

As the **South Saskatchewan River Basin (SSRB)** faces unprecedented water scarcity, the intersection of local water utilities, international private equity, and high-level politics has created a controversial "water bridge" for the **Beacon AI "Indus Project."**

The following details the principals involved and their cross-relationships within the "77-section" development zone and the broader political landscape.

1. The Development Fixer: Alan Boucher (BLV Development Management)

Alan Boucher is the central operative connecting the local utility to the land development required for the data centers.

- **Role:** CEO and Founder of **BLV Development Management**.
- **Appointment:** Appointed to the **Langdon Technical Review Committee (TRC)** in July 2025 as a representative for **Langdon Waterworks**.
- **The "77 Sections" Connection:** Boucher is the primary proponent who presented the expansion of the Langdon Area Structure Plan (ASP) to include **77 quarter sections** (~12,320 acres) for servicing. He is the public face of the technical studies used to justify pulling **Western Irrigation District (WID)** water into this expanded territory.

2. Principals & Cross-Relationships

The table below maps the individuals controlling the water, the tech, and the land, highlighting their shared boards and associations.

Name	Role / Company	Key Relationships & Shared Associations
Alan Boucher	CEO, BLV Development Management	<p>Shared Board: Sits on the Langdon TRC with Peter Loats (Langdon Waterworks) and Jeff Gibeau (WID).</p> <p>Association: Formerly a Regional Manager at Melcor Developments, a major Alberta developer with significant US holdings.</p>
Peter Loats	President, Langdon Waterworks	<p>Direct Partner: Partnered with Alan Boucher to lead the utility expansion.</p> <p>Vendor: Primary water supplier to Beacon AI (Josh Schertzer).</p>
Josh Schertzer	CEO, Beacon AI	<p>Political: Met with Premier Danielle Smith in July 2025 (Calgary Stampede).</p>

Name	Role / Company	Key Relationships & Shared Associations
		Corporate: Former CTO at Blackstone , whose CEO (Stephen Schwarzman) was a top advisor to Donald Trump .
Aidan Kehoe	Chairman, Nadia Partners (Owner of Beacon AI)	US Relations: Based in NY/Miami; founder of Skout Cybersecurity. Deep ties to the US "Tech Right" and Republican donor circles through his investment firm, Nadia Partners .
Troy Tangedal	GM, Western Irrigation District (WID)	Supplier: Authorized the water management agreement that "leases" 1903-priority water to the Langdon/Beacon infrastructure.

The following detailed breakdown maps the financial and political web connecting **Nadia Partners**, **Beacon AI**, and the **Trump Administration** via the Blackstone nexus.

1. The Principals & The Trump Connection (Table)

The most direct link between the **Beacon AI** project and Donald Trump is **Stephen Schwarzman** (CEO of Blackstone). Josh Schertzer spent 17 years as a senior executive under Schwarzman before being "extracted" by Aidan Kehoe to run Beacon AI using the same playbook.

Name / Entity	Role	Connection to Donald Trump & GOP	Key Projects / Involvements
Stephen Schwarzman	CEO, Blackstone (Schertzer's former boss)	<p>"The Banker": One of Trump's largest individual donors (\$30M+ to GOP in 2020; renewed support in May 2024).</p> <p>Advisor: Chaired Trump's Strategic and Policy Forum (2017).</p> <p>Trade Broker: Acted as a back-channel intermediary</p>	<ul style="list-style-type: none"> • US-Saudi Infrastructure Fund: \$40B fund announced during Trump's 2017 Saudi visit. • White House Ballroom: Donated to the renovation project. • America First Action: Major donor to this pro-Trump Super PAC.

Name / Entity	Role	Connection to Donald Trump & GOP	Key Projects / Involvements
		for Trump in US-China trade talks.	
Josh Schertzer	CEO, Beacon AI (Former Blackstone CTO)	<p>"The Architect": Spent 17 years at Blackstone executing the tech strategies funded by Schwarzman.</p> <p>The Texas Model: Met with Premier Smith and Texas Secretary of State Jane Nelson (GOP) in July 2025 to align Alberta with US "Red State" deregulation models.</p>	<ul style="list-style-type: none"> • Beacon AI (Indus Project): Applying Blackstone-style "deregulation arbitrage" to Alberta water/power. • Blackstone Enterprise Tech: Led early-stage off-balance-sheet investing for the firm. • Miami Office Launch: Co-led Blackstone's move to Miami (2020), a strategic shift to a GOP-friendly jurisdiction.
Aidan Kehoe	Chairman, Nadia Partners	<p>"The Strategist": A "dear friend" of Schertzer who recruited him to replicate US private equity strategies in Canada.</p> <p>Network: Operates out of NY/Miami; deeply embedded in the "Tech Right" ecosystem that supports Trump's energy-dominance agenda.</p>	<ul style="list-style-type: none"> • Nadia Partners: The parent fund for Beacon AI. • Skout Cybersecurity: Founded by Kehoe; focused on securing enterprise infrastructure (sold). • NumberOne AI: Portfolio company focused on predictive AI.
Danielle Smith	Premier of Alberta	<p>"The Partner": Actively courting the Trump administration for energy exports.</p> <p>Alignment: Met with Schertzer to fast-track the</p>	<ul style="list-style-type: none"> • Mar-a-Lago Visit (Jan 2025): Met Trump to discuss energy. • Indus Project Approval: Her government provides the

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		Beacon AI project, viewing it as part of a cross-border "energy corridor" compatible with Trump's policies.	regulatory cover (WID agreement) for Beacon AI.

2. Expanded Projects: Nadia Partners & Josh Schertzer

While **Nadia Partners** is a newer firm (founded ~2021/2023), its principals have a history of projects that align with the "infrastructure first" mindset of the Trump administration.

A. The Beacon AI "Indus Project" (The Flagship)

- **Concept:** A massive 4.5 GW data center corridor in Alberta (Indus, Chestermere, High River).
- **The Trump/GOP Link:** The project relies on **natural gas power generation** (opposed by liberal governments but championed by Trump/Smith) and **deregulated water access**.
- **Strategy:** They are buying agricultural land (77 sections near Langdon) and rezoning it for "digital infrastructure," utilizing the WID water loophole to bypass environmental caps.

B. Skout Cybersecurity (Aidan Kehoe)

- **Concept:** A cybersecurity platform for small-to-mid-sized businesses (SMBs).
- **Involvement:** Kehoe built this company to address the massive rise in ransomware—a key policy concern during the Trump years (2017–2021).
- **Outcome:** Acquired by Barracuda Networks. This exit provided the capital for Kehoe to launch Nadia Partners.

C. Blackstone Enterprise Technology (Josh Schertzer's Era)

- **Concept:** While at Blackstone, Schertzer led the **"Innovation & Infrastructure"** strategy.
- **Involvement:** He was responsible for operationalizing the massive data center investments Blackstone made (Blackstone is the world's largest data center landlord).
- **Political Context:** These investments flourished under the Trump administration's corporate tax cuts (2017) and deregulation of energy infrastructure.

D. Number One AI (Nadia Portfolio)

- **Concept:** A predictive AI company in the Nadia Partners portfolio.
- **Involvement:** Focuses on using machine learning to predict outcomes in complex systems—technology likely to be integrated into the Beacon AI data centers to manage power loads and cooling efficiency.

3. The "Blackstone" Influence on Alberta

The reason **Josh Schertzer** is such a pivotal figure is that he brings the **Blackstone Playbook** to Alberta.

- **The Playbook:** Under Schwarzman/Trump, the strategy was to find assets that were "distressed" or "constrained" (like regulated power grids) and use private capital to unlock them.
- **Application in Indus:** Schertzer is doing exactly this with the **Western Irrigation District**. The river is "constrained" (closed basin), **so he is using a private deal (the Langdon agreement) to "unlock" the water, bypassing the public regulator.**

Relevance of Video:

This video features an interview with **Josh Schertzer** (CEO of Beacon AI) where he explicitly discusses his 17-year career at Blackstone, his "dear friend" Aidan Kehoe, and the strategy of using Alberta as a "secondary market" to bypass power constraints of USA confirming the direct lineage from Schwarzman's firm to the Indus Project.

<https://www.arcenergyinstitute.com/inside-the-coming-power-surge-beacon-ai-centers-bet-on-alberta/>