LAKEVIEW, OREGON

Energy-Backed AI Infrastructure and Community Revitalization Initiative

A proposed approximately $500 million private investment in rural Oregon

Presented by RevTech Solutions, ServerDomes, and Tiger Industrial Holdings

Prepared for the State of Oregon

A community-centered model for advanced AI infrastructure: dedicated onsite energy, advanced liquid cooling, forestry-economy revitalization, workforce development, broadband resilience, and a new wastewater treatment facility for Lakeview.

Executive Overview

RevTech Solutions, ServerDomes, and Tiger Industrial Holdings are advancing the Lakeview Energy-Backed AI Infrastructure and Community Revitalization Initiative, a proposed private investment of approximately $500 million that combines advanced artificial intelligence infrastructure, dedicated onsite energy, sustainable wood waste-to-energy, critical community improvements, and rural economic development.

The project is centered on an existing industrial property in Lakeview, Oregon. The site currently operates within a 24.99 MW power-generation authorization and benefits from established industrial infrastructure, an onsite natural gas pipeline, and an existing development framework. These assets provide a practical foundation for the initial deployment of an approximately 25 MW AI and high-performance computing campus.

The project partnership has formally requested modernization of the permits and agreements governing the Lakeview Plant site so that the property can be redeveloped for next-generation digital infrastructure and supporting energy systems. The current proposal also seeks resolution of the approximately $18 million legacy tax burden associated with the property and approval for the installation of ServerDomes infrastructure at the site.

Future growth beyond the initial approximately 25 MW deployment is expected to be supported through locally sourced wood waste-to-energy. The additional electricity could expand the AI campus or, where technically and legally feasible, support community and regional energy opportunities.

RevTech also intends to provide Lakeview with a much-needed new community wastewater treatment facility. This facility is not required to operate the AI campus and is not being constructed for the project's benefit. It is a separate and lasting community investment intended to address an identified local infrastructure need.

Together, these initiatives position Lakeview as a potential regional technology hub and demonstrate how advanced infrastructure investment can strengthen rural communities, modernize public assets, stimulate traditional industries, conserve natural resources, and create durable economic opportunity.

Project at a Glance

Category	Project Summary
Total Estimated Private Investment	Approximately $500 million
Project Partnership	RevTech Solutions, ServerDomes, and Tiger Industrial Holdings
Initial AI Infrastructure Capacity	Approximately 25 MW
Existing Generation Authorization	24.99 MW
Primary Energy Source	Existing onsite natural gas infrastructure
Supplemental Energy Source	Locally sourced wood waste-to-energy
Data Infrastructure	Build-to-suit ServerDomes AI and high-performance computing campus
Estimated Annual Gross Revenue Potential	Approximately $150 million
Illustrative Gross Revenue-to-Investment Ratio	Approximately 30% annually before expenses and financing
Community Infrastructure Commitment	New wastewater treatment facility for Lakeview
Wood Waste Strategy	Commercial market for qualifying locally sourced wood waste and forest-product residuals
Initial Full-Time Local Jobs	Up to 25, in addition to construction and indirect employment
Additional Community Benefits	Fiber and broadband expansion, increased tax revenue, workforce development, and local supplier opportunities
Grid Impact	No primary dependence on Oregon's public electrical grid
Water Efficiency	Up to 92% less water use, subject to final configuration and conditions
Energy Efficiency	27% lower overall power consumption
Cooling Strategy	Advanced liquid cooling and closed-loop systems

A Broader Vision for Lakeview

The Lakeview initiative is a comprehensive economic and community revitalization strategy built around five connected priorities:

- Deploy advanced AI and high-performance computing infrastructure supported by dedicated onsite energy.
- Modernize the existing industrial site and create a new agreement framework aligned with current technology and economic realities.
- Provide Lakeview with a new community wastewater treatment facility that addresses a critical local need.
- Create a new commercial market for qualifying locally sourced wood waste and forest-product residuals.
- Expand local economic opportunity through fiber, broadband, workforce development, construction, forestry, technology, local suppliers, and increased tax revenue.

Existing Site and Permitting Advantage

The Lakeview property is not a greenfield site. It is an established industrial location with existing power, site infrastructure, and a history of biomass and industrial operations.

The current permit framework includes a 24.99 MW power-generation cap. The partnership has requested a modernized permit and agreement structure that would allow the site to transition into advanced data infrastructure and supporting energy development. The partnership has also requested that the legacy tax burden of approximately $18 million associated with the current property be resolved as part of the redevelopment framework.

- Immediate access to an established industrial property
- An existing onsite natural gas pipeline and power-generation foundation
- Reduced infrastructure complexity compared with a conventional greenfield development
- Potentially shorter development and construction timelines
- An established partnership prepared to coordinate with the Town of Lakeview and the State of Oregon
- A pathway to restore productive economic use to the existing plant site

Dedicated Onsite Energy and Grid Resilience

The initial AI campus is planned around approximately 25 MW of dedicated onsite power. The project is intended to generate its primary operating electricity onsite rather than rely on Oregon's public electrical grid for its primary energy needs.

- Avoids placing the project's primary power demand on the existing electrical grid
- Preserves grid capacity for residents, businesses, public services, and future community growth
- Reduces exposure to lengthy utility-interconnection timelines
- Provides greater power reliability and operational control
- Creates a foundation for future expansion through supplemental wood waste-to-energy

Community Wastewater Treatment Facility

RevTech intends to provide Lakeview with a new wastewater treatment facility as a direct community investment. The facility is not required for the AI campus and is not being constructed to support RevTech's operations.

The new facility is intended to modernize critical public infrastructure, support environmental stewardship and public health, improve long-term treatment capacity, and help Lakeview accommodate future residential, commercial, and industrial growth.

Earlier partnership discussions contemplated up to $15 million in community-focused investments, including development or enhancement of local treatment infrastructure. The expanded approximately $500 million project vision now incorporates a new community wastewater treatment facility as a central public-benefit commitment.

Revitalizing Lakeview's Wood Economy

Lakeview has a proud history as a wood and timber community. RevTech intends to help stimulate this sector by creating a new commercial market for locally sourced wood waste and forest-product residuals.

The project intends to create a new commercial market for qualifying locally sourced wood waste and forest-product residuals, subject to final feedstock specifications, supply agreements, transportation requirements, and commercial terms.

- New revenue opportunities for landowners and forestry operators
- Additional activity for logging companies, sawmills, wood-product businesses, and forestry contractors
- Jobs in biomass collection, processing, transportation, logistics, energy operations, and maintenance
- Productive use of wood and forest residuals
- Potential support for forest-management and wildfire fuel-reduction efforts where eligible materials are used
- Restoration of economic activity connected to Lakeview's historic wood industry

Wood Waste-to-Energy Strategy

Supplemental wood waste-to-energy generation is intended to create a pathway for growth beyond the initial approximately 25 MW deployment. Electricity generated from locally sourced wood waste could support additional ServerDomes capacity or, where technically, commercially, and legally feasible, future community and regional energy opportunities.

Any community delivery of electricity would remain subject to engineering studies, regulatory approvals, utility coordination, interconnection requirements, and final commercial agreements.

Community-Friendly AI Infrastructure

The Lakeview campus will be developed in partnership with ServerDomes using a modular, physics-based infrastructure design engineered for high-density AI and high-performance computing.

The ServerDomes design is built upon high-efficiency concepts originally developed by Oregon Health & Science University and further advanced for modular commercial deployment. Its cooling and structural approach is particularly well suited to Lakeview's high-desert climate, where dry atmospheric conditions can further improve cooling performance.

- Up to 92% less water use
- 27% lower overall power consumption
- A targeted 1.08 Power Usage Effectiveness
- Hybrid air and liquid-cooling capability
- Liquid-cooled rack densities of up to 250 kW per rack
- Up to 10 times the rack density of air-only halls
- Closed-loop chilled water systems
- A smaller and more efficient physical footprint
- Reduced reliance on traditional mechanical cooling systems
- Modular deployment aligned with contracted customer demand
- Low-carbon concrete, green roofs, and living-wall options
- An approach centered on community engagement and long-term local impact

Advanced Liquid Cooling for the AI Era

Modern AI systems generate substantially more heat than traditional computing environments. ServerDomes is designed to accommodate direct-to-chip liquid cooling, immersion cooling, rear-door heat exchangers, closed-loop chilled water systems, and hybrid cooling environments.

Liquid cooling transfers heat more effectively than conventional air-only cooling. This enables higher computing density, reduces electricity diverted to cooling, supports long-duration high-intensity workloads, and allows more productive compute output within a smaller physical footprint.

Fiber, Broadband, and Regional Connectivity

The project partnership has identified expansion of fiber-optic infrastructure and improved broadband access as important community-focused investments. Enhanced connectivity can support the AI campus while also strengthening Lakeview's ability to serve residents, businesses, education, healthcare, public agencies, and future employers.

Workforce Development, Employment, Tax Revenue, and Local Economic Activity

The partnership intends to pursue workforce-development pathways with local and regional partners, including workforce-development organizations, community colleges, local schools, and Oregon Tech. The goal is to help prepare residents for opportunities across construction, skilled trades, operations, forestry, transportation, logistics, maintenance, technical services, and other direct and indirect roles associated with the project and the broader regional economy.

The current project proposal anticipates creation of up to 25 full-time local positions, in addition to temporary construction employment and indirect jobs created across forestry, transportation, professional services, energy operations, security, maintenance, and local suppliers.

A modern AI infrastructure campus is also expected to generate materially greater local tax revenue than the existing plant, creating a more durable revenue source for the Town of Lakeview while attracting additional private-sector investment to Lake County.

AI Infrastructure and Revenue Strategy

The Lakeview AI campus will be developed on a build-to-suit basis aligned with customer requirements, available power, contracted demand, and utilization. Potential applications include AI model training, AI inference, high-performance computing, cloud computing, enterprise systems, secure workloads, high-density GPU deployments, data storage, and network infrastructure.

The preliminary revenue model assumes 25 MW of fully deployed and commercially utilized infrastructure at approximately $6 million per MW annually, producing estimated annual gross revenue potential of approximately $150 million.

Actual revenue will depend on customer contracts, deployment schedules, utilization, pricing, energy costs, operating performance, and market conditions.

Illustrative Economic Profile

- Estimated total private investment: approximately $500 million
- Estimated annual gross revenue potential: approximately $150 million
- Illustrative gross revenue-to-investment ratio: approximately 30% annually
- Illustrative gross payback period: approximately 3.3 years before operating expenses, financing, taxes, depreciation, and other project costs

These figures should not be presented as final ROI. Final ROI must be based on net profit and will depend on customer contracts, natural gas and wood-feedstock costs, transportation, staffing, operations and maintenance, insurance, taxes, financing, depreciation, equipment replacement, utilization rates, and the final capital structure.

Investment Profile

The approximately $500 million estimated private investment is expected to include:

- AI and high-performance computing infrastructure
- ServerDomes deployment
- Dedicated onsite energy infrastructure
- Site modernization and preparation
- Electrical and supporting infrastructure
- Community wastewater treatment facility
- Wood waste receiving, processing, storage, and energy-generation infrastructure
- Fiber-optic and broadband improvements
- Engineering, permitting, construction, environmental work, contingency, and community improvements

Benefits to Lakeview and the State of Oregon

- Approximately $500 million in proposed private investment in rural Oregon
- Creation of up to 25 initial full-time local positions, plus construction and indirect employment
- Workforce-development partnerships and career pathways with local and regional education and training organizations
- A new community wastewater treatment facility
- A new commercial market for qualifying locally sourced wood waste and forest-product residuals
- Renewed economic activity across forestry, hauling, processing, and energy operations
- Expanded fiber-optic infrastructure and improved broadband connectivity
- Increased local tax revenue and a more productive use of the existing industrial site
- Primary onsite power generation that protects public grid capacity
- Advanced liquid cooling and closed-loop systems that conserve water
- A smaller physical footprint than many conventional hyperscale campuses
- A platform for Lakeview to become a regional hub for AI and high-performance computing
- A replicable model for community-centered rural technology development

State and Local Partnership Priorities

The project partnership seeks a collaborative framework with the Town of Lakeview and the State of Oregon to modernize the existing permits and agreements governing the site and align them with current technological, economic, and community priorities.

- Modernization of the existing 24.99 MW permitting framework
- Approval for ServerDomes development at the Lakeview Plant site
- Resolution of the approximately $18 million legacy tax burden associated with the property
- Coordination on wastewater, fiber, broadband, workforce, environmental, and infrastructure planning
- Support for a phased development model aligned with customer demand and available energy
- Continued community engagement and transparent coordination throughout development

Conclusion

The Lakeview Energy-Backed AI Infrastructure and Community Revitalization Initiative represents far more than a conventional data center development.

It is an integrated investment in Lakeview's economic future, public infrastructure, natural resources, historic wood economy, workforce, and ability to participate in the next generation of American technology growth.

Through the partnership of RevTech Solutions, ServerDomes, and Tiger Industrial Holdings, the initiative would transform an existing industrial property into an approximately 25 MW AI and high-performance computing campus supported by dedicated onsite energy and a pathway for future wood waste-to-energy expansion.

The project would also provide a new wastewater treatment facility for Lakeview, expand fiber and broadband, support workforce development, stimulate forestry and transportation activity, create local employment, increase tax revenue, protect public grid capacity, and establish Lakeview as a potential regional technology hub.

With the support of Oregon's leadership and a modernized state and local development framework, Lakeview can demonstrate how advanced AI infrastructure, thoughtfully developed, can support rural communities while creating long-term economic and infrastructure benefits.

Source and Assumption Note

Project details are based on the August 2, 2026 Lakeview project overview and the April 20, 2026 executed partnership proposal submitted by Tiger Industrial Holdings, RevTech, and ServerDomes to the Lakeview Town Council. Financial, engineering, energy, environmental, employment, and performance figures are preliminary and remain subject to final design, permitting, customer agreements, supply contracts, financing, and regulatory approvals.