



1,000+ MW 601 ACRES DATA CENTER OPPORTUNITY

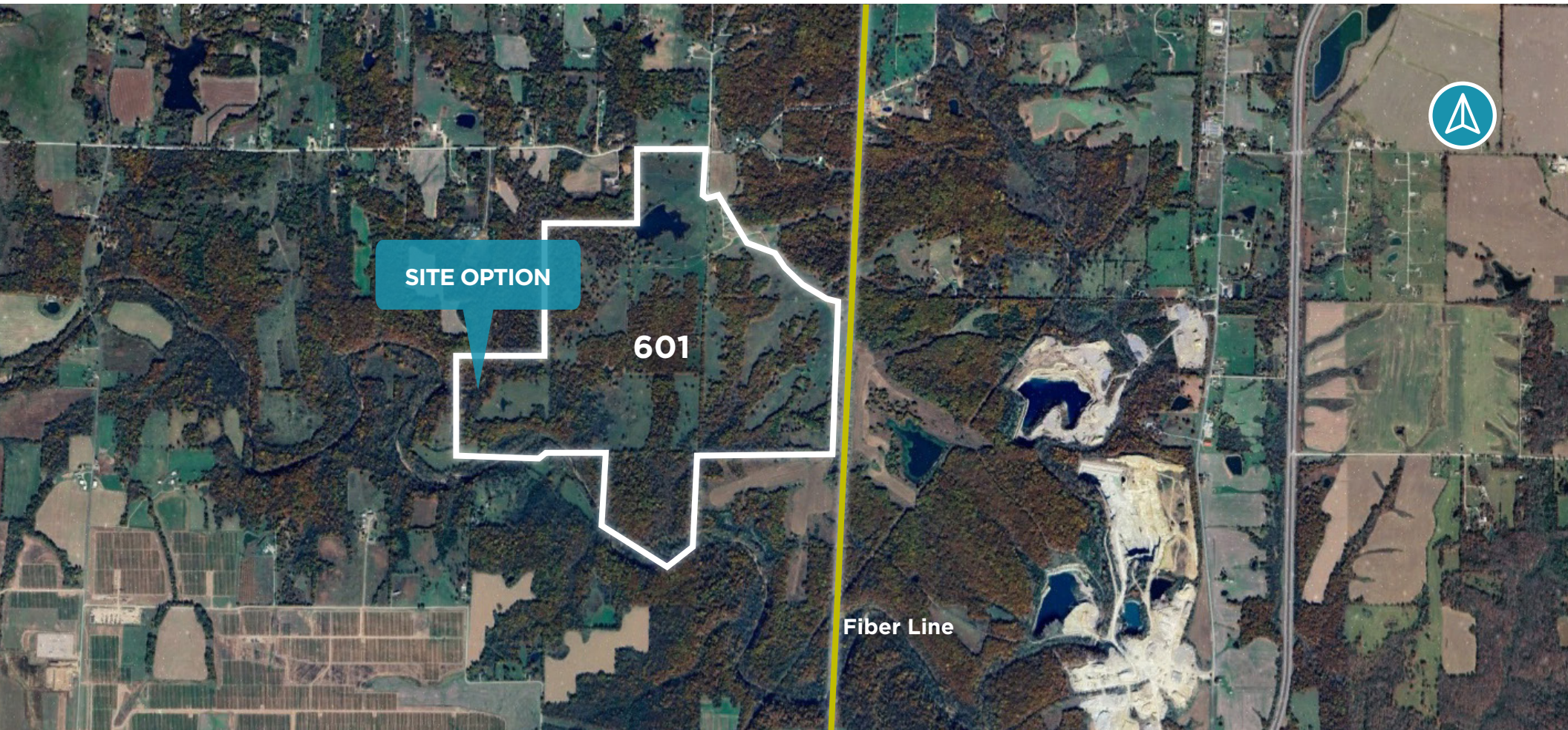
Auxvasse, MO
Adjacent to Columbia, MO and St. Louis Metro Area

SLM*advisors*



**CUSHMAN &
WAKEFIELD**

601 ACRE LAND SITE - AUXVASSE, MO



601 ACRES
AGRICULTURAL LAND



ENERGY PROVIDER
NON-GRID POWER
BEHIND THE METER FASTER POWER OPTION:
1,000 MW OF ON-SITE GAS-FIRED POWER



AUXVASSE, MO
WATER
CITY WATER AND WELLS

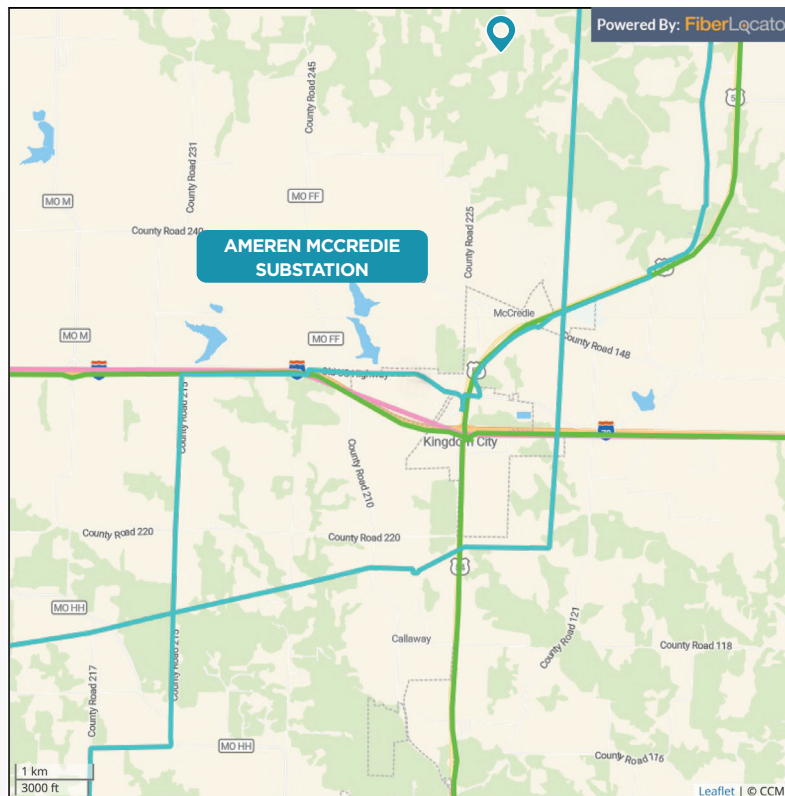
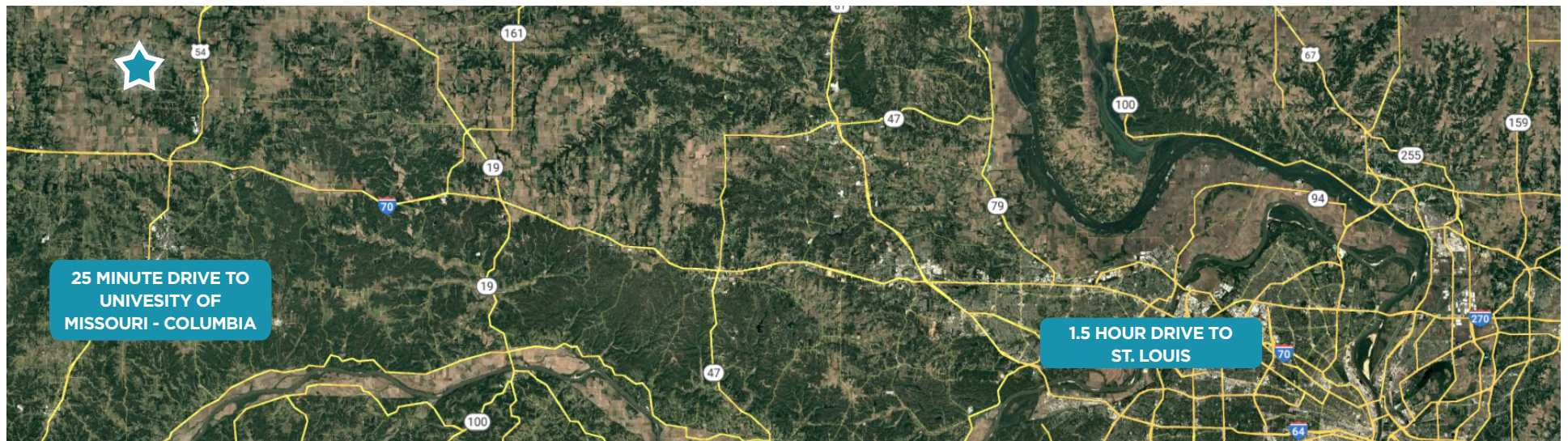
OVERVIEW

Site Link	https://maps.app.goo.gl/tNrW6tK3GH7JZameA
Utilities	•Behind the Meter: “Energy Provider” Gas-Fired Turbine Plant, 1,000 MW • Dedicated CCGT power plant built • Interconnect to the Ameren grid for redundancy and backup N2 power • 170 acre off-site location with available 354 kV transmission capacity • GE power generation equipment with HV Switchgear in stock • Commercial Operation Date (COD) estimated at 16 – 20 months •Sanitary: Callaway County Sewer District •Water: City of Auxvasse Utilities •Natural Gas: Spire, Ameren •Fiber: Bluebird, CenturyLink, Level 3
Flood Zone	Not in a flood zone
Wetlands	A few streams on the perimeter
Zoning	Agricultural Land
Incentives	Located in a New Market Tax Credit qualified census tract (#17119404100) Data Center Sales Tax Exemption Program

DEMOGRAPHICS (ADJACENT ST. LOUIS METRO AREA)

Population	2,839,234
Projected Population Change (5-Year)	1.4%
Working Age Population (Ages 18-64)	1,720,344
Labor Force	1,486,949
Median Household Income	\$68,434
Educational Attainment: % of Total Pop. Age 25+ with High School to Associates Degree	48.0%
Bachelor’s Degree	23.2%
Graduate/Professional Degree	15.5%

601 ACRE LAND SITE - AUXVASSE, MO



AUXVASSE, MO

📍 Coordinates: 38°59'49.8"N, 91°55'52.9"W

Metro Networks

🔵 Bluebird Network

🟢 CenturyLink Metro

Long Haul Networks

🟡 Level 3 Long Haul

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

DATA CENTER SALES TAX EXEMPTION PROGRAM

PURPOSE

Incentivize the location and expansion of data centers in the State of Missouri by providing an exemption, for a period of time, of the sales and utility taxes associated with a variety of activities necessary to build a new facility or expand an existing facility.

HOW THE PROGRAM WORKS

An eligible data center company (or a consortium of eligible companies) who plan to locate at a new facility or expand an existing facility apply to the State with a Notice of Intent which describes their proposed “plan”. That “plan” includes the estimates of construction or rehab materials; machinery and equipment purchases; and utility costs over a designated term at the facility (no more than 10 years for an expanding facility and no more than 15 years for a new facility). The “plan” also includes the number of new jobs to be hired over the term at the facility within a required time frame.

The Department of Economic Development, in cooperation with the Department of Revenue determine the applicant’s eligibility including company type (by NAICS code) and whether the company’s plan will meet the statutory thresholds for program participation. The Department of Economic Development also determines if the fiscal

impact of the proposed plan provides a positive net fiscal return to the State. If so, the Department offers a conditional approval. Once the thresholds have been met, the company may apply to receive a sales tax exemption certificate for each year of their benefit term. The first year may include a refund of any sales taxes paid for a period prior to meeting the thresholds.

The thresholds for participation for an expanding facility include: at least 5 new full time jobs with average wages at 150% of county average wage within 24 months and \$5 million dollars in new investment within 12 months of the conditional approval of the Notice of Intent.

The thresholds for participation for a new facility include: at least 10 new full time jobs with average wages at or above 150% of county average wage and \$25 million dollars in new investment within 36 months of the conditional approval of the Notice of Intent.

The “consortium” of eligible companies may aggregate their jobs and investment at the same facility to achieve the thresholds. Exemption certificates may be issued

AUTHORIZATION

- 144.810 RSMo.

ELIGIBLE AREAS

- Statewide

ELIGIBILITY

- Taxpayer(s) primarily engaged in data processing, hosting and related services (NAICS 518210); or
- Taxpayer(s) primarily engaged in internet publishing and broadcasting and web search portals at the business facility (NAICS 519130)

PROGRAM BENEFITS

- **Existing Facilities:** An exemption on state and local sales and use taxes used for expanding operations as defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 10 years.
- **New Facilities:** An exemption of 100% of the state and local sales and use taxes defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 15 years.

PROGRAM BENEFITS

Project taxpayer (applicant) submits the following:

- Notice of Intent (NOI)
- List of all employees at the facility
- E-Verify Memorandum of Understanding (MOU)
- Tax clearance for each “project taxpayer”
- Agreement recognizing the responsibilities of each taxpayer (if there are multiple taxpayers)
- Project Plan

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