



1.1 GIG DATA CENTER OPPORTUNITY

Taylorville, IL

SLM*advisors*



**CUSHMAN &
WAKEFIELD**

DATA CENTER OPPORTUNITY

TAYLORVILLE, ILLINOIS



448
LAND SITE (AC)
WITH POTENTIAL TO
ADD MORE



RECC (RURAL ELECTRIC
CONVENIENCE COOPERATIVE)
WITH NEXTERA

ELECTRIC POWER
DEDICATED 1.1 G CCGP APPROVED
FROM SANGAMON COUNTY.
COMMERCIAL OPERATIONS ARE
EXPECTED COD MARCH 2029.



1.1 G OF POWER

NATURAL GAS
COMBINED CYCLE NATURAL
GAS-FIRED PLANT, UP TO 1.1 G OF
POWER - POWER PURCHASE
AGREEMENT.



TAYLORVILLE WATER
DEPARTMENT

WATER
CLOSED LOOP SYSTEM

OVERVIEW

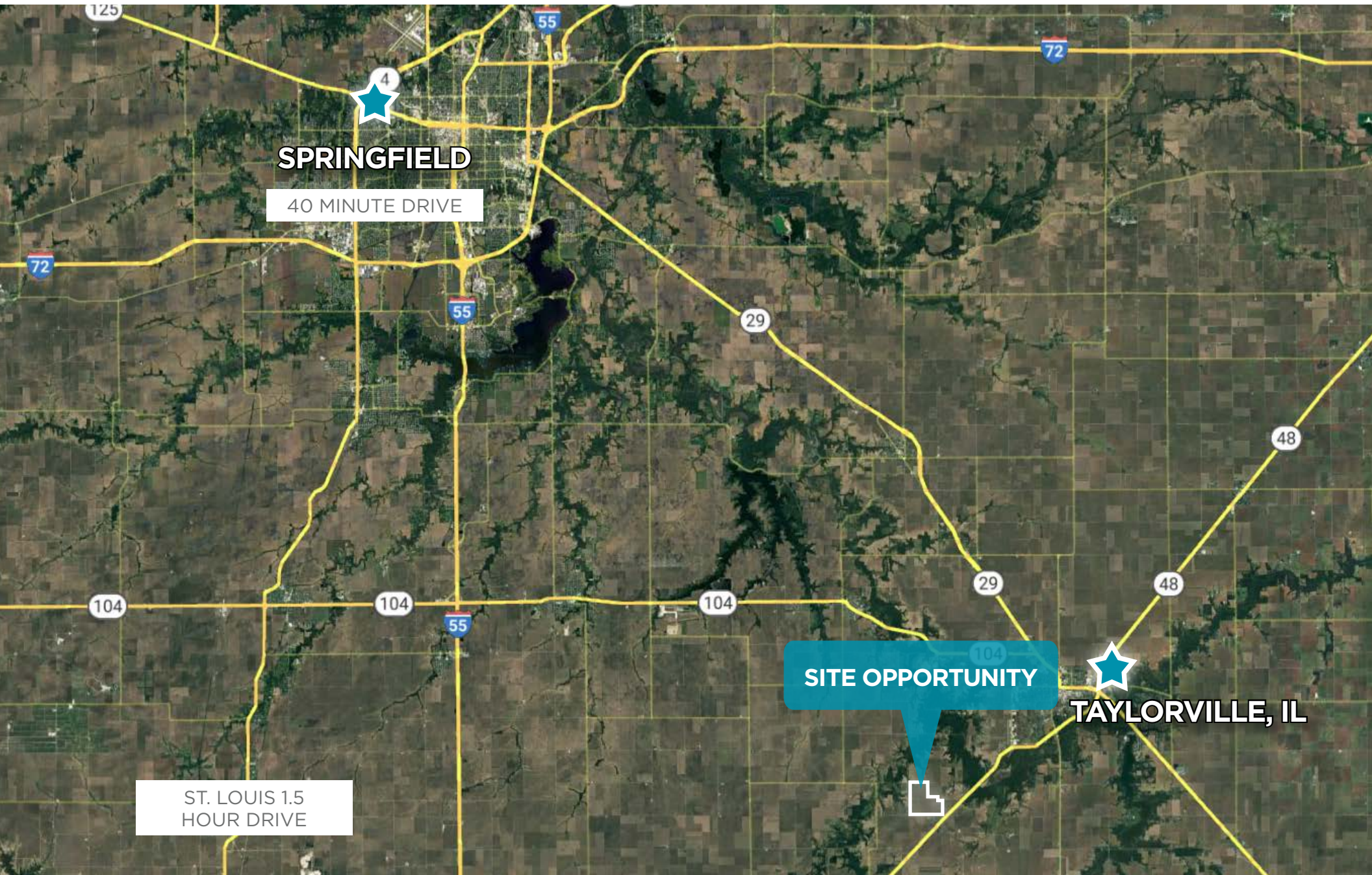
Site Link	https://earth.google.com/earth/d/1fYeB7w-pcrasQ9G_c1V4fswNMgF_rhOt?usp=sharing
Utilities	•Power: RECC and Ameren Illinois •Sanitary Sewer: Christian County •Water: Christian County •Natural Gas: Ameren Illinois •Fiber/Telecom: Windstream and Frontier Fiber
Flood Zone	Area of minimal flooding
Wetlands	No known wetland delineation study has been performed.
Zoning	Agricultural Land
Incentives	Exemption of sales taxes on construction items, investment tax credits, Blue Collar Jobs Act, potential property tax abatement

DEMOGRAPHICS (SPRINGFIELD, IL, ADJACENT TO TAYLORVILLE)

Population	205,573
Projected Population Change (5-Year)	-1.30%
Working Age Population (Ages 18-64)	120,260
Labor Force	101,354
Median Household Income	\$80,188
Educational Attainment: % of Total Pop. Age 25+ with High School to Associates Degree	53.90%
Bachelor's Degree	21.40%
Graduate/Professional Degree	14.40%

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DATA CENTER INVESTMENT TAX EXEMPTIONS

The data centers investment program provides owners and operators with exemptions from a variety of state and local taxes for qualifying Illinois data centers. The program also provides data center owners and operators with a tax credit of 20% of wages paid for construction workers for projects located in underserved areas.

ELIGIBILITY

- New and existing data centers and their tenants collectively making a capital investment of at least \$250 million over a 60-month period.
- The data center owner/operator and its tenants create at least twenty (20) full-time or full-time equivalent new jobs associated with the operation or maintenance of the data center.
 - *Total compensation for these jobs must be equal or exceed 120% of the median wage paid to full-time employees in the county where the data center is located.*
- The data center must also be carbon neutral or attain certification under one or more green building standards.
- In order to receive the construction employment tax credit, the project must be located in an underserved area based on certain statutory criteria.
- Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs. These exemptions require a business to make application to, and be certified by, the Illinois Department of Commerce.

CERTIFICATION

- Qualifying Illinois data centers must apply to the Department for certification for the program.
- Certified data centers must enter into a memorandum of understanding with the Department containing statutorily-required terms and other terms deemed necessary by the Department.
- The data center tax exemptions have a 20-year life span, which will result in 5-year increment certificates that are renewable assuming continued compliance with the relevant statutory, rule and contractual provisions by the data center.



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