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PRESS & MEDIA

# Creekstone Energy Press Kit

Hyperscale AI Power Infrastructure · Delta, Utah

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# Company Overview

Creekstone Energy builds the power behind next-generation AI infrastructure. Their Delta Gigasite in Utah delivers large-scale, behind-the-meter energy using natural gas, solar, and storage to meet the speed and reliability demands of hyperscale data centers.

> Creekstone Energy develops and owns purpose-built power infrastructure for hyperscale AI data centers, delivering on-site generation independent of traditional grid constraints. The company's approach combines natural gas, solar, and advanced storage to support the unprecedented density and uptime requirements of AI workloads.
>
> Creekstone's flagship project, the Delta Gigasite, is a 1,143-acre campus in Delta, Utah, with land secured, permits issued, and construction underway. The site is designed to support more than 10 GW of behind-the-meter power capacity across four campus zones, with Phase 1 targeting 220 MW of IT load.
>
> The company’s approach is built on three core principles:
>
> - **Behind the meter:** Power generated on-site, eliminating reliance on the traditional grid
> - **Multi-source reliability:** Natural gas, solar, storage, and adjacent energy resources working together
> - **Speed to power:** Hundreds of megawatts of IT load deployable in under 18 months

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# Fast Facts

Key information about Creekstone Energy at a glance

**Development Site**
Delta, Utah · Millard County 84624

**Site Size**
1,143 acres of privately owned land supporting the data center and gas plant, with 4,500 additional SITLA-leased land designated for future solar development

**Total Power Capacity**
>10 GW in development, 100% behind the meter

**Rack Density**
60+ kW per rack

**Target PUE**
1.3

**Cooling**
Dry / near-zero water; liquid cooling ready (CDU infrastructure)

**Redundancy**
Tier III target; concurrently maintainable

**Connectivity**
20+ fiber routes; carrier-neutral; 100G/400G ready

**Zoning**
Heavy Industrial (HI) approved; C-2 Conditional Use Permit issued

**Headquarters**
445 East 200 South, Suite 100, Salt Lake City, UT 84111

**Website**
creekstone.energy

## Project Timeline

Major milestones from site readiness to construction

CURRENT: FINAL DOCUMENTATION UNDERWAY

- Site Control & Land Assembly
- Entitlement & Regulatory Positioning
- Power Strategy Locked (Behind-the-Meter)
- Core Infrastructure Design & Procurement
- Utility & Site Systems Ready (Water, Fiber, Access)
- **Hyperscaler Partnership & Phase 1 Execution**
- Construction & Delivery

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## Power Stack

| Source | Capacity | Status |
|---|---|---|
| Natural gas | 2.1 GW | Interconnect agreement complete; gas meter station actively being built on site; no engines procured |
| Solar | 6 GW | 13,000 acres SITLA land under lease |
| IPP (Intermountain Power Project) | 1.8 GW | Acquisition process ongoing; adjacent; 345kV private transmission |
| Storage / other | 1 GW | Torus battery/flywheel installed on site Dec 2025; propane peaking |

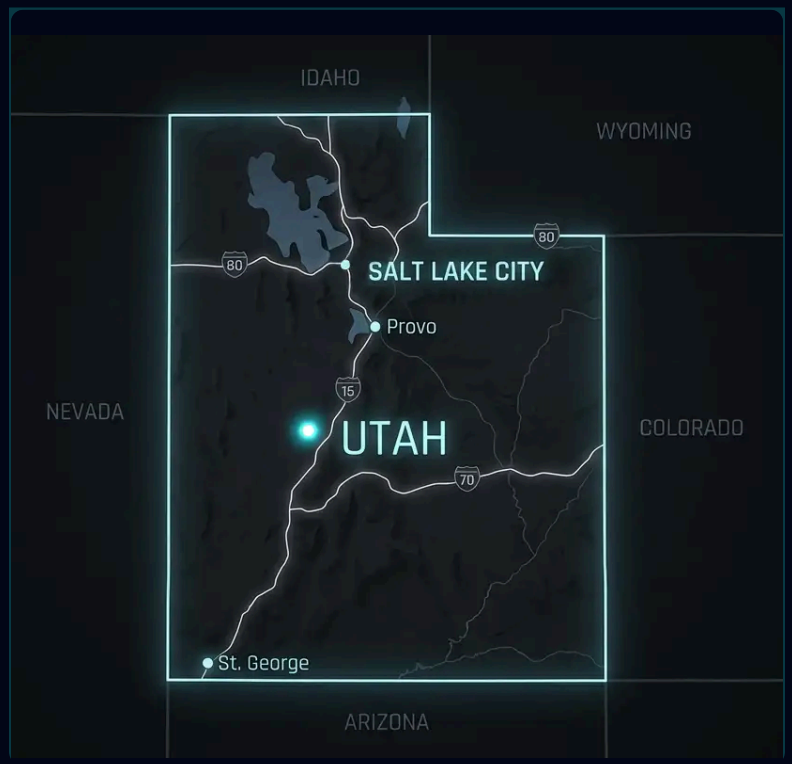
## Key Contracted Partners

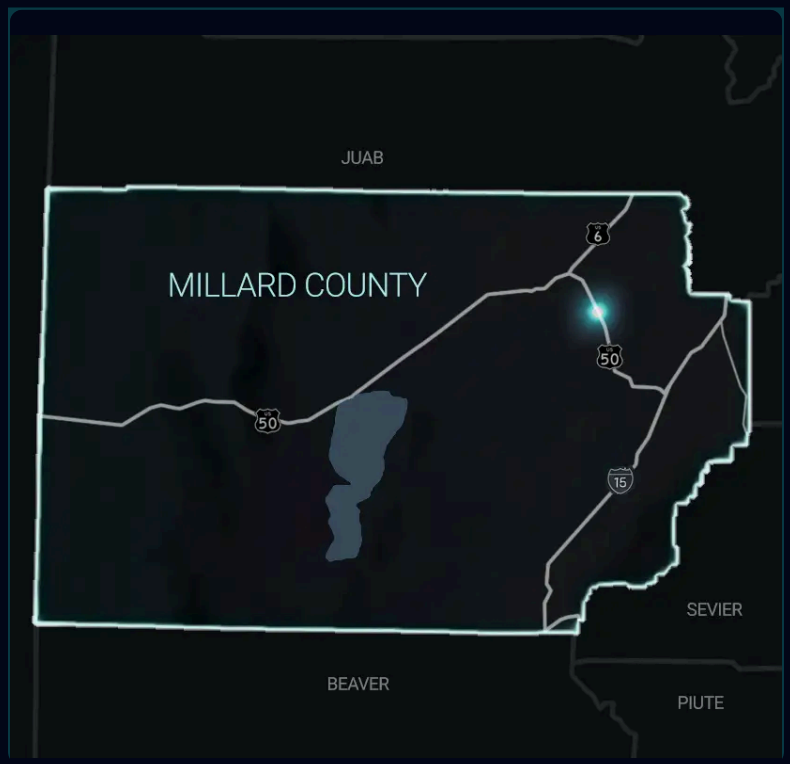
- **Quanta Services / Dashiell** · Substation EPC
- **NAES Corporation** · Operations & maintenance
- **Torus** · Grid stability (battery/flywheel)
- **CMT Technical Services** · Engineering
- **Integra Mission Critical** · Data center design
- **Ramboll** · Environmental

SITE LOCATION

# Strategically positioned in central Utah for large-scale AI infrastructure

Located in Millard County, Utah, the Creekstone site is positioned to support next-generation AI infrastructure with access to the land, power, and connectivity required at hyperscale.




Millard County, Utah 39.289° N, 112.465° W

# Leadership Bios & Headshots



## Buford Ray Conley

**CEO**

Ray Conley has spent three decades at the intersection of technology, infrastructure, and science. He entered the data center industry in 1998, leading the pre-IPO financing of Digital Island (NASDAQ: ISLD), and has remained an active investor in digital infrastructure through companies including Limelight Networks (NASDAQ: LLNW). He has served on the board of directors of more than 20 technology companies across financial services, aerospace, and enterprise software.

> Ray began his career as a satellite propulsion engineer at Hughes Aircraft Company. He holds Bachelor and Master degrees in Aeronautics and Astronautics with a concentration in Economics from MIT. After MIT, he joined McKinsey & Company as a management consultant before turning to venture investment and company building.
>
> Ray is a published scientist. In 1995 he advanced plasma physics by discovering a generalization of Child's Law, leading to his invention of the ramjet ion rocket engine. In 2005, he identified a cause of aortic aneurysms arising from dysfunction in pressure-sensing glomus cells. He is a NASA Space Grant Fellow, TRW Fellow, member of the Honorable Order of Kentucky Colonels, and holds the right to use the Chartered Financial Analyst designation.



## Bill Simmons

**Member, Board of Directors**

Bill Simmons brings nearly two decades of government relations and lobbying experience to Creekstone. As Managing Principal of Dutko Government Relations, he oversees the firm's day-to-day operations and leads the development and execution of campaign strategies for clients navigating complex regulatory landscapes.

> Before entering the private sector, Bill spent nearly a decade on Capitol Hill, serving in multiple capacities including Staff Director for the House Resources' Subcommittee on Forests and Forest Health under Chairman Don Young (R-AK). He holds a B.A. in International Economics from the University of Utah and an Honorary Doctor of Humane Letters from Western Governors University.



## Tom Cameron

**VP of Power**

Tom Cameron has spent over two decades building power plants, with more than 7 GW of gas, solar, and wind projects developed and delivered. Power Engineering magazine recognized him among the top 25 most influential executives in power generation over the past 25 years.

> Tom founded Power Development Associates and Cameron & Associates. As Senior Vice President at Summit Energy, he served as Project Director for multiple combined cycle facilities totaling over 1,800 MW, including the 520 MW Blythe Energy facility and the 543 MW Lake Side project. His expertise spans the full project lifecycle: engineering, procurement, contract negotiation, construction management, commissioning, and commercial operation.

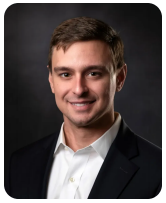


## William Chase Sheffield

**Director of Operations**

Chase Sheffield sits at the crossroads of engineering, law, and operational execution. At Deloitte, he specialized in enterprise asset management for semiconductor manufacturers, work that demanded the same precision and systems thinking he now brings to standing up large-scale energy infrastructure at Creekstone.

> He holds an Industrial and Systems Engineering degree from the University of Tennessee, Knoxville, and a Juris Doctor from Ohio State University's Moritz College of Law. Chase also serves as a Military Intelligence and Human Resources Officer in the U.S. Army Reserves.



### William Sims Wallace

**Finance Analyst**

Sims Wallace brings a sharp analytical lens shaped by years of underwriting, capital formation, and financial operations. As Underwriter and Chief of Staff at Repurpose LLC, he managed the underwriting function and helped facilitate a $140MM capital raise in the waste services sector. He previously served as VP of Finance & Analytics at TruPointe Partners. Earlier in his career, Sims underwrote more than $250MM in veterinary real estate at Clarity Ventures Group and held roles at Community Health Systems and Thomson Reuters.



### Holly Meagher

**Director of Community Relations**

Holly Meagher understands how large projects earn, and keep, community trust. Previously a Senior Associate at Foxley & Pignanelli, one of Salt Lake City's leading government relations firms, she brings years of experience bridging the gap between infrastructure development and the people it affects.

> Her career spans the newsroom, the state capitol, the U.S. Senate, and the White House, giving her an uncommon perspective on how public narratives are shaped at every level of government. She holds a degree in Communication and Broadcast Journalism from the University of Utah, with additional training in Digital Marketing and AI through the University of Virginia.



### Steve Styler

**Government Relations**

Steve Styler is a Partner at Foxley & Pignanelli who brings a rare combination of legal expertise and deep roots in rural Utah. His practice covers water law, corporate governance, estate planning, government relations, lobbying, and business development, the exact regulatory terrain that large-scale energy projects must navigate.

> He chairs the Water Law Committee within the Utah State Bar's Energy, Natural Resources and Environmental Law section. Steve also serves as Co-chair of the Utah Governor's Rural Partnership Board, sits on the Governor's Economic Council, and is an ex-officio member of the Governor's Office of Economic Development Board. A graduate of the University of Utah with a law degree from the University of Wyoming, he actively manages and operates his family's 425-acre farm in Delta, Utah, making him both an advocate and a neighbor to the Creekstone campus.

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# Frequently Asked Questions

Common questions about our facility and operations

### Will the project use local water?

No. Creekstone uses dry cooling, similar to a car radiator, not evaporative cooling. Water on site is limited to bathrooms and drinking. The closed-loop system is designed to be net water-positive, generating roughly 1.5 acre-feet of new water per 100 MW annually.

### How loud will it be?

The facility is designed to operate at approximately 65 decibels at the property line, comparable to a normal conversation. At several miles from Delta, projected sound levels are expected to fall within typical rural ambient noise levels.

### What about traffic?

Construction traffic will use designated routes, not residential streets. Highway access plans have been submitted to UDOT. Once operational, data centers require surprisingly few on-site staff day-to-day.

### Will it create jobs?

Yes. Construction jobs during build-out, followed by permanent operations and maintenance positions. Creekstone hires locally where possible and partners with local businesses.

### What is the community relationship?

Creekstone has spent 5 years working alongside Utah legislators, Millard County officials, and community members. Key milestones include 5 pieces of state legislation passed, a unanimously approved Conditional Use Permit, Heavy Industrial zoning approval, and solar zoning approval. The company is committed to dark sky compliance and long-term local economic impact.

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# Media Assets

Download approved assets for media use

Click here for the style guide

## Logos

Approved Creekstone Energy logo files for press and partner use.

ZIP · PNG & SVG

Download Logos

## Image Library

Approved renderings, site images, and leadership headshots.

ZIP · WEBP, JPEG & PNG

Download Images

## B-roll Video

Video assets for media packages, broadcast, and partner communications.

PENDING VIDEO ASSETS

# Media Contact Information

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Salt Lake City, UT 84111

Phone
650-488-3114

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Website
creekstone.energy