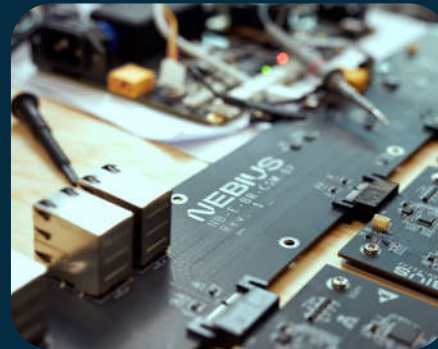
AGENDA

- INTRODUCTION OF PROJECT
- PROJECT SITE AND ARCHITECTURAL ELEMENTS
- TECHNICAL DETAILS: WATER, POWER, AIR EMISSIONS, ACOUSTICS
- COMMUNITY BENEFITS
- Q&A



NEBIUS

Introduction to Nebius and Purpose of AI Factories



How Nebius Operates Differently

	Other Data Center Developers	Nebius' AI Factory
Ownership	Multi-tenant facility leasing racks and power	Owned, designed & operated by Nebius
Function	General purpose cloud and data storage	AI-specific chips, high-performance computing to train and run AI models
Land Used	Large greenfield footprint, often with massive physical scale and buildings	Efficient, purpose-built 4-building design
Power Consumption	Extremely high total power demand	Targeted, optimized power use
Water Consumption	Major daily withdrawals often totaling hundreds of millions of gallons annually	Closed-loop system designed for maximum efficiencies
Air Impact	Require a significant number of permanent backup generators	Limited generators for emergency; considered a minor source of air emissions compliant with state, federal regulations

The Delivery Team

NEBIUS

ARCO

HKS

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DPR
CONSTRUCTION

AEI Affiliated
Engineers®

 **NorthPoint**
DEVELOPMENT

|| ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

 **FTI**
CONSULTING

Vision for Independence

Why Independence?

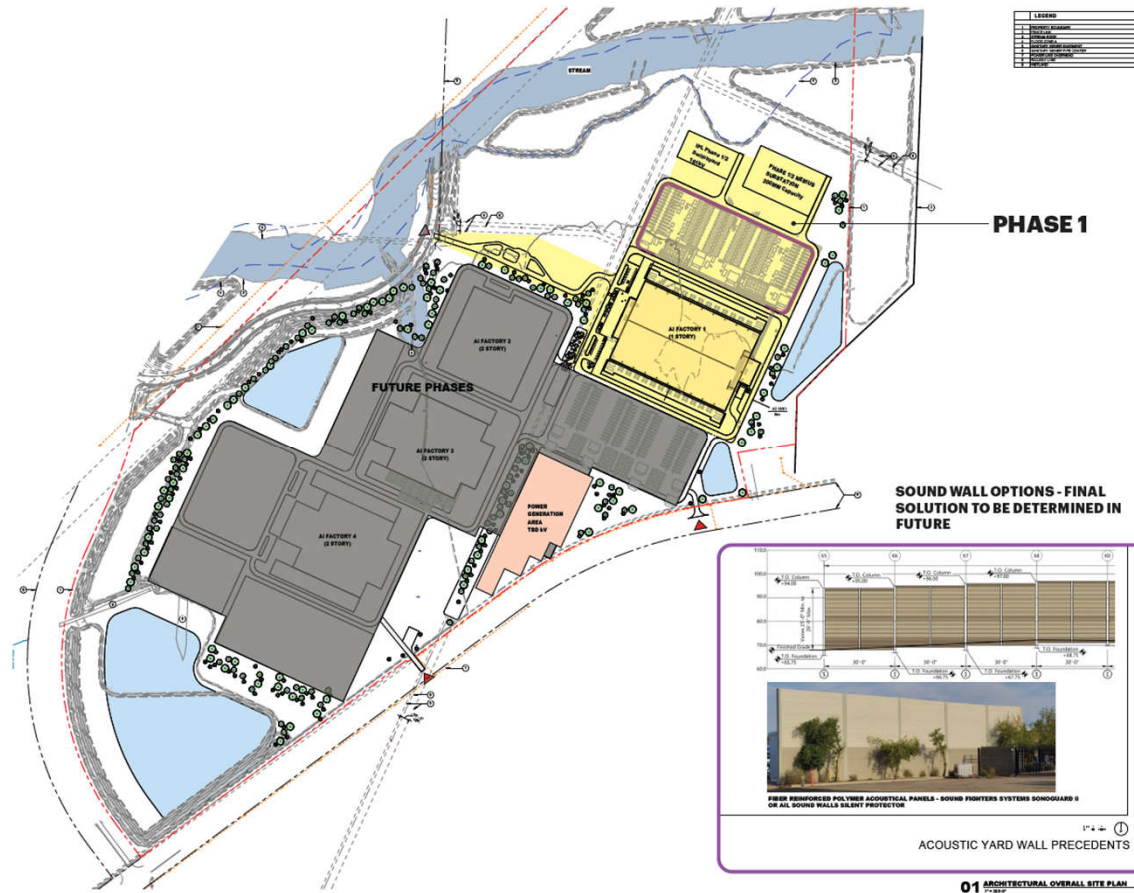
As a company with existing operations in the Kansas City area, we believe in the growth opportunities at its doorstep. What drew us to Independence is a convergence of key factors: a thriving and emerging tech ecosystem, talent across all disciplines needed for an AI factory, industrial-zoned properties ready for development, and the robust power infrastructure.

We continue to operate transparently, are listening and assessing community needs, and will be the trusted long-term partner Independence deserves.

Catalyst for Growth

By establishing a state-of-the-art AI factory, we enable businesses, startups, and local governments to harness the power of data and cloud technologies, fueling innovation across industries like tech, healthcare, finance, and beyond.

Project Site and Architectural Elements: Development of Master Plan



The images presented here reflect early-stage development and may be revised.

Project Site and Architectural Elements: Design Development

OPTION 1



OPTION 2



OPTION 3



The images presented here reflect architectural design proposals representing a conceptual direction and may be revised.

Technical Details Overview

Acoustics & Sound Attenuation

- Nebius will meet the city's noise requirements (50-60dBA at receiving residential; 62dBA at commercial)
- Acoustical study is underway to assess and design the most effective sound mitigation strategy (e.g., walls & canopies at equipment yards, enclosures for generators, filters on the equipment, vegetation)

Lighting

- Nebius will meet or exceed all applicable codes and city requirements, including but not limited to Chapter 14-508 which is Independence's current industrial lighting standards.

Power (Site)

- Evaluating a potential on-site power gen. solution to deliver additional 400MW
- Back-up generation for emergencies and infrastructure requirements
- Expect no more than 4 back-up generators for first facility

Power (Utility)

- Derived from Independence Power & Light (IPL) and IPL's participation in the Southwest Power Pool (SPP)
- IPL to deliver 200MW late Q3 2026, and launching a study to deliver 600MW by early 2029

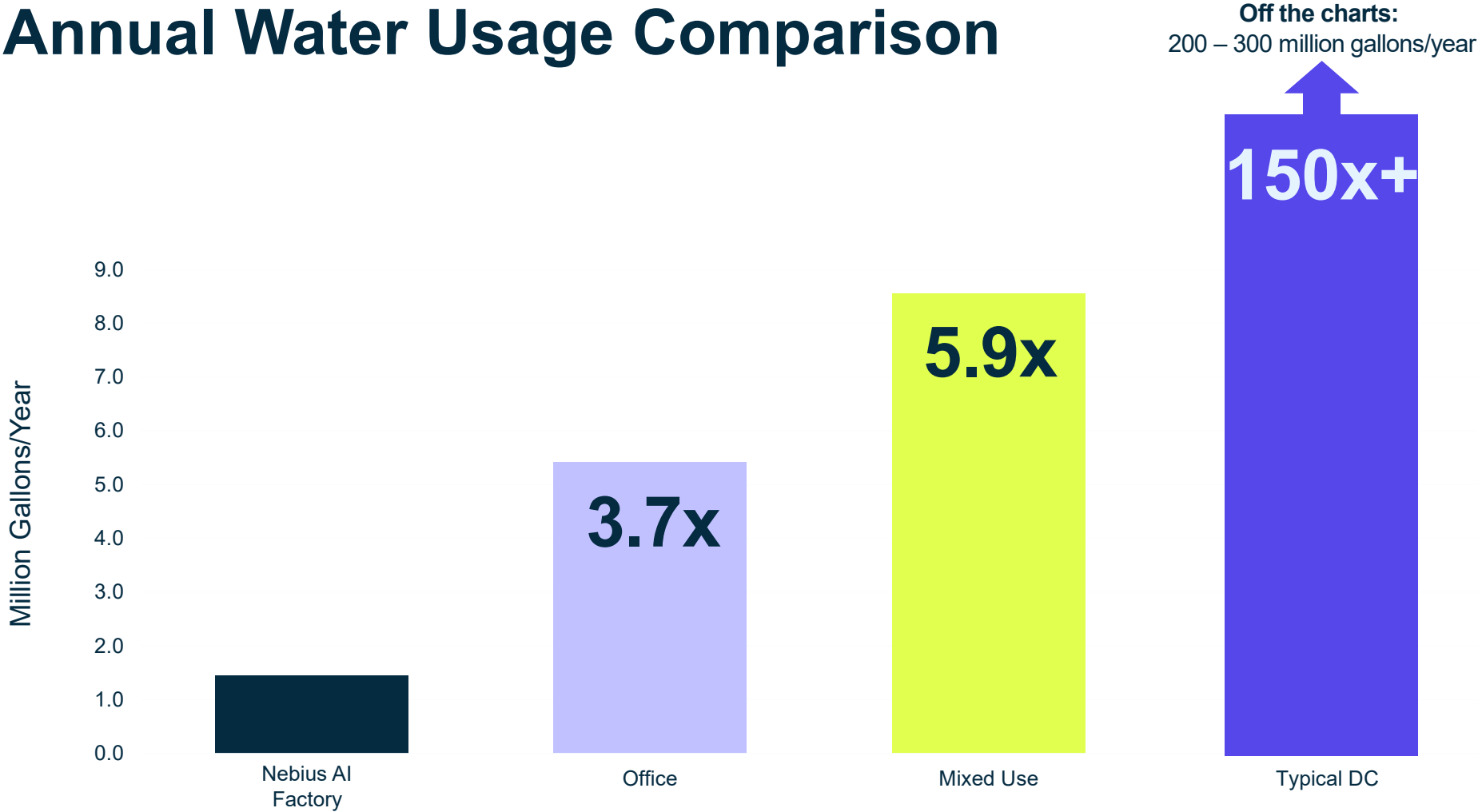
Air

- Minor emission source
- Nebius will adhere to all EPA and state/local applicable regulations

Water

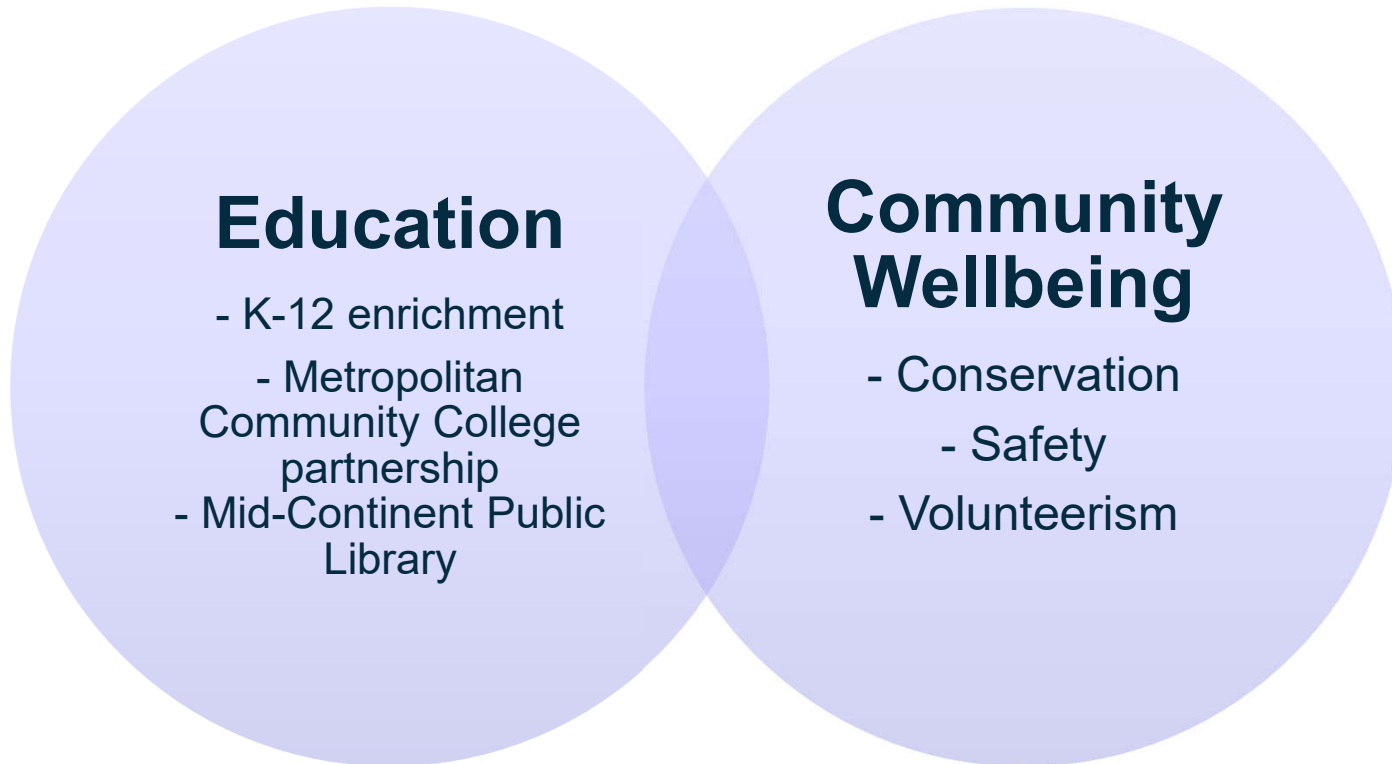
- Closed-loop system, no disposal into local watershed
- One-time, ~1M gallon / 200MW system fill (~20% replenishment annually due to evaporation)
- Recurring 400,000-640,000 gallons / year for staff and process support (50% less than similar sized buildings)

Annual Water Usage Comparison



Community Benefits Plan

Sustainable computing means building efficient, intelligent and resilient infrastructure and doing so in a way that's responsible and partners with the communities around us. In developing our community benefits actions, we listened to understand the needs and tailor a package of investment, volunteerism, and commitments to meet or exceed expectations.



Community Engagement Panel

To support ongoing conversation, Nebius is establishing a Community Engagement Panel comprising local residents, business owners, and leaders in Independence.

While details are still being finalized, outreach is underway and an initial meeting is anticipated in March 2026.

Once formed, the panel will meet regularly and serve to share project updates, discuss priorities, and gather feedback to help inform ongoing planning and engagement.



Areas of Community Benefit Focus

Education

Independence/Ft. Osage School Districts

- **STEM Enrichment:** Volunteer for hands-on STEM learning opportunities and teacher development programs.
- **Maker Spaces:** Support creative, project-based spaces with tools for building and prototyping.
- **AI Literacy:** Host intro courses into to how AI works and responsible use to prepare students for digital age work.

Blue River Valley Campus

- **Apprenticeship Support:** Sponsor programs and support curriculum that builds foundational skills and prepares students for digital infrastructure fields.
- **Training Facilities & Equipment:** Donate modern tools, simulators, and updated labs that reflect current industry standards to local trade programs, particularly electrician programs.

Metropolitan Community College System

- **Nebius Academy:** A joint initiative with local schools to build a shared education hub featuring TripleTen curriculum for students to gain real cloud project experience.
- **Workforce Development:** Nebius' TripleTen platform provides hands-on training for professionals looking to learn or advance their skills for high-demand AI roles.

Potential Additional Areas of Focus

Community Wellbeing

Conservation

Wildlife Protection: We're committed to being stewards of the environment and that includes taking every possible step to avoid disturbing the local eagle nest and supporting safe, non-intrusive monitoring.

Watershed Stewardship: Support programs that protect and restore the Little Blue River through monitoring, clean-up efforts, and sustainable management practices.

Safety

First Responder Support: We're dedicated to working with IPD and the Fire Department on training, emergency response programs, and securing needed equipment.

Nebius can support local first responder organizations to help fund equipment and critical preparedness initiatives.

Volunteerism

Employee Volunteer Program: Offer organized volunteer days and partnerships with local nonprofits to encourage ongoing participation.

THANK YOU