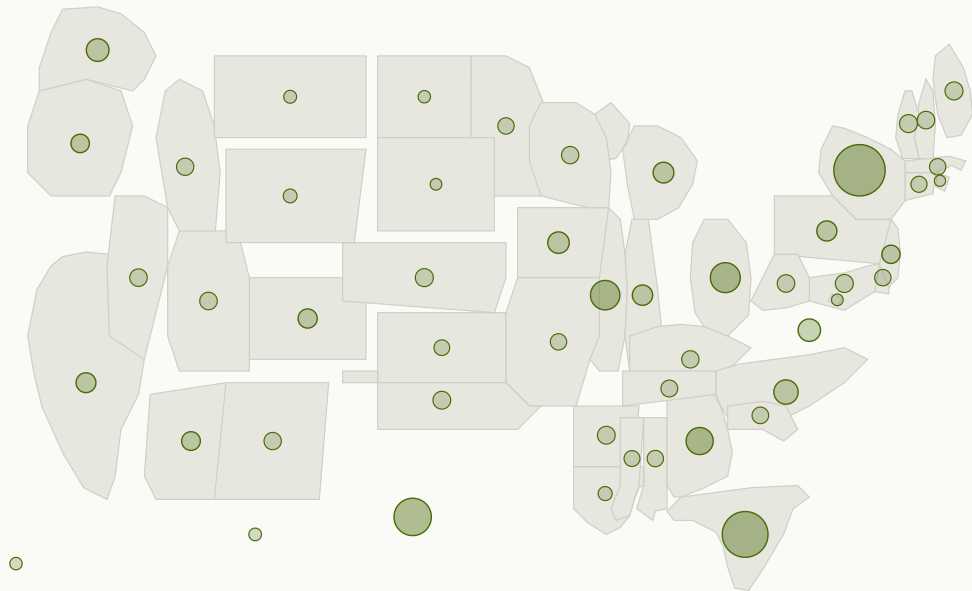


 BUILT ONLY FOR US DATA CENTERS

AI research agent *exclusively* for US data centers.

The public-domain layer of site selection — queues, dockets, permits, parcels, financings, incentives — searched, read, cross-checked, and cited in minutes.

SOUMYA GUPTA · FOUNDER · TELBORG
APRIL 2026



10,000+ CURATED SOURCES ACROSS 50 STATES · BUBBLE SIZE = SOURCE DENSITY ·
TOP 3: NY · FL · TX

● WHAT'S IN THIS DECK

Read it in five minutes.

Click any section to jump.

SLIDES 03 · 04

What we do →

- 03 Six capabilities · twenty-three tools
- 04 Why we built it

SLIDES 05 – 09

How we do it →

- 05 Power & Grid · queues
- 06 Land & Site · LLC chains
- 07 Document deep-dive · PDFs
- 08 Verification · cross-checked
- 09 Customise your watchlist

SLIDES 10 · 11 · 12

Work samples →

- 10 Inside one search session
- 11 Project profiles
- 12 State briefings & sample reports

SLIDES 13 · 14

Talk to us →

- 13 Why people pay for this
- 14 Run your first session

WHAT WE DO

Six capabilities. Twenty-three tools. One agent.

Built only for US data centers — every tool below is purpose-made for queues, dockets, parcels, financings, bills, and the PDFs they live inside.

01 · POWER & GRID

Every queue. Every docket.

ISO/RTO interconnection queues — PJM, ERCOT, MISO, CAISO, SPP, NYISO, ISO-NE. PUC dockets. Substation upgrade filings.

search_interconnection_queue

search_utility_commission

search_federal_portal

02 · PERMITS & ENVIRONMENTAL

Permits, the day they're docketed.

DEQ and EPA filings. NEPA reviews. Water rights. Cooling regulations. Municipal building permits.

search_environmental_permits

search_building_permits

search_water_resources

03 · LAND & SITE

Parcel-level intelligence.

County assessor records. Rezoning filings. LLC purchase patterns walked to the operator. Tenant + occupant tracking.

search_land_records

search_dc_projects

contact_finder

search_tenant_occupants

04 · CAPITAL & FINANCING

Loans, terms, lenders.

SEC 10-Ks, 10-Qs, 8-Ks, earnings transcripts. UCC filings. Municipal bonds. Loan agreements with lenders, tenor, and use of proceeds.

search_financial_records

search_federal_portal

extract_pdf_text

05 · INCENTIVES & BILLS

Incentives. Bills. Tracked.

Tax abatements. Enterprise zones. Investment grants. State legislation on moratoriums, zoning, and energy regulation, tracked from introduction through committee.

search_economic_development

search_legislative_tracker

search_advocacy_groups

06 · VERIFICATION

Reads what humans skim.

Pulls multi-hundred-page PDFs. Follows references two hops deep. Fuses signals across sources. Returns a confidence score.

extract_pdf_text

follow_reference

verify_finding

fuse_signals

● A SITE SELECTOR'S REALITY

The data is scattered. The clock is running.

- 01 **Diligence runs 3–4 months.** Every site needs environmental, geotech, water tests — most through external consultants.
- 02 **Acquisition takes 2 months to 2 years.** Negotiation, title, zoning approvals, interconnection studies — all in series.
- 03 **The public-domain layer is wide and scattered.** Queues, dockets, permits, parcels, bills sit across hundreds of state and county portals.
- 04 **You want to know where competitors are buying — and why.** Today you find out from a press release or a journalist.

"It's always helpful to have the tool to evaluate sites — power, permitting, that sort of stuff. I'd want to know where competition is buying land and power, and why."

SITE-SELECTION LEAD, US HYPERSCALER — APRIL 2026

What we can compress: the public-domain layer — queues, dockets, permits, parcels, financings, bills — to minutes, with citations.

What we can't: the geotech truck on site.

Find a 200 MW position in your county.

A HOW YOU DO IT

Manual queue scan, ISO by ISO.

- 01 Open the PJM interconnection queue PDF.
- 02 Ctrl-F by county. Copy MW values into a sheet.
- 03 Repeat for ERCOT, MISO, CAISO, SPP, NYISO, ISO-NE.
- 04 Re-run weekly to catch new entries and status changes.

TIME 1–2 days/week

B HOW TELBORG DOES IT

One query. ISO-scoped. Cited.

- 01 Type: "200 MW interconnection positions, Loudoun County, VA region."
- 02 Telborg picks the right ISO — Loudoun is PJM — and runs queue search with state, ISO, MW, and keyword inputs.
- 03 Returns matching listings as the ISO filed them — project name, MW, status text — with links back to each source.
- 04 Re-run any time. Daily sweep available for watched regions.

TIME * ~ 4 minutes



* Single-workflow timing from a recent session. End-to-end multi-workflow runs land in the 8-10 minute range.

See who's buying — before the press release.

A HOW YOU DO IT

County-by-county, name-by-name.

- 01 Pick a county. Open the assessor portal.
- 02 Search recent transfers. Note 240-acre purchase.
- 03 Buyer is "BRT Holdings LLC". Order a title search.
- 04 Triangulate by hand across counties for the same LLC pattern.

TIME 2–4 weeks per region

B HOW TELBORG DOES IT

Parcel + LLC chain, walked to the parent.

- 01 Type: *"Large parcels recently acquired near substations, [region]."*
- 02 Pulls county assessor records · finds the recent acreage transfers + acquiring LLC.
- 03 Searches state corporate filings · LLC officers + registered agent.
- 04 Cross-references SEC EDGAR + UCC filings · matches the LLC to a parent operator where one is publicly recorded.
- 05 Returns the chain with links to every filing it walked. Real example:
720 E 144th Energy Storage 1 LLC → Aster C Clean Energy LLC → CRSEF II Bronx Holdings II LLC

TIME * ~ 6 minutes

RESOLUTION CHAIN

Parcel transfer

→

Assessor record

→

State corp filing

→

SEC + UCC

→

Cross-reference

→

Parent + cited links

* Real chain shown above is from a New York session, April 2026 · the agent only resolves a parent where the chain is publicly recorded.

Read what humans skim.

A HOW YOU DO IT

200-page PDF. Three coffees.

- 01 Receive the PUC docket. 200 pages.
- 02 Ctrl-F for "data center". Hope the term is in there.
- 03 Skim the rest. Miss the footnote that contradicts your thesis.
- 04 Find out from your lawyer in committee.

PER DOCKET

4–6 hours

B HOW TELBORG DOES IT

Extract. Follow refs. Surface what matters.

- 01 `extract_pdf_text` pulls the document text and runs structured extraction on the parts relevant to your query.
- 02 `follow_reference` walks each citation up to two hops deep.
- 03 Returns the relevant excerpts with the source PDF cited.
- 04 Where the same fact appears across documents, conflicts surface during synthesis.

PER DOCKET

~ 90 seconds

FLOW

PDF

→

Extract full text

→

Follow refs (2 hops)

→

Search cached docs

→

Cited excerpt

Real example · NY session, April 2026: NY PSC docket 25-E-0312 – 64-page large-load tariff filing read in full · 4 cited references followed · relevant paragraphs surfaced for the query.

Verify ~~once~~ thrice.

A HOW YOU DO IT

Read, trust, hope.

- 01 Read the press release.
- 02 Trust the press release.
- 03 Maybe spot-check a second source.
- 04 Hope nothing falls over in diligence.

RISK High

B HOW TELBORG DOES IT

Cross-check. Reconcile. Cite.

- 01 Checks the same fact and number across multiple cited documents.
- 02 Logs facts in chronological order so conflicts surface.
- 03 Reconciles ambiguity — players involved, site location, MW, power-plant supplier — into one coherent view.
- 04 Returns a confidence score and a list of contradictions, traceable back to each source.

RISK Source-linked



● TAILORED TO YOUR BOOK

Companies. States. Counties. Customise your watchlist.

Tell Telbörg what to track. Get scheduled signals, periodic briefings, and ad-hoc deep dives — scoped exactly to the deals on your desk.

COMPANIES

Track who matters.

Competitors, partners, target lessees, equipment vendors. Filings, hires, financings, expansions.

- SEC 10-K / 10-Q / 8-K
- UCC filings & loan agreements
- Job postings & LinkedIn signals
- EPA & PUC filings

STATES

Track regulation.

Texas, Virginia, Arizona, or all 50. Legislation, PUC dockets, incentive bills, environmental moratoria.

- State PUC docket activity
- Bills from introduction to floor vote
- Tax abatement & enterprise zone changes
- Water and environmental rules

COUNTIES

Track every parcel.

Milam, Loudoun, Maricopa. Permits, rezoning, parcel transfers, ZBA filings.

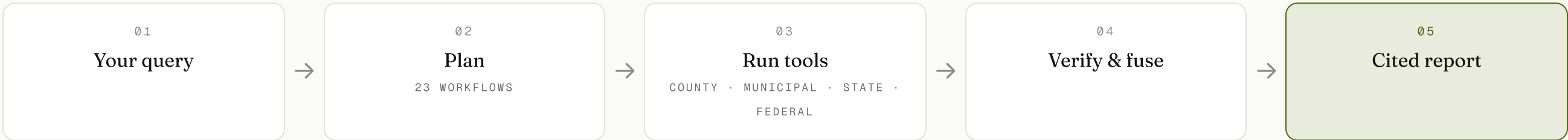
- County assessor records
- Building permits & rezoning
- Board of Supervisors minutes
- ZBA & planning commission

REAL EXAMPLE · [TEXAS BRIEFING](#) · MARCH-APRIL 2026 ➤

Milam County, TX — Riot Platforms · Rockdale facility · **700 MW available** · 450 MW operational · 250 MW in expansion · Phase 1 a/b commissioning · cited from county economic development filings + ERCOT data. As of April 2026.

How a search session works.

One real session — a "review every non-operational data-center project in New York" query, run April 2026. The agent runs a research plan, calls 30 tools, reads PDFs, walks LLC chains, fuses signals, and returns a cited report. **~ 9 minutes. 228 cited URLs.**



session · 8 min 26s · 30 tool calls · 228 cited URLs

```
> All non-operational data-center projects in New York. Financing, contractors, permits, interconnection status, backup power.

[10:15:22] Planning · 6 milestones · 23 candidate tools...
[10:15:48] ✓ search_dc_projects · NY · internal index hit
[10:16:11] Searching NYISO interconnection queue...
[10:16:34] ✓ Active positions extracted · MW + queue position
[10:17:02] Reading NY PSC docket 25-E-0312 · large-load tariff...
[10:18:14] ✓ 64-page PDF extracted · 4 references followed
[10:19:48] search_land_records · Bronx · Manhattan · upstate counties...
[10:21:03] ✓ LLC chain resolved · 720 E 144th Energy Storage 1 LLC → Aster C Clean Energy LLC → CRSEF II Bronx Holdings II LLC
[10:22:17] fuse_signals · cross-referencing 12 sources...
```

Read a real project profile.

Each card links to a public report the agent built. Capacity, contractors, financing, permits, interconnection — cited end to end.

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Pricing

Free Newsletter ↗

Login or Sign up

TEL  RG · DC INTEL

Project profile · Oct 16, 2025

🌙

— • MOUNTAIN VIEW, CA · SANTA CLARA COUNTY

Lambda MV1

Hydrogen-powered NVIDIA GB300 NVL72 deployment

DEVELOPER
EdgeCloudLink Inc. (ECL)

IT CAPACITY
Disclosed in profile

BUILDINGS
1 (warehouse retrofit, 10,208 sq ft)

SITE AREA
0.87 acres · 411 Clyde Avenue

ALSO KNOWN AS: ECL MV1 ECL-MV1 EdgeCloudLink MV1 411 Clyde Avenue

Download full PDF report

📅 Talk to the founder · 20 min

PROJECT PROFILE

Lambda MV1

Mountain View, CA

READ →

TEL  RG

Search Climate News

Pricing

Free Newsletter ↗

Login or Sign up

TEL  RG · DC INTEL

Project profile · Nov 3, 2025

⋮

— • ABILENE, TX · TAYLOR COUNTY

Stargate Abilene

Crusoe flagship data-center campus

DEVELOPER
Crusoe Energy Systems LLC

IT CAPACITY
200–1200 MW

BUILDINGS
8 planned

SITE AREA
1,000 acres

ALSO KNOWN AS: Crusoe Abilene Data Center Lancium Clean Campus Abilene Longhorn Data Center

Download full PDF report

📅 Talk to the founder · 20 min

PROJECT PROFILE

Stargate Abilene

Abilene, TX · 200–1200 MW · Crusoe

READ →

Read a state briefing. Or a full session.

State-level briefings track every active development across power, permits, and capital. Sample reports show the full agent output for one query.

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Pricing

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TEL  RG · US DATA CENTERS INTELLIGENCE

Texas Data Center Intelligence — March–April 2026

Run your own → Talk to founder

ON THIS PAGE ~27 MIN

1. New and upcoming data center projects 6m

2. Power and grid 7m

1. New and upcoming data center projects

Riot Platforms — Rockdale Facility (Milam County)

Developer / owner: Riot Platforms, Inc. (Nasdaq: RIOT).

Status. 450 megawatts (MW) of operational Bitcoin mining plus the first 25 MW of AI-data-center capacity went live at Rockdale in January 2026. Total developed capacity at the site is 700 MW. Riot purchased the 200-acre site fee-simple for \$96.0 million in January 2026, funded through the sale of roughly 1,080 BTC; the deal was formalised in an 8-K filing with the SEC. The FY2025 annual release restated 700 MW of grid interconnection and the retrofit cost picture.

Financing. Initial AMD contract value is \$311 million over ten years, with three five-year extension options that could take the total to roughly \$1 billion. Retrofit capital expenditure for Phase 1 was \$89.8 million, or \$3.6 million per MW. FY2025 revenue was a company record near \$647 million.

March–April 2026 events.

- April 2, 2026 — Q1 2026 production update:** Phase 1 of the AMD lease is live and revenue-generating. Riot sold 3,778 BTC for \$289.5 million in the quarter; all-in power cost was 3.0 cents per kilowatt-hour (down 21 percent year-over-year); deployed hashrate reached 42.5 exahashes per second.

STATE BRIEFING

Texas — March–April 2026

Riot · Microsoft · Fermi · Black Mountain · 4 counties tracked

READ BRIEFING →

SAMPLE SESSION

PDF

SAMPLE REPORT

Upcoming projects · New York

Full agent output · 228 cited URLs · April 2026

DOWNLOAD PDF →

● WHY PEOPLE PAY FOR THIS

Cited. Cross-checked. Traceable.

- ✓ Findings link to the documents they came from — PUC, ISO, SEC, county recorder, state legislature, federal portal.
- ✓ 10,000+ curated US sources. Sources list available on request — we don't scrape what we can't trust.
- ✓ Cross-source verification with confidence score and contradiction flags.
- ✓ Shareable URL for your team. PDF export for your committee. Citations and source files travel with the report.

VERIFICATION · ILLUSTRATIVE EXAMPLE

"Loudoun BoS approved a 6-month moratorium on new data-center applications, effective 2026-03-20."

✓	PRIMARY	County Board resolution PDF
✓	CORROBORATING	2 news, 1 ZBA filing
✓	CONTRADICTIONS	0
✓	CONFIDENCE	0.94

TYPICAL SOURCE SURFACE (ACROSS REPORTS – NOT FOR THE EXAMPLE ABOVE)

PJM

ERCOT

SEC EDGAR

EPA

County Assessor

State PUC

Federal Portal

EIA Form 861

 NEXT STEP

Pick the site. Win the power. Close the deal.

Run a query on the deal in front of you. Most prospects start with a state briefing or a project deep-dive.

\$4,500 / month · UNLIMITED RESEARCH · PILOT AVAILABLE

BOOK A CALL

20 minutes with the founder

calendly.com/telborg/20-min-chat

EMAIL

soumya@telborg.com

Reply with the deal you're working on

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