



June 8, 2026

To the City of Pikeville and the People of Pikeville and Pike County:

I respectfully submit the enclosed *Pikeville Advanced Energy Park Executive Concept Proposal* on behalf of Eureka Energy Corporation and its strategic partners.

This proposal is offered in a spirit of service and cooperation. It is not submitted in opposition to the proposed data center development at the Kentucky Enterprise Industrial Park. Pikeville should welcome serious investment, new technology infrastructure, and responsible economic development. Our community needs growth, opportunity, jobs, and a stronger foundation for future industry.

At the same time, a data center is not simply a real estate project. It is a major energy infrastructure decision. If this project moves forward, Pikeville should make certain that the power strategy protects residents, strengthens the industrial park, and serves the long-term public interest.

That is the purpose of this proposal.

Eureka Energy Corporation is offering a practical concept for the City to consider: a dedicated Advanced Energy Park, a public-private partnership structure, and a municipal utility or municipal energy authority feasibility study. Together, these steps would allow Pikeville to examine whether dedicated power generation can support the data center, protect existing ratepayers, and create a broader platform for future industrial growth.

As President of Eureka Energy Corporation, I believe our company and partners can be helpful in that process. We bring experience in energy development, project finance, infrastructure strategy, energy security, and economic development. But more importantly, we are willing to work constructively with the City, the developer, local leaders, and the community to help evaluate a path that serves Pikeville well.


As someone with deep family roots in Pike County and Eastern Kentucky, going back over nine generations, I believe this moment deserves careful thought and local leadership. The data center may be the catalyst, but local energy control should be the strategy.

Pikeville should not merely host the future. Pikeville should help shape it.

I respectfully ask the City to review this proposal and consider meeting with Eureka Energy Corporation and its partners to discuss the concept in greater detail.

Our objective is simple: to help Pikeville consider a practical, financeable, and locally grounded energy framework that supports responsible growth, protects the public interest, and strengthens the community for the years ahead.

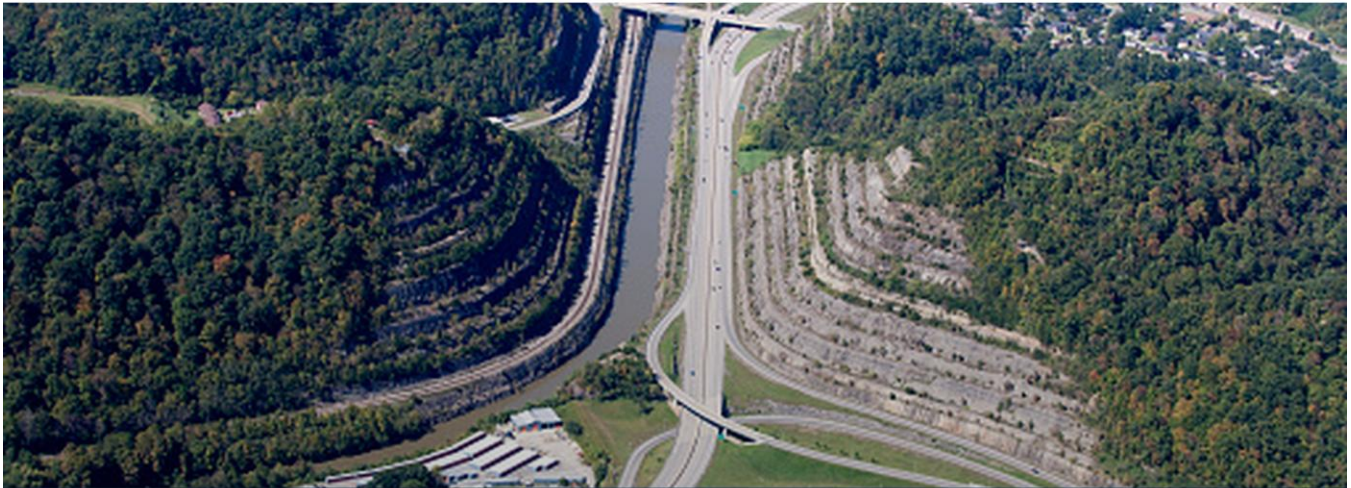
Respectfully submitted,


Roger D. Ford, M.A.
President
Eureka Energy Corporation



PIKEVILLE ADVANCED ENERGY PARK PROPOSAL

A Public-Private Energy Partnership for
Data Center Development, Industrial Growth,
and Local Energy Control



THE DATA CENTER IS THE CATALYST. LOCAL ENERGY CONTROL IS THE STRATEGY.

Submitted to the City of Pikeville, Kentucky

Submitted by Roger Ford, President, Eureka Energy Corporation
On behalf of Eureka Energy Corporation and Strategic Partners

DEDICATED POWER

PUBLIC-PRIVATE PARTNERSHIP

MUNICIPAL UTILITY STUDY

Responsible Growth. Dedicated Power. Local Control.

A proposal for Pikeville. A plan for generations.

Executive Summary

Eureka Energy Corporation respectfully submits this executive concept proposal for the City of Pikeville's consideration as the City evaluates the proposed data center development at the Kentucky Enterprise Industrial Park.

This proposal is not submitted in opposition to data center development. It is submitted as a strategic framework to help Pikeville make the project successful, protect the public interest, and use this opportunity to strengthen the City's long-term energy and economic position.

Public reporting has described the proposed Pikeville data center as an initial 25–30 MW deployment, with potential expansion toward 75–100 MW if additional power becomes available. Public reporting has also described the initial project as representing more than \$250 million in capital investment, more than 190 construction jobs, and approximately 40 permanent full-time jobs. [1]

At that scale, the project is not only a real estate or economic development transaction. It is a major energy infrastructure decision.

Eureka Energy Corporation proposes that Pikeville evaluate a dedicated energy strategy organized around three integrated components:

- **A Pikeville Advanced Energy Park:** A dedicated, scalable power platform designed to serve the proposed data center, the Kentucky Enterprise Industrial Park, and future large-load industrial users.
- **A Public-Private Partnership Structure:** A framework that allows the City to preserve public oversight while leveraging private-sector expertise in energy development, infrastructure execution, project finance, national security, energy security, and economic development.
- **A Municipal Utility or Municipal Energy Authority Feasibility Study:** A disciplined evaluation of whether Pikeville can lawfully, technically, and financially increase local control over generation, procurement, distribution, or energy-related infrastructure.

Strategic objective: Use the data center as the catalyst for a broader energy and economic development platform that strengthens Pikeville's long-term position.

Eureka Energy Corporation and its partners are prepared to assist the City in evaluating this opportunity in a commercially credible, financeable, and public-interest-driven manner.

The Data Center Is the Catalyst. Local Energy Control Is the Strategy.

Eureka Energy Corporation proposes a practical framework to help Pikeville turn a single data center opportunity into a long-term energy and economic development platform.

1 ADVANCED ENERGY PARK

Dedicated generation for the data center, Kentucky Enterprise Industrial Park, and future large-load industrial growth.

- ✓ **Reliable power**
- ✓ **Scalable capacity**
- ✓ **Local resources**
- ✓ **Microgrid optionality**

2 PUBLIC-PRIVATE PARTNERSHIP

City oversight combined with private-sector energy development, project finance, technical planning, and operating expertise.

- ✓ **City protects public**
- ✓ **Private capital pathways**
- ✓ **Qualified strategic**
- ✓ **Execution discipline**

3 MUNICIPAL UTILITY STUDY

A feasibility pathway to evaluate whether Pikeville can generate, procure, or control power for future growth.

- ✓ **Local control**
- ✓ **Ratepayer protection**
- ✓ **Future city customers**
- ✓ **Long-term resilience**

Strategic Result

Pikeville can welcome responsible investment while protecting residents, strengthening the industrial park, and building a locally controlled energy platform for future economic development.

Strategic Rationale

Energy is now a primary determinant of economic competitiveness.

Data centers, advanced manufacturing, logistics, defense-related industry, health care systems, water infrastructure, communications networks, and public safety operations all depend on reliable, scalable, and cost-competitive power.

Pikeville has an opportunity to convert a single data center proposal into a broader infrastructure strategy. The data center should not be evaluated solely as a one-time transaction. It should be evaluated as a potential anchor load for a long-term energy platform that can serve the industrial park, attract future employers, improve resiliency, and create optionality for greater municipal energy control.

The relevant strategic question is whether Pikeville can use this project to create energy leverage rather than simply absorb energy demand. Eureka Energy Corporation believes that it can.

Market and Infrastructure Context

Several market and infrastructure data points support the need for a dedicated energy strategy.

Kentucky utilities have reported that as many as 30 data centers are under discussion across the Commonwealth, making large-load digital infrastructure a statewide energy and economic development issue. [2]

PJM capacity market prices have increased sharply in recent delivery years. Published analysis reported PJM capacity prices increasing from \$28.92 per MW-day in 2024/25 to \$329.17 per MW-day in 2026/27, reflecting tightening capacity conditions and growing demand pressure. [3]

The U.S. Department of Energy has cited Electric Power Research Institute estimates that data centers could grow to consume up to 9% of U.S. electricity generation annually by 2030. [4]

These data points do not argue against data center development. They argue for disciplined structure.

For Pikeville, the appropriate conclusion is not to reject investment. The appropriate conclusion is to require a dedicated power strategy, clear risk allocation, enforceable ratepayer protections, and a serious evaluation of local energy control.



Dedicated Power Platform

From Local Energy Resources to Long-Term Public Benefit

LOCAL / REGIONAL ENERGY INPUTS

Pikeville can evaluate a diversified mix of practical Appalachian and advanced energy resources.

Natural Gas

Advanced Coal

Biomass

Waste-to-Energy

Storage

SMRs



PIKEVILLE ADVANCED ENERGY PARK

A dedicated, scalable power platform for the data center, industrial park, and future growth.

Generation

Storage

Microgrid Controls

Reliability Systems



DEDICATED POWER CUSTOMERS

The platform is designed around large-load reliability, industrial recruitment, and future city energy options.

Data Center

Kentucky Enterprise
Industrial Park

Future Industrial
Users

Potential Municipal
Loads



PUBLIC BENEFITS

The purpose is to make economic development work for the community, not simply serve a single private load.

Ratepayer
Protection

Jobs

Resilience

Local
Control

Tax Base

Future
Growth

Concept: dedicated generation, local control, and enforceable public protections.

Responsible Growth. Dedicated Power. Local Control.

Proposed Solution: Pikeville Advanced Energy Park

Eureka Energy Corporation proposes that Pikeville evaluate the creation of a dedicated Pikeville Advanced Energy Park connected to the Kentucky Enterprise Industrial Park.

The Advanced Energy Park would be designed as a phased, scalable energy platform serving four potential markets:

- The proposed data center.
- Existing and future tenants of the Kentucky Enterprise Industrial Park.
- Future large-load industrial users.
- Potential municipal or city customer loads, subject to legal, regulatory, financial, and technical feasibility.

The platform should remain technology-flexible during the feasibility phase. Potential components may include natural gas generation, advanced coal-related systems, biomass, waste-to-energy, battery storage, microgrid controls, Small Modular Reactors as a long-term option, and other emerging technologies as commercially viable.

The Advanced Energy Park should not be structured as a speculative buildout. It should advance through a disciplined process tied to confirmed demand, customer commitments, engineering validation, capital availability, regulatory review, and enforceable public protections.

Phased Development Strategy

Phase I: Initial Dedicated Power Platform

A Phase I facility should be sized to serve the reported initial data center load while providing reserve capacity and reliability support. Based on public reporting of an initial 25–30 MW deployment, a preliminary Phase I planning range of approximately 35–50 MW should be evaluated.

Phase II: Expansion and Industrial Growth Platform

If the data center expands toward 75–100 MW, or if additional large-load users locate at the industrial park, the City should evaluate a second-phase expansion. A Phase II buildout could scale toward 100–125 MW or more, depending on confirmed demand, customer commitments, site conditions, regulatory approvals, fuel availability, and project economics.

Long-Term Platform

The long-term objective is not merely to serve one data center. The broader objective is to determine whether Pikeville can develop a locally controlled energy platform that supports future city growth, industrial recruitment, energy resilience, and potential municipal utility service.

Public-Private Partnership and Municipal Utility Feasibility

A public-private partnership would allow Pikeville to preserve public oversight while engaging private-sector expertise and capital.

Under a potential P3 framework, the City would define the public-interest objectives, while Eureka Energy Corporation and its partners would assist with project development, technical planning, finance structuring, fuel strategy, regulatory coordination, and implementation.

The data center customer or other large-load customers would contract for required power capacity. Private capital and customer-backed commitments could reduce public financial exposure. The City could preserve ownership, revenue, governance, or control options depending on the selected structure.

Eureka also recommends that Pikeville commission a municipal utility or municipal energy authority feasibility study as part of the data center review process.

The study should evaluate whether Pikeville can lawfully, technically, and financially increase local control over energy generation, procurement, distribution, infrastructure ownership, or customer service. This does not require Pikeville to immediately form a municipal utility. It simply provides the City with the information necessary to make a serious, informed decision.

Risk Allocation and Public Protections

A successful structure must clearly allocate risk to the parties best positioned to manage it.

The City should not assume open-ended exposure for infrastructure required by a private large-load customer. Existing residents and small businesses should not be placed in a position where they are indirectly subsidizing data center-related generation, transmission, substation, distribution, water, or other infrastructure requirements.

Eureka Energy Corporation recommends that any final agreement include the following public protections:

- No residential or small business ratepayer subsidy.
- Developer-funded power capacity.
- Stranded cost protection.
- Financial security, including deposits, letters of credit, minimum payment obligations, or parent guarantees where appropriate.
- Water-use and cooling disclosure.
- Environmental and site review.
- Local hiring and procurement goals.
- Clawbacks and performance requirements tied to incentives.
- Public transparency before final approval of material agreements.



PIKEVILLE ADVANCED ENERGY PARK PROPOSAL Risk Allocation Framework

Risk Allocation Framework

Assign project risk to the party best positioned to manage it.

RISK CATEGORY	RESPONSIBLE PARTY	PROTECTION MECHANISM
1 Data Center Power Demand	Data Center Customer or Project Sponsor	Firm load commitment; minimum payment obligation.
2 Generation Capacity	Project Company or Private Partners	PPA; EPC contract; performance guarantees.
3 Infrastructure Upgrades	Benefiting Large-Load Customer	Developer-funded upgrades; contribution in aid of construction.
4 Stranded Cost Risk	Data Center Customer or Project Sponsor	Deposits; letters of credit; parent guarantees.
5 Water and Cooling Impact	Data Center Developer	Water-use disclosure; permitting; mitigation plan.
6 Ratepayer Exposure	City or Regulatory Review	No residential or small business subsidy.
7 Public Incentives	City or Developer	Clawbacks tied to jobs, investment, and tax base.
8 Long-Term Public Benefit	City or P3 Structure	Revenue sharing; ownership options; municipal utility pathway.



The City should not reject risk. It should allocate risk correctly.

A disciplined public-private structure assigns project obligations to the parties best positioned to manage them.

Public Protections Before Final Approval

The purpose of a dedicated energy strategy is to help Pikeville welcome growth while protecting citizens, small businesses, public infrastructure, and the City's long-term financial position.

✓ **No Residential Ratepayer Subsidy** ⁰¹
Existing households and small businesses should not pay for data center-related power infrastructure.

✓ **Developer-Funded Power Capacity** ⁰²
The data center customer should pay for the generation and capacity it requires.

✓ **Stranded Cost Protection** ⁰³
If the project delays, downsizes, or leaves, the public should not inherit unused infrastructure costs.

✓ **Water-Use and Cooling Disclosure** ⁰⁴
Projected water demand, cooling method, discharge, and drought planning should be disclosed.

✓ **Local Hiring and Procurement** ⁰⁵
The agreement should include reasonable goals for Pike County labor, contractors, and suppliers.

✓ **Clawbacks for Unmet Commitments** ⁰⁶
Public incentives should be tied to enforceable jobs, investment, wage, and tax-base performance.

✓ **Public Transparency** ⁰⁷
Material terms should be available for public review before final approval.

The Standard

Pikeville should welcome responsible investment — but the final agreement should protect residents, assign costs to the large-load customer, and preserve local control over future growth.

Economic Development Value

A dedicated Advanced Energy Park would increase the economic development value of the proposed data center by creating a broader platform for investment.

- Increased competitiveness of the Kentucky Enterprise Industrial Park.
- Additional private infrastructure investment.
- New construction employment.
- Permanent energy operations and maintenance jobs.
- Local contractor and supplier opportunities.
- Stronger industrial recruitment.
- Enhanced resiliency for critical infrastructure.
- Future municipal revenue options.
- Greater control over long-term energy strategy.
- Reduced exposure to external market volatility.
- Improved positioning for advanced manufacturing, logistics, digital infrastructure, and defense-related industry.

For preliminary planning purposes, a 35–50 MW Phase I energy facility could support approximately 75–125 temporary construction and installation jobs and approximately 8–20 permanent energy-related jobs, depending on final technology selection and project structure.

A larger 100–125 MW buildout could support approximately 150–250 construction-related jobs and approximately 20–40 permanent energy-related jobs. These estimates are preliminary and should be independently validated through the feasibility process.

Role of Eureka Energy Corporation and Strategic Partners

Eureka Energy Corporation is prepared to serve as a solution partner to the City of Pikeville.

Eureka and its strategic partners bring experience and relationships across energy project development, advanced energy systems, public-private partnership structuring, infrastructure strategy, project finance, global capital formation, national security and energy security, economic development, rural and Appalachian development, large-load energy planning, and power generation strategy.

Eureka is not asking the City to accept a predetermined structure. Eureka is proposing a disciplined process through which the City can evaluate whether a dedicated energy platform, P3 structure, and municipal energy strategy can improve the economics, reliability, risk profile, and public value of the proposed data center development.

Recommended Immediate Actions

1. Include dedicated power generation as a formal component of the data center review process.
2. Commission a municipal utility or municipal energy authority feasibility study.
3. Evaluate a public-private partnership with Eureka Energy Corporation and its strategic partners.
4. Require the data center developer to disclose projected electric load, ramp schedule, backup power requirements, water use, cooling strategy, interconnection expectations, and expansion plans.
5. Require enforceable protections against residential and small business ratepayer exposure.
6. Evaluate the Kentucky Enterprise Industrial Park as the anchor site for a broader Advanced Energy Park.
7. Preserve long-term optionality for natural gas, advanced coal-related systems, biomass, waste-to-energy, battery storage, microgrids, SMRs, and other advanced technologies.
8. Require public transparency before final approval of material agreements.

Proposed Next Step

Eureka Energy Corporation requests the opportunity to meet with City representatives, appropriate staff, and the City's advisors to present this concept in greater detail.

The purpose of that meeting would be to review the City's objectives, projected power requirements, potential energy park configurations, P3 structuring options, municipal utility feasibility considerations, public protections, risk allocation, project finance pathways, and potential next steps for technical, legal, and financial review.

Following that discussion, Eureka Energy Corporation would be prepared to submit a more detailed concept paper, preliminary feasibility scope, or technical development outline.

Conclusion

The proposed data center may represent a significant opportunity for Pikeville.

The City's challenge is to structure that opportunity in a way that protects the public, strengthens the industrial park, and creates durable long-term value.

A dedicated Advanced Energy Park, a public-private partnership, and a municipal utility feasibility study would allow Pikeville to evaluate a path toward greater local energy control, improved economic competitiveness, and stronger infrastructure resilience.

The data center can be more than a single project. It can become the anchor for a larger energy and economic development platform.

Eureka Energy Corporation and its strategic partners stand ready to work with the City of Pikeville, the data center developer, local leaders, and the people of Pikeville and Pike County to evaluate and develop a practical, financeable, and locally grounded energy framework.

Responsible Growth. Dedicated Power. Local Control.

Endnotes

- [1] Mountain Top Media reported the proposed Pikeville facility as an initial 25–30 MW deployment with potential expansion to 75–100 MW if additional power becomes available; the Lexington Herald-Leader reported projected investment and jobs figures, including more than 190 construction jobs and 40 permanent full-time positions. [Mountain Top Media](#); [Lexington Herald-Leader](#)
- [2] Kentucky Lantern reporting, republished by Northern Kentucky Tribune and other outlets, stated that utilities reported as many as 30 data centers under discussion across Kentucky. [Northern Kentucky Tribune](#)
- [3] IEEFA reported PJM capacity prices of \$28.92/MW-day for 2024/25 and \$329.17/MW-day for 2026/27; PJM also reported the 2026/27 auction clearing at the FERC-approved cap of \$329.17/MW-day. [IEEFA](#); [PJM 2026/2027 Base Residual Auction Report](#)
- [4] The U.S. Department of Energy has cited Electric Power Research Institute estimates that data centers could grow to consume up to 9% of U.S. electricity generation annually by 2030. [U.S. Department of Energy](#)