

The performance agreement (PA) identifies the responsibilities of both parties with regard to Amazon Web Service's (AWS) plan to develop two data center campuses areas within the Technology Overlay District (TOD) of Louisa County. The PA will cover the following major areas:

1. **Capital investment totals and jobs** – Projected capital investment of \$11B and associated jobs by 7/1/2040.

2. **Incentives**

*Infrastructure Grants (Years 1-20):* A performance-based tax grant to support company investment in infrastructure necessary to develop data center infrastructure in more rural areas

- 20-year term
- Annual Tax Grants are calculated based on a percentage of the increase in real and personal property taxes generated (paid by the company) in the county.
- County proposes administering Tax Grants through annual appropriations of actual tax revenue collected to be disbursed to the Project
- Eligible infrastructure investment categories align with categories supported by State Infrastructure Grant Categories

*Performance Bonus (Years 21-25)* Performance-based tax grants to incentivize company to invest additional capital in Louisa County beyond \$11 billion. State incentive legislation includes milestones for up to \$100 billion statewide by 2040.

- Based on a percentage of the increase in real and personal property taxes generated by the Project (paid by the company).
- Percentage tier is based upon aggregate amount of capital investment
- Annual grants made after annual property tax payments are due and paid
- Ends in alignment with State Incentive Period (2050) with last payment occurring in 2051

Both the Infrastructure Reimbursement Grants and the Investment Milestone Rebate Grants count toward 2:1 State Grant match (will likely exceed that amount). State has up to \$140M grant which be allocated statewide based on proportional investment to offset project infrastructure development.

3. **Tax Package**

5 year (50%, 35%, 20%, 10%, 5%) depreciation through 2050; contemplated Business Personal Property rate of \$1.25 to be considered in future.

4. **Utilities Package**

Supporting infrastructure required for company investment including non-potable water for cooling at company expense.

5. **Permitting Package**

County works with state as necessary to support construction/operations deadlines.