



Public Summary

Pikeville Advanced Energy Park Concept Proposal

Eureka Energy Corporation has submitted an executive concept proposal to the City of Pikeville regarding the proposed data center development at the Kentucky Enterprise Industrial Park.

The purpose of the proposal is not to oppose the data center. Pikeville should welcome responsible investment, new jobs, and economic development. But a project of this scale is not simply a building project or a real estate transaction. It is also a major energy and infrastructure decision.

The central question is straightforward: **Can Pikeville use the proposed data center as the anchor for a broader energy and economic development strategy that protects residents, strengthens the industrial park, and creates long-term local value?**

Eureka Energy Corporation believes the answer is yes.

The Basic Idea

A data center can require a large amount of reliable electric power. If that power demand is not planned correctly, the costs and risks can fall back on the broader community through higher rates, infrastructure burdens, or long-term stranded costs.

The Pikeville Advanced Energy Park concept offers another path.

Instead of simply adding a large new electric load to the existing system, Pikeville should evaluate a dedicated energy strategy designed to serve the proposed data center, the Kentucky Enterprise Industrial Park, and future large-load industrial users.

The concept has three main parts:

- 1. A Pikeville Advanced Energy Park**

A dedicated, scalable power platform that could support the proposed data center, the industrial park, and future employers.

- 2. A Public-Private Partnership**

A structure that allows the City to preserve public oversight while private-sector partners assist with development, finance, technical planning, energy strategy, and implementation.

- 3. A Municipal Utility or Municipal Energy Authority Feasibility Study**

A disciplined study of whether Pikeville can lawfully, technically, and financially



increase local control over generation, procurement, distribution, infrastructure ownership, or other energy-related services.

This does not mean Pikeville must immediately form a municipal utility. It means the City should study its options before committing to long-term energy and infrastructure decisions.

Local and Regional Resources

A key part of the concept is evaluating whether local and regional resources can help power future economic growth.

Pikeville and the surrounding region have energy assets, industrial experience, workforce capacity, land, infrastructure corridors, and resource potential that should be considered as part of any serious dedicated-power strategy.

Potential resources and technologies could include:

- natural gas generation;
- advanced coal-related systems;
- biomass;
- waste-to-energy;
- battery storage;
- microgrid controls;
- future technologies as they become commercially viable.

The point is not to lock Pikeville into one fuel, one technology, or one project structure today. The point is to determine what combination of resources can provide reliable, affordable, scalable power while creating jobs, supporting local contractors, strengthening the industrial park, and keeping more long-term economic value in Pikeville and Pike County.

Protecting Residents and Small Businesses

Any final agreement involving a large-load energy user should protect existing residents and small businesses.

Eureka Energy Corporation recommends that the City require clear public protections before final approval of any material agreement, including:

- no residential or small business ratepayer subsidy;
- developer-funded power capacity;
- stranded cost protection;
- financial security where appropriate;
- water-use and cooling disclosure;
- environmental and site review;



- local hiring and procurement goals;
- clawbacks and performance requirements tied to public incentives;
- public transparency before final approval of material agreements.

The principle is simple: a large private power user should pay for the infrastructure needed to serve its own demand. Pikeville residents and small businesses should not be placed under financial stress from power costs tied to a private large-load project.

Economic Development Opportunity

The proposed data center may be a significant opportunity for Pikeville. But the larger opportunity is to use the data center as a catalyst for a broader energy and industrial development platform.

A dedicated Advanced Energy Park could help Pikeville:

- strengthen the Kentucky Enterprise Industrial Park;
- attract future industrial and technology employers;
- support construction jobs;
- create permanent energy operations and maintenance jobs;
- expand opportunities for local contractors and suppliers;
- improve infrastructure resilience;
- increase long-term economic competitiveness;
- preserve future municipal energy options;
- keep more economic value in Pikeville and Pike County.

The goal is not merely to host one project. The goal is to build a platform for future growth.

How This Could Be Achieved

The concept should move forward through a disciplined process.

First, Pikeville should include dedicated power generation as a formal part of the data center review process.

Second, the City should require the data center developer to disclose projected electric load, ramp schedule, backup power needs, water use, cooling strategy, interconnection expectations, and future expansion plans.

Third, the City should evaluate a public-private partnership structure that assigns costs and risks to the parties best able to manage them.



Fourth, Pikeville should commission a municipal utility or municipal energy authority feasibility study to determine whether greater local energy control is legally, technically, and financially possible.

Fifth, any final agreement should include enforceable protections for residents, small businesses, public infrastructure, and the long-term interests of the community.

The Larger Principle

Pikeville should welcome investment, but it should not surrender its energy future.

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

The data center can be the catalyst, but local energy control should be the strategy.

Responsible Growth. Dedicated Power. Local Control.