



Carroll County Data Center Campus

State & Local Economic & Fiscal Impact Analysis

Submitted To:
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I. INTRODUCTION & EXECUTIVE SUMMARY

Commonwealth Economics Partners, LLC (“CE”) was retained by Poe Companies, LLC (the “Developer”) to evaluate the expected economic and fiscal impacts of the proposed Carroll County Data Center Campus (the “Project”).

The Developer is advancing plans for what is expected to be one of Kentucky’s largest and most advanced data center campuses, designed to support up to 800 megawatts (“MW”) of capacity. With an estimated capital investment of approximately \$9.6 billion, the Project would represent one of the largest private investments in the Commonwealth’s history.

The campus would be located in Carroll County, outside the city limits of Carrollton, Kentucky. Current plans envision a next-generation, multi-building data center development totaling more than three million square feet, depending on final design specifications. Key details, including building count, total square footage, and overall cost, may evolve as engineering and procurement advance, but the Project is expected to generate significant regional benefits.

Modern data centers are highly secure facilities that house essential information technology infrastructure, including servers, storage systems, and networking equipment. They are engineered for continuous operation through redundant power systems, advanced cooling, and high-speed connectivity, supporting critical digital services across both the public and private sectors.

Data centers have also become strategic infrastructure in the global competition for artificial intelligence. As AI has emerged as a national priority tied to economic growth and national security, and as China has stated its ambition to become the global leader in AI by 2030, reliable domestic computing capacity is increasingly essential to maintaining U.S. innovation, competitiveness, and defense capabilities.

The campus is expected to serve as a major economic and fiscal anchor for Carroll County and the surrounding region. Once operational, it would support high-quality employment, generate substantial state and local tax revenues, and help catalyze the development of a regional data center and technology ecosystem.

I (A). KEY POINTS

- **Scale and Timeline:** \$9.6 billion multi-phase investment; 150 MW operational by 2029, 800 MW by 2031.
- **State Tax Revenue (Ongoing, 20-Year Average)**
 - \$55.3 million total state taxes annually.
 - \$178,000 in state tax revenue per direct employee per year.
- **Local Tax Revenue (Ongoing, 20-Year Average)¹**
 - \$96.4 million total local taxes annually, including:
 - **Carroll County School District:** \$66.1 million
 - **Carroll County Fiscal Court:** \$7.3 million
 - **Public Libraries:** \$7.9 million
 - **Fire Districts:** \$7.4 million
 - **Health Department:** \$4.0 million
 - **Extension Services:** \$3.5 million
 - \$309,000 in local tax revenue per direct employee per year.
- **Employment & Pay (Ongoing at Full Buildout)**
 - 320 direct operations roles at stabilization (\$105,000 average wage in 2026 dollars).
 - 410 additional indirect and induced jobs supported statewide (\$68,000 average wage).
- **Construction Economic Impact (One-Time)**
 - Labor demand averaging ~2,130 full-time equivalent (“FTE”) jobs per year through the five-year buildout.
 - \$21.6 million in state and local tax revenue during construction.
- **Infrastructure Considerations:** Hyperscale data centers often fund or co-fund the switch stations, on-site substations, feeders, and regional transmission upgrades needed to serve their load; those upgrades also boost reliability and capacity for nearby customers.

¹ These estimates are based upon current positions of the Kentucky Department of Revenue and do not account for any incentives that may be granted to the Project or for potential changes in Kentucky state law. For example, legislation considered during the 2026 session of the Kentucky General Assembly would have exempted tangible personal property associated with data centers from local taxation and reduced the public schools’ utility tax applicable to such facilities.

- **Benchmarks from Other States:** Mature data-center markets report strong fiscal windfalls (e.g., ~26:1 local tax revenue-to-public service cost in Loudoun County, VA, ~13:1 in Prince William County, VA).

II. DATA CENTER OVERVIEW

This section provides an overview of the Project, detailing its scope, how it operates, and how it would look. This section also considers the conceptual economic impacts of the Project and how its ongoing operations are likely to impact the state and local area.

II (A). EXPENDITURES & RENDERINGS

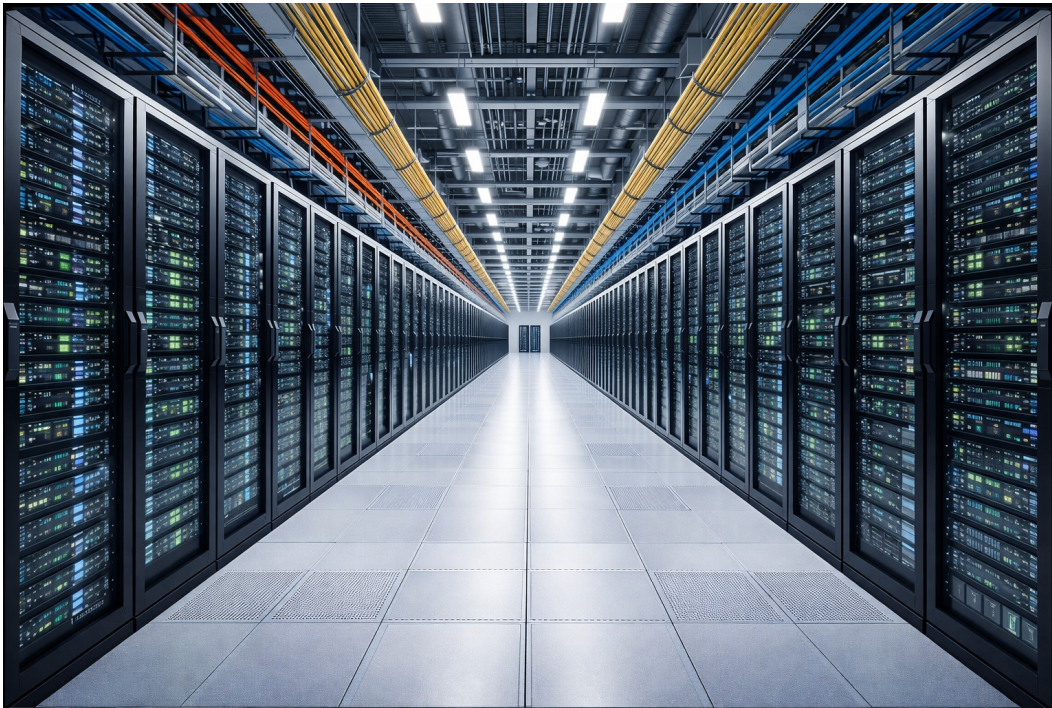
Under the Developer's current design, the state-of-the-art data center campus in Carroll County is anticipated to cost at least \$9.6 billion to construct and equip. The Project is expected to span multiple buildings spanning more than three million square feet depending upon final design configuration. Construction is expected to follow a phased approach, with full completion anticipated by 2031. The following figures are illustrative of what modern hyperscale data centers look like. The final campus configuration will be based on end user requirements.

Figure 1



Figure 2



Figure 3

II (B). DATA CENTER INDUSTRY OVERVIEW

Modern Data Centers

Modern data centers are purpose-built facilities where thousands of computers store and process information for cloud services, business systems, and AI applications. The sites are designed to run around the clock, with teams on duty and on call to watch performance, respond to alerts, and keep services available.

However, unlike many other types of development, data centers are highly site-specific. Viable properties must meet a strict set of requirements: a major transmission line must be on or adjacent to the site, sufficient power capacity must already be available, and multiple high-speed fiber connections must be close by. In addition, adequate water and sewer infrastructure must be in place, and the property must be properly zoned for this type of industrial-scale use. These constraints make suitable sites scarce, and communities that can offer them are well-positioned to attract investment.

Inside, technicians install and retire equipment, manage cabling, and test new systems before they go live. Power comes through multiple, independent paths with batteries and generators as backup, so operations continue even during a grid outage. Cooling systems keep equipment within safe temperature ranges, and high-speed connections link the campus to the wider internet, so data moves quickly and reliably. Access is tightly controlled, and activity is logged for security.

Day-to-day work follows clear procedures: changes are planned, maintenance is scheduled, software is updated, and older hardware is securely recycled. Data is protected with backups and copies in more than one location, and recovery plans are practiced so services can be restored quickly after an incident. Operators track key measures like system availability, energy and water use, and overall efficiency and report results to management and regulators. A modern data center operates much like a utility: predictable, secure, and continuously available to support the digital services people and businesses rely on every day.

From an economic perspective, data centers are central to the digital economy's infrastructure. They enable cloud computing, e-commerce, online banking, telemedicine, smart city operations, and countless other digital-era functions. The continual growth in demand for online services has made data centers essential assets for both the private and public sectors.

Beyond economics, data centers are at the heart of the global race for artificial intelligence. Training advanced AI models demands enormous computing power, and nations that control this capacity gain an edge in defense, cybersecurity, and industrial innovation. China is expanding state-supported computing capacity, while U.S. capacity is built largely through private investment. Facilities of this kind are therefore strategic assets for U.S. technological leadership and economic security.

Traditional Manufacturing Industry Comparison

While data centers are often metaphorically compared to factories, there are key differences and similarities between hyperscale data centers and traditional manufacturing plants. Both involve large capital investments and sophisticated infrastructure, but their operational inputs, outputs, workforce characteristics, and community impacts differ significantly.

- **Workforce Requirements**

The data center workforce is much smaller and more specialized. The Carroll County Data Center Campus is projected to hire around 320 employees (such as IT technicians, engineers, and facility managers) to operate and maintain 800 MW worth of servers. These jobs are technical and well-paid, averaging about \$105,000 annually, and often requiring expertise in electrical systems, cooling technology, and information technology. In contrast, a comparably large manufacturing facility (for example, an automotive or battery plant) would employ several thousand workers, including assembly line operators, skilled trades, and supervisors. Manufacturing jobs span a range of skill levels but on average pay lower wages (about \$58,000 for Kentucky's manufacturing workers in 2024).²

- **Capital and Outputs**

Both types of projects inject substantial capital into construction and equipment. The \$9.6 billion Carroll County data center investment will primarily go into construction of the campus and the procurement of IT hardware (servers, networking gear) and electrical and cooling equipment. A manufacturing plant's capital spending would include building assembly lines, machinery, and tooling. The output, however, differs fundamentally. A factory's output is tangible products (vehicles, batteries, etc.) that are sold in the marketplace, often requiring raw material inputs (steel, components, chemicals). A data center's "product" is the provision of digital processing power and data services; its key inputs are electricity, data connectivity, and hardware, and the output is

² U.S. Bureau of Labor Statistics and Federal Reserve Bank of St. Louis, Average Hourly Earnings of Production Employees: Manufacturing in Kentucky [SMU210000030000000008], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/SMU210000030000000008>, September 1, 2025.

measured in computations, data storage, and network traffic rather than physical goods. This means the data center’s economic value creation is tied to enabling other businesses’ digital operations rather than producing a physical good for sale.

- **Operational Differences**

Manufacturing and data centers also differ in daily operations. A factory typically has continuous human-operated production lines, shifts of workers, and inbound/outbound logistics (shipping raw materials in and finished goods out by truck or rail). By contrast, once a data center is built and provisioned, it has relatively minimal daily freight traffic. The facility primarily operates by consuming electricity and network bandwidth. Servers run continuously with a small crew on-site to monitor systems, and physical deliveries are infrequent (periodic hardware replacement or upgrades). Energy consumption is a major operational input for data centers, with an 800 MW data center drawing as much power as a major industrial plant or small city. Manufacturing plants also use substantial energy and water, but usually less than a hyperscale data center of comparable scale. On the other hand, manufacturing processes may involve emissions, waste, or other environmental impacts (e.g., smokestack pollution or industrial wastewater), which large data centers largely avoid. Data centers generally do not produce on-site combustion byproducts aside from occasional generator testing, and their water use is primarily associated with cooling.

- **Tax Contributions**

Both project types can significantly expand the local tax base, though the mechanisms differ. Data centers tend to have high property values and thus can generate substantial property tax revenues for local governments. They often operate for decades and continually reinvest in new equipment, maintaining a strong property tax contribution. An analysis in one major data center hub found that data centers contributed roughly \$26 in local tax revenue for every \$1 in local services they consumed, far exceeding the fiscal benefit-to-cost ratio of other development types.³ In contrast, much of the tax benefit from factories comes from employees’ income taxes and the secondary impacts from the factories’ employment and additional wages in the community (comparable

³ Zorn, D., Parson, W., Amado, K., Stern, L., Mangum, A.F. 2024. The Impact of Data Centers on Virginia’s State and Local Economies 5th Biennial Report. Mangum Economics, Glen Allen, Virginia.

analyses put manufacturing plants at roughly 4:1). In summary, data centers are high-investment, low-headcount, and high tax base per employee, whereas traditional manufacturing is lower investment per job but provides broader employment and produces tangible goods.

Overall Impacts

- **Fiscal Impacts**

As noted above, the Project will serve as a durable contributor to the state and local tax base. Recurring property taxes and other on-site revenues can support key public priorities, such as schools, roads, and essential services, or be used to reduce tax rates, consistent with local policy decisions. For context, Carroll County School District reported approximately \$24 million in annual revenues in 2024.⁴ At full operations, the Project is projected to generate approximately \$65.7 million in annual tax revenues by 2031, an amount that would more than triple the district's current annual revenues without requiring an increase in tax rates. Alternatively, these revenues could allow the county to reduce taxes for local residents or pursue a balanced combination of tax relief and expanded public investment. See 'Section IV, Economic & Fiscal Impacts', for the methodology, assumptions, and quantified estimates.

- **Economic Impacts**

In addition to the Developer's direct hires, the Project's ongoing operations are expected to boost demand for electricians, plumbers, HVAC technicians, security providers, facilities maintenance, and other vendors, creating steady demand for state and local businesses. This spending circulates through the region via multiplier effects, generating additional indirect and induced jobs, household income, and tax receipts.

- The sector's contribution to the United States' real GDP (BEA category 518-519: Data Processing, Hosting, and Other Information

⁴ Carroll County School District. *Carroll County School District Financial Statements for the Year Ended June 30, 2024*. Kentucky Department of Education, 2024.

Services) more than doubled from \$214 billion in 2017 to \$536 billion in 2023, underscoring rapid economic growth.⁵

- Alongside this expansion, employment has surged: operational jobs in the data center industry grew by about 30% from 2017 to 2021, and by 2023 were roughly 54% above 2017 levels, reflecting sustained labor demand.⁶
- The industry also offers high pay: the national annual mean wage was \$116,230 in May 2023.⁷
- Demand drivers remain strong: U.S. data centers consumed about 176 TWh in 2023 ($\approx 4.4\%$ of national electricity) and are projected to reach 6.7%–12% by 2028, supporting continued capacity build-out and operations.⁸

• Energy Consumption

Data centers are highly power-intensive. At full capacity (800 MW), the Carroll County campus will consume electricity on the scale of a utility-grade power plant, raising understandable concerns about grid strain, outages, and greenhouse emissions. However, hyperscale projects frequently help fund the grid upgrades needed to ensure reliable service.

Through interconnection and service agreements, large customers typically underwrite new infrastructure such as switch stations, on-site substations, feeders, transformers, and selective upstream reinforcements. Once built, these assets are operated by the utility to serve both the data center and the wider community. In the U.S., the key bottleneck is often transmission, not generation. A large, creditworthy load can create the business case to accelerate transmission and sub-transmission expansion, boosting local reliability while supporting long-term renewable energy contracts that enable clean energy investment.

⁵ U.S. Bureau of Economic Analysis. (2024). *Real gross domestic product: Data processing, hosting, and other information services (518–519) in the United States*. FRED, Federal Reserve Bank of St. Louis. Retrieved September 1, 2025, from <https://fred.stlouisfed.org/data/USDATAWWRGSP>

⁶ U.S. Bureau of Labor Statistics, Employment for Information: Data Processing, Hosting, and Related Services (NAICS 518210) in the United States [IPUJN518210W010000000], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/IPUJN518210W010000000>, September 1, 2025.

⁷ U.S. Bureau of Labor Statistics. (2024). *Occupational employment and wages – May 2023: NAICS 518200–Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services*. U.S. Department of Labor. Retrieved September 1, 2025, from https://www.bls.gov/oes/2023/may/naics4_518200.htm

⁸ U.S. Department of Energy. (2024, December 20). *DOE releases new report evaluating increase in electricity demand from data centers*. Department of Energy. Retrieved from https://www.energy.gov/articles/doe-releases-new-report-evaluating-increase-electricity-demand-data-centers?utm_, August 20, 2025.

That said, local impacts can vary depending on existing infrastructure and market conditions. Accordingly, state and local officials should coordinate closely with their electric utility and regional transmission operator to assess capacity, transmission constraints, and any necessary system upgrades.

- **New Technology Jobs**

Certain types of tech companies that value reduced latency, increased reliability, and cost savings from data transfer may consider locating near data centers.

Examples of companies that might consider locating near data centers include:

- Cloud computing and SaaS providers
- Fintech and financial services
- Media and streaming services
- Health tech and biotech firms
- Internet of Things (IoT) companies

- **Faster Internet for the Community**

Data centers' demand for cutting-edge fiber optic networks often enhances local internet speeds by reducing latency and increasing bandwidth availability. This improvement benefits businesses, schools, and households by supporting more reliable video conferencing and faster downloads and streaming. Furthermore, the added infrastructure helps alleviate network congestion during peak usage times, ensuring consistent and high-speed internet access for the surrounding community.

- **Noise**

Some communities have raised concerns about noise associated with cryptocurrency mining operations, which can produce a constant sound from cooling equipment and servers. The Project examined in this report is not a cryptocurrency mining facility; rather, it is a hyperscale artificial intelligence ("AI") data center. Facilities of this kind are typically engineered with noise-reduction measures, including acoustic barriers and insulated housings for mechanical equipment, and are expected to comply with applicable local sound regulations. In suburban or semi-rural environments, AI data center campuses are also commonly planned with landscaped buffers, such as perimeter tree lines

and green space, to help create visual and physical separation from nearby properties.

- **Water Consumption**

Data centers are sometimes criticized for their water consumption, particularly in regions where drought conditions or limited freshwater supplies create resource constraints. The Developer has committed to a closed-loop cooling system and/or the use of reclaimed water from the adjacent Carrollton Utilities water treatment plant. Closed-loop systems recirculate the same water rather than continuously drawing new supply, which substantially reduces ongoing water demand compared with traditional evaporative cooling. Sourcing reclaimed water further limits the Project's draw on the potable supply serving residents and existing businesses. Local government officials should still coordinate with Carrollton Utilities to confirm system capacity and identify any infrastructure upgrades that may be necessary. This planning helps ensure the Project can be accommodated without placing undue strain on existing customers or local water resources.

Insights from Other States

Virginia

Virginia is home to the largest concentration of data centers in the United States as measured by megawatts, making it a primary case study for understanding the industry's impact. The majority of this activity is centered in three northern Virginia counties: Loudoun County, Fairfax County, and Prince William County.

A report commissioned by the Economic Development Councils of Loudoun County, Fairfax County, and Prince William County on the effects of their data center industries found that they generated substantial economic and fiscal benefits for the counties. The report showed that employees in the data center industry earn significantly higher wages than the state average, with an estimated average annual salary of \$134,308, which is more than double Virginia's average income of \$62,250. This wage disparity has been growing over the past two decades, as data center employee salaries consistently rise faster than the state average. Furthermore, the authors estimate that for

every direct operational job in a data center, 3.5 indirect or induced jobs were created, underscoring the industry's broader economic impact.⁹

A key finding of the report was that for every dollar spent on local public services for the data center industry, Loudoun County received \$26 in local taxes from the data center, while Prince William County received \$13. In 2022 alone, data centers in Virginia generated \$1 billion in local tax revenues and \$640 million in state tax revenues.

Texas

Commercial data centers are a major and growing fiscal contributor in Texas. As of year-end 2024, the state had approximately 40.9 million square feet of operating data center capacity supporting an estimated \$49 billion in real property and \$98 billion in taxable equipment on local tax rolls. In 2024 alone, data centers generated roughly \$1.61 billion in state tax revenue and \$1.60 billion in local tax revenue, driven primarily by property taxes on buildings and frequently refreshed computing equipment, sales taxes on equipment and electricity, franchise taxes, and taxes associated with operational spending. Planned expansion, totaling approximately 116.5 million additional square feet, could generate an estimated \$3.77 billion in additional annual state revenue and \$4.91 billion in additional annual local and school revenue once fully operational. While data centers are relatively capital-intensive rather than labor-intensive, the report highlights both construction-phase employment effects and ongoing operational jobs and spending that produce additional indirect and induced economic and fiscal impacts statewide.¹⁰

Georgia

Georgia hosts approximately 100 data center facilities and one of the largest data center footprints in the United States as measured by megawatts. The greater Atlanta area, in particular, has emerged as a major hub for the industry's growth. To better understand the economic impact of this sector, a report was commissioned by the Georgia Chamber of Commerce Foundation, the Metro Atlanta Chamber, the Data Center Coalition, and the Technology Association of Georgia. The findings reveal that the state's data centers directly employ 3,480 full-time workers, contributing \$276 million annually in pay and benefits. Furthermore, the report estimates that for every direct operational job within a

⁹ Zorn, D., Parson, W., Amado, K., Stern, L., Mangum, A.F. 2024. The Impact of Data Centers on Virginia's State and Local Economies 5th Biennial Report. Mangum Economics, Glen Allen, Virginia.

¹⁰ Mangum Economics, LLC. *Texas State and Local Tax Revenues from Data Centers*. Prepared for the Data Center Coalition, Feb. 2025.

data center, an additional five jobs are created in other industries, amplifying the industry's reach across Georgia's economy.¹¹

The report also emphasizes the impressive wage growth in the data center sector. Between 2010 and 2020, average wages in the industry increased by 64%, climbing from \$78,500 to \$128,700. In comparison, private-sector wages across Georgia grew by an average of 35% over the same period. Additionally, the state's rapid growth in data centers has likely contributed to strengthening Georgia's broader tech ecosystem. In 2010, the state's concentration of tech workers was 20% below the national average. By 2020, Georgia had surpassed the national average by 40%. While this growth cannot be attributed solely to the expansion of data centers, they likely played a role in this progress.

Figure 4



¹¹ Zorn, D., Arel, M., Mangum, A.F. 2021. The Impact of Data Centers on the Georgia Economy. Mangum Economics, Glen Allen, Virginia.

III. IMPACT METHODOLOGY & ASSUMPTIONS

The Project will generate significant economic and fiscal impacts for Carroll County and the Commonwealth of Kentucky during both its construction phase and its ongoing operations. Construction activity will provide a one-time infusion of jobs, earnings, and tax revenues as labor, materials, and services are sourced locally and regionally. Once construction is complete, the data center campus will continue to create lasting annual benefits through its operations, as employee compensation, vendor contracts, and maintenance expenditures circulate throughout the economy. This section outlines the assumptions and methodology used to quantify these impacts, capturing both the immediate effects of construction and the long-term ripple effects of ongoing operations on employment, earnings, and tax revenues.

III (A). ECONOMIC IMPACT METHODOLOGY

Economic impact reflects the “ripple effect” or “multiplying effect” from an initial transaction, or “direct spending,” that occurs as a direct result of a project being developed. In the context of the Project, direct spending includes employee compensation, payments to contractors, and expenditures on maintenance and repairs. The resulting economic ripples from these transactions include the following:

- **Indirect Spending:** Represents the business-to-business purchases within the supply chain in the region that result from the initial industry activity. This includes the spending by businesses directly impacted by the Project on goods and services from their suppliers, which generates additional economic activity in the region.
- **Induced Spending:** Reflects the economic activity resulting from household spending of incomes earned by employees whose jobs are supported directly or indirectly by the Project. For example, electricians or plumbers working on the data center may spend part of their earnings on local goods and services, such as groceries, housing, or entertainment, contributing to the regional economy.
- **Increased Earnings:** Represents the overall increase in household income within the region, driven by employment opportunities created by the Project. This includes wages and salaries earned by workers whose jobs are directly or indirectly tied to the Project’s economic activity.

- **Increased Employment:** Measures the total change in the number of jobs supported throughout the region as a result of the Project. This includes direct jobs created by the Project, as well as jobs generated through supply chain activities (indirect effects) and household spending (induced effects).

Indirect spending, induced spending, increased earnings, and employment impact are estimated using multiplier factors. The multipliers utilized were derived from an IMPLAN input-output model. IMPLAN is a nationally recognized model commonly used to estimate economic impact. An input-output model analyzes the commodities and income that normally flow through the various sectors of the economy.

III (B). TAX RATE ASSUMPTIONS

The annual fiscal impact would include real property tax from the Project, tangible property tax from the computers and other taxable hardware, utility sales tax, and the insurance premium tax on the Project’s insurance expenditures. Below is a breakdown of the local taxes used to estimate the fiscal impacts of the Project. Tax rates are based on the most current information available from Kentucky and Carroll County. Tax rates are assumed to remain constant for the duration of the economic model. However, changes in tax rates or to Kentucky's taxation policies could impact the estimates presented in this report.

State Taxes

Kentucky Real Property Tax.....	\$0.1030 per \$100 of assessed value
Kentucky Tangible Property Tax.....	\$0.4500 per \$100 of assessed value
Kentucky Income Tax (Average Effective Rate) ¹²	3.39% of incomes
Kentucky Sales Tax (Including Utilities)	6.00% of sales

¹² **NOTE:** In 2022, House Bill 8 established a formula to phase out Kentucky’s individual income tax. Each June 30, if both General Fund revenues and the Budget Reserve Trust Fund meet statutory conditions, the tax rate drops by 0.5 percentage points the following January 1. The conditions were met in FY 2023, lowering the rate to 4.0% in 2024, and again in FY 2024, allowing a reduction to 3.5% on January 1, 2026, which the General Assembly enacted in House Bill 1 (2025 Regular Session). The 3.5% rate took effect January 1, 2026 and is used in this report.

Local Taxes

Carroll County School District Real Property Tax .	\$0.6650 per \$100 of assessed value
General Fiscal Court Real Property Tax	\$0.0320 per \$100 of assessed value
Public Libraries Real Property Tax.....	\$0.1060 per \$100 of assessed value
Fire Districts Real Property Tax*	\$0.1000 per \$100 of assessed value
Health Department Real Property Tax	\$0.0540 per \$100 of assessed value
Extension Services Real Property Tax.....	\$0.0470 per \$100 of assessed value

Carroll County School District Tangible Property Tax	\$0.6650 per \$100 of assessed value
General Fiscal Court Tangible Property Tax.....	\$0.1530 per \$100 of assessed value
Public Libraries Tangible Property Tax	\$0.1077 per \$100 of assessed value
Fire Districts Tangible Property Tax*	\$0.1000 per \$100 of assessed value
Health Department Tangible Property Tax	\$0.0540 per \$100 of assessed value
Extension Services Tangible Property Tax	\$0.0460 per \$100 of assessed value

Carroll County Occupational License Tax 1.50% of incomes

Carroll County School District Utility Tax 3.00% of utility sales

* Fire district tax revenue is illustrative and based on regional fire district tax rates, recognizing that the Westside Volunteer Fire Department is not currently a taxing district.

III (C). PROJECT ASSUMPTIONS

Estimated future tax revenues throughout the analysis were generated using the following input assumptions, based on industry averages, discussions with the Developer, and direct impact multipliers generated using the IMPLAN modeling software for Kentucky.

Overall Assumptions¹³

- Average Inflation Rate ~ 3.00%
- Power Usage ~ 800 MW (Upon Full Buildout)
- Real Property Value ~ \$3.2 billion
- Tangible Property Value ~ \$6.4 billion

Data Center Employees

- Total Direct Employees ~ 0.40 per MW
- Average Income per Employee ~ \$105,000

Operational Schedule

See Figure 5, below, for the Project’s anticipated operational schedule.

Figure 5

Year	Capacity as of January 1st (for Property Tax Purposes)	Annual Average Capacity (for Economic Impact, Income Tax, and Sales Tax Purposes)
2029	150 MW	313 MW
2030	475 MW	638 MW
2031	800 MW	800 MW

¹³ It is worth noting that this analysis does not attempt to quantify the potential and likely benefit generated from the labor required to replace the computers and hardware. To the extent that the Project’s refurbishment creates new jobs, wages, and economic activity, this activity would be viewed as additive to the numbers shown in this analysis.

IV. ECONOMIC & FISCAL IMPACTS

The following analysis highlights the anticipated economic effects associated with both the construction period and the long-term operations of the Project. This report treats construction impacts as a single event. For ongoing operations, the analysis assumes that the first buildings and computing equipment become operational in 2029 and then follows the development schedule provided by the Developer, as outlined in the previous section.

Taxation Considerations

The projected tangible personal property, real property, and other tax revenues in this report reflect gross statutory liabilities and exclude any economic development incentives. Many jurisdictions recruiting data center projects have offered partial abatements or exemptions on these taxes. These incentives can take several forms, such as lower assessed liabilities or rebates, and their structure, size, and length usually depend on local and state negotiations and approvals.

However, the Developer has said it does not intend to seek local tax incentives, abatements, or other public subsidies and expects to pay its full share of state and local taxes, including those that support local schools and community services. This commitment is consistent with Executive Order 2026-494, signed by Governor Andy Beshear on August 6, 2026. The order requires data center developers to pay their full state and local taxes, submit an energy plan showing that other ratepayers won't bear the cost of the project's energy needs, meet state environmental standards, and engage in public discussions with local leaders and residents.

The estimates therefore assume no local incentives or tax abatements and reflect the current positions of the Kentucky Department of Revenue. At the state level, the Developer plans to apply for the Kentucky Qualified Data Center Project Incentive Program, which exempts qualifying data center equipment from sales and use tax. The analysis also assumes the Property Valuation Administrator assesses the project at full fair cash value as the statute requires, with no reduction for underassessment, valuation appeals, or other adjustments. These figures represent the maximum revenue the project could generate under current law.

IV (A). CONSTRUCTION IMPACT (One-Time)

Construction activity tied to the Project is expected to create three key economic benefits for Kentucky and the Carroll County area. First, it will directly support construction employment and generate spending tied to project development. Second, it will have indirect effects by stimulating demand for materials, equipment, and professional services from local and regional suppliers. Third, it will produce induced impacts as wages earned by workers are spent on everyday goods and services such as fuel, dining, and retail purchases, resulting in additional dollars circulating in the local economy.

For example, local suppliers of metal, concrete, and electrical equipment are likely to see higher sales as contractors procure building materials, while equipment rental companies benefit from increased demand for machinery and vehicles. State and local restaurants, lodging establishments, and retailers may also capture new spending from non-local construction crews, which in turn can contribute to transient room tax collections. Beyond this, higher earnings among construction workers and suppliers in the region are likely to drive additional household spending on leisure, entertainment, and personal items, amplifying the overall economic ripple effect. Figure 6 shows the worker income and economic impact derived from IMPLAN-calculated impacts generated using the estimated construction costs of the Project.¹⁴ State individual income tax for construction is taken directly from IMPLAN's tax impact estimate, which embeds its own residency and effective-rate assumptions, and therefore does not tie to the wage base underlying the local occupational tax.

¹⁴ It is worth noting that this analysis does not attempt to quantify the potential and likely benefit generated from the labor required to replace the computers and hardware. To the extent that the Project's refurbishment creates new wages and economic activity, this activity would be viewed as additive to the numbers shown in this analysis.

Figure 6

Carroll County Data Center Campus Estimates of One-Time Economic Impacts of Construction	
Economic Impact	Total
Direct Output	\$2,694,709,981
Indirect Output	\$717,068,596
Induced Output	\$646,797,742
Total Output	\$4,058,576,318
Total Income & Compensation	\$1,534,735,720
Direct Income & Compensation	\$1,129,037,540
Fiscal Impact	
State Individual Income Tax	
On Direct Wages	\$8,028,468
Total State Tax Revenues	\$8,028,468
Local Tax Revenues	
Occupational Taxes	
On Direct Wages	\$13,548,450
Total Local Tax Revenues	\$13,548,450
Total Tax Revenues	\$21,576,918

*Construction period state income tax and local occupational license tax estimates subject to location-specific IMPLAN modeling and CE assumptions.

The \$9.6 billion investment is projected to generate \$4.1 billion in regional economic activity, with the balance reflecting equipment and materials sourced outside the region. Construction-related employment is expected to produce \$1.5 billion in income and compensation, including \$1.1 billion in direct income and compensation. The Carroll County Data Center Campus is expected to generate \$8.0 million from state income taxes and \$13.5 million from local occupational taxes.

In 2028, the average construction wage is estimated at \$83,392, well above Kentucky's \$52,200 construction average (\$45,000 in 2023), reflecting the advanced skills needed for data center construction.¹⁵ Figure 7 outlines annual direct employment by occupation, assuming a steady pace of work over the five-year build, with facilities coming online starting in 2029. These figures represent annual full-time equivalent (FTE) headcount totals, including part-time and offsite roles. They should not be interpreted as 2,130 workers being continuously on-site throughout construction.

Figure 7

Carroll County Data Center Campus Construction Impact - Direct FTE Job Creation		
Estimated Construction Job Creation	Annual	Total
Construction and Extraction	1,133	5,664
Installation, Maintenance, and Repair	294	1,470
Management	183	913
Office and Administrative Support	176	878
Business and Financial Operations	138	692
Transportation and Material Moving	68	339
Architecture and Engineering	38	190
Sales and Related	35	173
Manufacturing, Assembly, and Production	31	156
Life, Physical, and Social Sciences	9	47
Computer and Mathematical	9	45
Building and Grounds Cleaning	9	44
Protective Services	3	15
Miscellaneous	5	26
Total Construction Jobs	2,130	10,652

*Annual job figures are rounded for presentation purposes.

¹⁵ Bureau of Labor Statistics. *Occupational Employment and Wages, May 2023: Construction Laborers (47-2061)*. U.S. Department of Labor, <https://www.bls.gov/oes/2023/may/oes472061.htm>. Accessed 4 Mar. 2026.

IV (B). OPERATIONS ECONOMIC IMPACT (Ongoing)

Data Center Ongoing Operations

The Project's operations will generate significant economic benefits, producing direct, indirect, and induced impacts on wages and employment throughout the region. By 2031, the Project is expected to support 320 direct, ongoing jobs with an average annual compensation of \$122,340. This level of compensation is substantially higher than Kentucky's projected average of \$68,440 (\$54,030 in 2023).¹⁶ Figure 8 highlights the estimated economic impacts of the Project's ongoing operations.

Figure 8

Carroll County Data Center Campus Economic Impact of Ongoing Operations					
Economic Impact	Year 2029	Year 2030	Year 2031*	Year 2032	20-Year Total
Regional	\$63,859,777	\$134,182,163	\$173,437,024	\$178,640,134	\$4,258,971,923
Direct Output	\$50,449,801	\$106,005,122	\$137,016,816	\$141,127,321	\$3,364,626,312
Indirect Impact	\$10,509,074	\$22,081,666	\$28,541,636	\$29,397,885	\$700,877,031
Induced Impact	\$2,900,902	\$6,095,375	\$7,878,571	\$8,114,929	\$193,468,581
Regional Employment	204	417	523	523	
Direct Employment	125	255	320	320	
Regional Labor Income	\$18,634,940	\$39,155,736	\$50,610,708	\$52,129,030	\$1,242,811,838
Direct Labor Income	\$13,994,906	\$29,406,097	\$38,008,821	\$39,149,086	\$933,356,097
Statewide	\$72,973,987	\$164,779,865	\$220,383,908	\$226,995,425	\$5,397,918,622
Direct Output	\$50,449,801	\$106,005,122	\$137,016,816	\$141,127,321	\$3,364,626,312
Indirect Impact	\$13,819,303	\$38,007,796	\$54,924,459	\$56,572,193	\$1,337,852,301
Induced Impact	\$8,704,884	\$20,766,947	\$28,442,632	\$29,295,911	\$695,440,010
Statewide Employment	285	582	730	730	
Direct Employment	125	255	320	320	
Statewide Labor Income	\$23,609,700	\$49,608,701	\$64,121,678	\$66,045,329	\$1,574,591,296
Direct Labor Income	\$13,994,906	\$29,406,097	\$38,008,821	\$39,149,086	\$933,356,097

*Full 800 MW comes online at beginning of 2031.

¹⁶ U.S. Bureau of Labor Statistics. (April 2024). *State occupational employment and wage estimates: Kentucky*. U.S. Department of Labor.

IV (C). STATE & LOCAL FISCAL IMPACT

The Project's ongoing operations will generate substantial tax revenues at the state and local level. These revenues are estimated based on the previously discussed scope and Project assumptions.

The Project is expected to be completed in phases, with approximately 19% completed by January 2029, 59% by January 2030, and 100% by January 2031. Accordingly, 2031 in these figures represents the first full year in which property taxes are assessed at 100% of the completed project value.

Real Property Tax Revenues

Figure 9 presents the estimated direct state and local revenues from the Project's real property taxes over 20 years of operation.

Figure 9

Carroll County Data Center Campus (\$9.6 Billion Estimate) Direct State & Local Real Property Taxes - Operations						
Real Property Tax Revenues	Tax Rate	Year 2029	Year 2030	Year 2031*	Year 2032	20-Year Total
State	0.103%	\$618,000	\$2,015,710	\$3,496,726	\$3,601,628	\$84,507,584
Carroll County Public Schools	0.665%	\$3,990,000	\$13,014,050	\$22,575,952	\$23,253,231	\$545,607,219
General Fiscal Court	0.032%	\$192,000	\$626,240	\$1,086,362	\$1,118,952	\$26,254,783
Public Libraries	0.106%	\$636,000	\$2,074,420	\$3,598,573	\$3,706,530	\$86,968,970
Fire Districts	0.100%	\$600,000	\$1,957,000	\$3,394,880	\$3,496,726	\$82,046,198
Health Department	0.054%	\$324,000	\$1,056,780	\$1,833,235	\$1,888,232	\$44,304,947
Extension Services	0.047%	\$282,000	\$919,790	\$1,595,594	\$1,643,461	\$38,561,713
Total Future Real Property Tax Revenues		\$6,642,000	\$21,663,990	\$37,581,322	\$38,708,761	\$908,251,416

*Full 800 MW comes online at beginning of 2031.

Tangible Property Tax Revenues

The Project is expected to include approximately \$6.4 billion in tangible property including computers, interior building systems, and electrical equipment.

Figure 10 shows the projected state and local tangible property tax revenues, calculated using current tax rates and depreciation schedules. The analysis assumes hardware replacement costs increase in line with inflation and follow a phased installation schedule. Specifically, 19% by January 2029, 59% by January 2030, and 100% by January 2031. Depreciation and replacement schedules are applied proportionally as each phase of assets is placed into service.

Figure 10

Carroll County Data Center Campus (\$9.6 Billion Estimate) Direct State & Local Tangible Property Taxes - Operations						
Tangible Property Tax Revenues	Tax Rate	Year 2029	Year 2030	Year 2031*	Year 2032	20-Year Total
Tangible Property Tax						
State	0.450%	\$4,533,892	\$13,334,998	\$19,967,455	\$14,654,063	\$300,280,339
Carroll County Public Schools	0.665%	\$6,700,084	\$19,706,163	\$29,507,462	\$21,655,448	\$443,747,612
General Fiscal Court	0.153%	\$1,541,523	\$4,533,899	\$6,788,935	\$4,982,381	\$102,095,315
Public Libraries	0.108%	\$1,085,111	\$3,191,509	\$4,778,878	\$3,507,206	\$71,867,094
Fire Districts	0.100%	\$1,007,531	\$2,963,333	\$4,437,212	\$3,256,458	\$66,728,964
Health Department	0.054%	\$544,067	\$1,600,200	\$2,396,095	\$1,758,488	\$36,033,641
Extension Services	0.046%	\$463,464	\$1,363,133	\$2,041,118	\$1,497,971	\$30,695,324
Total Tangible Property Tax Revenues		\$15,875,674	\$46,693,235	\$69,917,154	\$51,312,015	\$1,051,448,290

*Full 800 MW comes online at beginning of 2031.

Other State & Local Tax Revenues

Once operational, the data center's employees will be subject to both Kentucky's and Carroll County's income taxes. Kentucky also levies a sales tax on utilities. Figure 11 shows the estimated revenues generated from these sources.

Figure 11

Carroll County Data Center Campus (\$9.6 billion Estimate)						
Other State & Local Taxes - Operations						
Other Tax Revenues	Tax Rate	Year 2029	Year 2030	Year 2031*	Year 2032	20-Year Total
Operational Expenditures						
Electricity Consumption		\$166,666,667	\$350,200,000	\$452,650,667	\$466,230,187	\$11,115,426,449
Employee Salaries		\$13,125,000	\$27,578,250	\$35,646,240	\$36,715,627	\$875,339,833
Indirect & Induced Wages (State-Wide Total)						
Indirect & Induced Wages (Regional)		\$10,484,700	\$22,030,451	\$28,475,438	\$29,329,702	\$699,251,463
Income Tax Revenues						
State	3.388%	\$799,897	\$1,680,743	\$2,172,442	\$2,237,616	\$53,347,153
General Fiscal Court	1.500%	\$279,524	\$587,336	\$759,161	\$781,935	\$18,642,178
Other Tax Revenues						
Sales Tax on Utilities (State)	6.000%	\$10,000,000	\$21,012,000	\$27,159,040	\$27,973,811	\$666,925,587
Carroll County Schools Utility Tax	3.000%	\$5,000,000	\$10,506,000	\$13,579,520	\$13,986,906	\$333,462,793
Total Other Tax Revenues		\$16,079,421	\$33,786,079	\$43,670,163	\$44,980,268	\$1,072,377,711

*Full 800 MW comes online at beginning of 2031.

Combined State & Local Fiscal Impacts of Project

Figure 12 shows an estimate of the Project's total direct fiscal impact for the state and local government over 20 years of operations. By the first full year of operations (2031), the Project is estimated to generate \$52.8 million in state taxes and \$98.4 million in local taxes.

Figure 12

Carroll County Data Center Campus (\$9.6 Billion Estimate)					
Total Direct State & Local Fiscal Impact - Operations					
Total Tax Revenues	Year 2029	Year 2030	Year 2031*	Year 2032	20-Year Total
Combined Property Tax Revenues					
State	\$5,151,892	\$15,350,708	\$23,464,182	\$18,255,691	\$384,787,923
Carroll County Public Schools	\$10,690,084	\$32,720,213	\$52,083,414	\$44,908,679	\$989,354,831
General Fiscal Court	\$1,733,523	\$5,160,139	\$7,875,296	\$6,101,334	\$128,350,099
Public Libraries	\$1,721,111	\$5,265,929	\$8,377,450	\$7,213,736	\$158,836,065
Fire Districts	\$1,607,531	\$4,920,333	\$7,832,092	\$6,753,185	\$148,775,163
Health Department	\$868,067	\$2,656,980	\$4,229,330	\$3,646,720	\$80,338,588
Extension Services	\$745,464	\$2,282,923	\$3,636,711	\$3,141,432	\$69,257,037
Income Tax Revenues					
State	\$799,897	\$1,680,743	\$2,172,442	\$2,237,616	\$53,347,153
General Fiscal Court	\$279,524	\$587,336	\$759,161	\$781,935	\$18,642,178
Other Tax Revenues					
Sales Tax on Utilities (State)	\$10,000,000	\$21,012,000	\$27,159,040	\$27,973,811	\$666,925,587
Carroll County Schools Utility Tax	\$5,000,000	\$10,506,000	\$13,579,520	\$13,986,906	\$333,462,793
Total Tax Revenues from Operations					
State	\$15,951,788	\$38,043,450	\$52,795,664	\$48,467,118	\$1,105,060,663
Carroll County Public Schools	\$15,690,084	\$43,226,213	\$65,662,934	\$58,895,585	\$1,322,817,625
General Fiscal Court	\$2,013,047	\$5,747,475	\$8,634,457	\$6,883,269	\$146,992,276
Public Libraries	\$1,721,111	\$5,265,929	\$8,377,450	\$7,213,736	\$158,836,065
Fire Districts	\$1,607,531	\$4,920,333	\$7,832,092	\$6,753,185	\$148,775,163
Health Department	\$868,067	\$2,656,980	\$4,229,330	\$3,646,720	\$80,338,588
Extension Services	\$745,464	\$2,282,923	\$3,636,711	\$3,141,432	\$69,257,037
State Tax Revenues	\$15,951,788	\$38,043,450	\$52,795,664	\$48,467,118	\$1,105,060,663
Local Tax Revenues	\$22,645,306	\$64,099,853	\$98,372,975	\$86,533,927	\$1,927,016,753
Total Future State & Local Tax Revenues	\$38,597,095	\$102,143,304	\$151,168,639	\$135,001,045	\$3,032,077,417

*Full 800 MW comes online at beginning of 2031.

Fiscal Impact per Employee

The Project's employees will utilize government services, including public schools, libraries, roads, and law enforcement. However, the state and local tax revenue generated by the Project is expected to significantly exceed the associated costs of these services. Figure 13 illustrates the Project's tax generation per employee, which far exceeds that of other industries.

Figure 13

Carroll County Data Center Campus (\$9.6 Billion Estimate) Direct State & Local Fiscal Impact per Employee - Operations					
Direct Tax Revenues	Year 2029	Year 2030	Year 2031*	Year 2032	20-Year Total
Combined Property Tax Revenues					
State	\$41,215	\$60,199	\$73,326	\$57,049	\$1,239,806
Carroll County Public Schools	\$85,521	\$128,315	\$162,761	\$140,340	\$3,169,912
General Fiscal Court	\$13,868	\$20,236	\$24,610	\$19,067	\$413,655
Public Libraries	\$13,769	\$20,651	\$26,180	\$22,543	\$508,948
Fire Districts	\$12,860	\$19,295	\$24,475	\$21,104	\$476,678
Health Department	\$6,945	\$10,420	\$13,217	\$11,396	\$257,406
Extension Services	\$5,964	\$8,953	\$11,365	\$9,817	\$221,881
Income Tax Revenues					
State	\$6,399	\$6,591	\$6,789	\$6,993	\$171,948
General Fiscal Court	\$2,236	\$2,303	\$2,372	\$2,444	\$60,087
Other Tax Revenues					
Sales Tax on Utilities (State)	\$80,000	\$82,400	\$84,872	\$87,418	\$2,149,630
Carroll County Schools Utility Tax	\$40,000	\$41,200	\$42,436	\$43,709	\$1,074,815
Tax Revenues per Employee					
State	\$127,614	\$149,190	\$164,986	\$151,460	\$3,561,384
Carroll County Public Schools	\$125,521	\$169,515	\$205,197	\$184,049	\$4,244,727
General Fiscal Court	\$16,104	\$22,539	\$26,983	\$21,510	\$473,743
Public Libraries	\$13,769	\$20,651	\$26,180	\$22,543	\$508,948
Fire Districts	\$12,860	\$19,295	\$24,475	\$21,104	\$476,678
Health Department	\$6,945	\$10,420	\$13,217	\$11,396	\$257,406
Extension Services	\$5,964	\$8,953	\$11,365	\$9,817	\$221,881
State Tax Revenue per Employee	\$127,614	\$149,190	\$164,986	\$151,460	\$3,561,384
Local Tax Revenue per Employee	\$181,162	\$251,372	\$307,416	\$270,419	\$6,183,383
Total Future Tax Revenues per Employee	\$308,777	\$400,562	\$472,402	\$421,878	\$9,744,767

*Full 800 MW comes online at beginning of 2031.

Payment in Lieu of Taxes (“PILOT”) to City of Carrollton for Purchase of Property. Assumes 50% of Property is City Owned.

A significant portion of the land for the Project is currently owned by the City of Carrollton. Although the City owns this land, it lies outside the city limits in unincorporated Carroll County, so property on it would not normally be subject to city property taxes. As part of transferring the land to the Developer, the City and the Developer have agreed to a PILOT arrangement. Figure 14 shows the estimated PILOT revenues to the City of Carrollton over 20 years. The key terms of the agreement and the related assumptions in this analysis are summarized below:

- **Land Transfer:** The City of Carrollton will sell its land, which lies outside the city limits, to the Developer for use in the Project.
- **PILOT Payment:** In exchange, the Developer will make annual PILOT payments to the City. Each payment will equal the real property and tangible personal property taxes the City would collect if that portion of the Project were located within the city limits.
- **Calculation Basis:** PILOT payments are estimated by applying the City of Carrollton's current real property and tangible personal property tax rates to the assessed value of the covered property.
- **Share of the Project Covered:** This analysis assumes that 50 percent of the Project's real property and tangible personal property will be subject to the PILOT.
- **Other Tax Obligations:** The PILOT is in addition to, not in place of, the Project's regular state, county, school district, and special district property taxes. Those taxes are estimated on 100 percent of the Project's property.
- **Duration:** The analysis assumes PILOT payments continue for the full period modeled in this report.

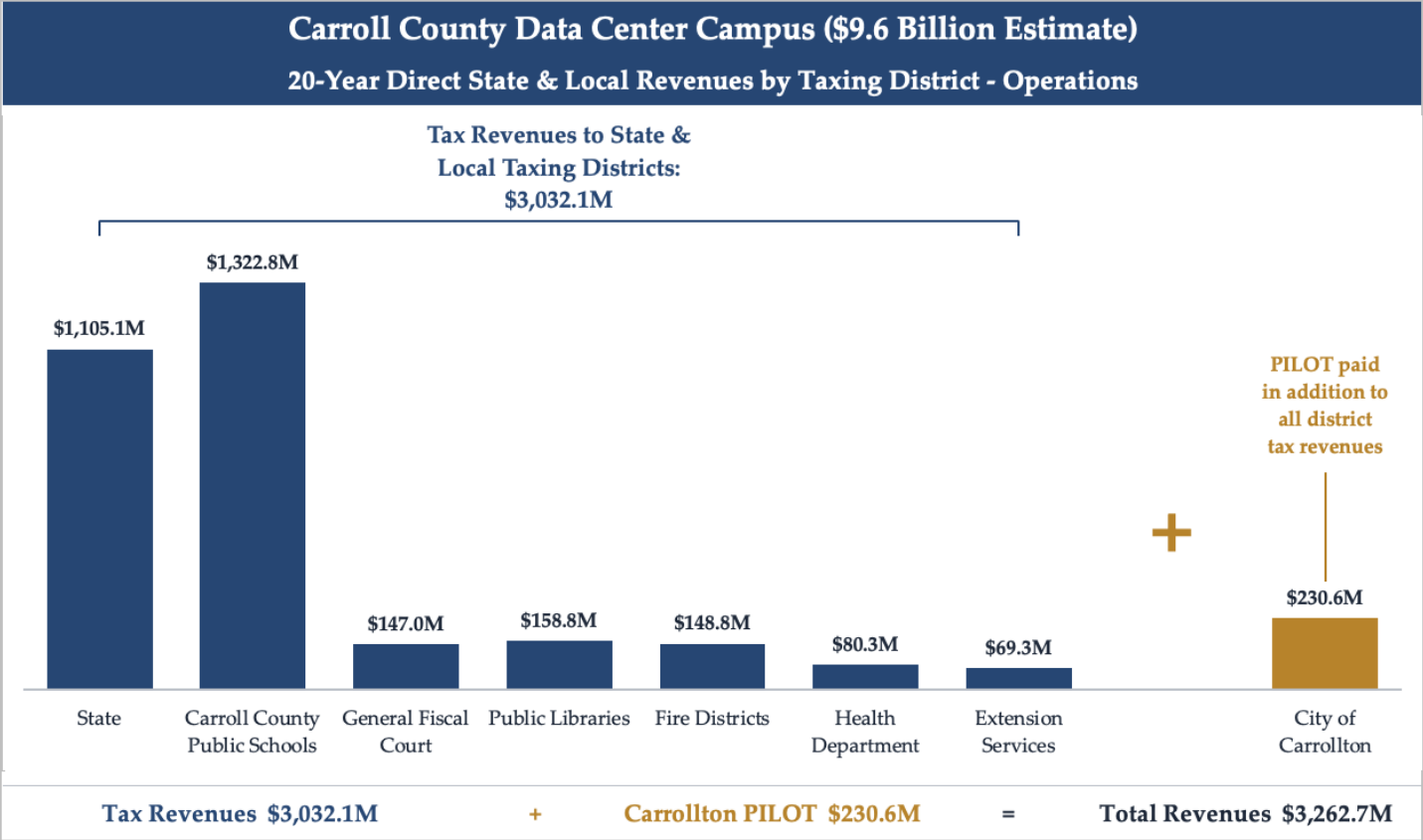
Figure 14

Carroll County Data Center Campus (\$9.6 Billion Estimate) PILOT Revenues to City of Carrollton - Operations						
PILOT Revenues to City of Carrollton	Tax Rate	Year 2029	Year 2030	Year 2031*	Year 2032	20-Year Total
PILOT to City of Carrollton						
Real Property PILOT	0.288%	\$864,000	\$2,818,080	\$4,888,627	\$5,035,286	\$118,146,526
Tangible Property PILOT	0.337%	\$1,697,691	\$4,993,216	\$7,476,703	\$5,487,132	\$112,438,305
Total Estimated PILOT Revenues		\$2,561,691	\$7,811,296	\$12,365,330	\$10,522,418	\$230,584,830

*Full 800 MW comes online at beginning of 2031.

Figure 15 shows the expected additional revenue the City of Carrollton would receive through PILOT payments, which total \$230.6 million over 20 years and are in addition to the approximately \$3.03 billion in tax revenues generated for the State and local taxing districts.

Figure 15



Note: 20-year totals of direct operations revenues (property, income, and utility taxes). PILOT payments to the City of Carrollton are in addition to the tax revenues shown for all other taxing districts.

V. CONCLUSION

The Carroll County Data Center Campus represents a major, long-term expansion of the state and local tax base and a significant gain for regional economic competitiveness. The \$9.6 billion, five-year build is projected to generate \$1.5 billion in earnings during construction, directly supporting ~2,130 full-time equivalent jobs per year. Additionally, construction of the Project is expected to generate \$21.6 million in state and local tax revenues, with \$8.0 million in state income taxes, and \$13.5 million in occupational taxes for local governments.

Once fully operational, the campus is expected to support 730 ongoing jobs, including 320 direct jobs and 410 indirect and induced jobs. Over the 20-year analysis period, the campus is projected to generate an annual average of \$55.3 million in state tax revenue and \$96.4 million in local tax revenue, or approximately \$487,000 per on-site employee. Average annual local tax revenues by district are expected to be \$66.1 million for Carroll County Public Schools, \$7.3 million for the Carroll County Fiscal Court, \$7.9 million for Public Libraries, \$7.4 million for Fire Districts, \$4.0 million for the Health Department, and \$3.5 million for Extension Services.

The economic estimates in this report are consistent with current data from mature data center markets, while the fiscal estimates are supported by evidence that local revenues significantly exceed public service costs (ratios of 13–26:1, compared with roughly 4:1 for manufacturing).

All estimates are based on gross statutory liabilities before incentives, current tax rates, and equipment refresh cycles, with Year 2031 treated as the first full year of operations. On balance, the Project is expected to strengthen local infrastructure, diversify Carroll County's economy, and deliver substantial fiscal returns relative to its demand on public services.

APPENDIX A: Total State and Local Fiscal Impact with PILOT

Carroll County Data Center Campus (\$9.6 Billion Estimate) Total Direct State & Local Fiscal Impact with PILOT - Operations						
Total Tax & PILOT Revenues	Year 2029	Year 2030	Year 2031*	Year 2032	Year 2033	20-Year Total
Combined Property Tax Revenues						
State	\$5,151,892	\$15,350,708	\$23,464,182	\$18,255,691	\$13,648,989	\$384,787,923
Carroll County Public Schools	\$10,690,084	\$32,720,213	\$52,083,414	\$44,908,679	\$38,638,921	\$989,354,831
General Fiscal Court	\$1,733,523	\$5,160,139	\$7,875,296	\$6,101,334	\$4,531,887	\$128,350,099
Public Libraries	\$1,721,111	\$5,265,929	\$8,377,450	\$7,213,736	\$6,196,534	\$158,836,065
Fire Districts	\$1,607,531	\$4,920,333	\$7,832,092	\$6,753,185	\$5,810,364	\$148,775,163
Health Department	\$868,067	\$2,656,980	\$4,229,330	\$3,646,720	\$3,137,597	\$80,338,588
Extension Services	\$745,464	\$2,282,923	\$3,636,711	\$3,141,432	\$2,708,784	\$69,257,037
Income Tax Revenues						
State	\$799,897	\$1,680,743	\$2,172,442	\$2,237,616	\$2,304,744	\$53,347,153
General Fiscal Court	\$279,524	\$587,336	\$759,161	\$781,935	\$805,394	\$18,642,178
Other Tax Revenues						
Sales Tax on Utilities (State)	\$10,000,000	\$21,012,000	\$27,159,040	\$27,973,811	\$28,813,026	\$666,925,587
Carroll County Schools Utility Tax	\$5,000,000	\$10,506,000	\$13,579,520	\$13,986,906	\$14,406,513	\$333,462,793
Combined PILOT Revenues						
City of Carrollton	\$2,561,691	\$7,811,296	\$12,365,330	\$10,522,418	\$8,908,065	\$230,584,830
Total Revenues from Operations						
State	\$15,951,788	\$38,043,450	\$52,795,664	\$48,467,118	\$44,766,758	\$1,105,060,663
Carroll County Public Schools	\$15,690,084	\$43,226,213	\$65,662,934	\$58,895,585	\$53,045,434	\$1,322,817,625
City of Carrollton	\$2,561,691	\$7,811,296	\$12,365,330	\$10,522,418	\$8,908,065	\$230,584,830
General Fiscal Court	\$2,013,047	\$5,747,475	\$8,634,457	\$6,883,269	\$5,337,280	\$146,992,276
Public Libraries	\$1,721,111	\$5,265,929	\$8,377,450	\$7,213,736	\$6,196,534	\$158,836,065
Fire Districts	\$1,607,531	\$4,920,333	\$7,832,092	\$6,753,185	\$5,810,364	\$148,775,163
Health Department	\$868,067	\$2,656,980	\$4,229,330	\$3,646,720	\$3,137,597	\$80,338,588
Extension Services	\$745,464	\$2,282,923	\$3,636,711	\$3,141,432	\$2,708,784	\$69,257,037
State Tax Revenues	\$15,951,788	\$38,043,450	\$52,795,664	\$48,467,118	\$44,766,758	\$1,105,060,663
Local Tax & PILOT Revenues	\$25,206,997	\$71,911,149	\$110,738,305	\$97,056,345	\$85,144,058	\$2,157,601,584
Total Future State & Local Revenues	\$41,158,785	\$109,954,600	\$163,533,969	\$145,523,463	\$129,910,816	\$3,262,662,247

*Full 800 MW comes online at beginning of 2031.

APPENDIX B: Disclaimer

The results presented in this report are fair and reasonable and are strictly prohibited from being used as the basis for issuing bonds as there is no assurance that the actual impacts and revenues received will be sufficient to repay any obligations. Commonwealth Economics utilized sources deemed to be reliable but cannot guarantee their accuracy. Moreover, estimates and analysis presented in this report are based on trends and assumptions, which usually result in differences between the projected results and actual results. This may be due, in part, to variance in valuations established by the applicable Property Valuation Administrator or Kentucky Department of Revenue, the outcome of any assessment appeals, exemptions granted, and other administrative or discretionary determinations related to the project. Furthermore, assumptions and methodologies utilized in this report may differ from those that may be used by other industry experts as opinions may differ. And because events, circumstances, and opinions often vary, those differences may be material.

Additionally, future reductions to the state individual income tax rate, which may be triggered on a year-to-year basis under the provisions of House Bill 8 of the 2022 Regular Session, as well as any additional future legislative action which reduces tax rates or otherwise reduces the overall level of taxation relative to state withholding taxes, local occupational taxes, sales tax and/or property taxes could result in material differences between the projected revenues and actual amounts recovered.

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