

**AMENDED EMERALD PROJECTCO DATA CENTER PROJECT ECONOMIC
DEVELOPMENT PROJECT PLAN SUMMARY
9/30/26**

Economic Issues

- Reduces property tax abatement percentages as follows:
 - MW Energized (151-250MW) reduced from 50% to 45%,
 - MW Energized (251-350 MW) reduced from 65% to 55%,
 - MW Energized (351-450 MW) reduced from 75% to 65%,
 - MW Energized (451-550 MW) reduced from 82.5% to 75%, and
 - MW Energized (> 550 MW) reduced from 85% to 75%.
- Increases Community Betterment Payment for 2027 from \$200,000 to \$400,000 and increases payment under MW Energized (50-150 MW) from \$250,000 to \$400,000. Other payment levels remain the same.
- Specifies that Community Betterment Payments will be paid to and administered by the Designated County Trust.
- Specifies that PILOT payments will be disbursed in the same manner as property taxes.
- Amends definition of “**MW Energized**” to clarify that it is “measured by reference to the electrical capacity generated or delivered for the Data Center’s use and is not limited to capacity supplied by a public utility; on-site or ‘behind-the-fence’ generation dedicated to the Data Center shall be counted on the same basis as capacity supplied from the electrical grid.”

Administrative Issues

- Adds definition of “**Closed-Loop Cooling System**” as a “cooling system serving the Data Center that continuously recirculates its heat-transfer fluid or other cooling medium within a sealed or closed circuit and that is designed and operated without the routine consumption, evaporative loss, or discharge of water characteristic of open-loop or evaporative (open-circuit) cooling, such that make-up water is required only to replace incidental system losses.”
- Adds language providing that the Incentives provided under the Project Plan are only available for data centers utilizing a closed-loop cooling system.
- Amends definition of “**Company**” to read:
 - Emerald ProjectCo Inc., a Delaware corporation, or an entity which is majority-owned by, or affiliated with, or controlled by or under common control with Emerald ProjectCo Inc., or any permitted successors or assigns.
- Amends Section 8.2 and 8.3 regarding activation of the tax incentive districts. Language clarifies that no further formal action is required on behalf of the County Commissioners and will be effective upon the earlier of:
 - delivery of evidence of substantial completion of the facility,
 - delivery of notice from the Company that MW Energized has been achieved, or
 - the tenth anniversary of the Project Plan Resolution.
- Amends Section 9.7 to allow for assignment of rights and obligations under the Project Plan to successor under procedures to be set out in Economic Development Plan.