

Project Overview

At the request of the Candler County Industrial Authority (“client”), the Economic Impact Group, LLC. (EIG) conducted a 20-year fiscal impact analysis for Candler County, the Candler County School Board, and the City of Metter of a 100MW data center project to be located along I-16 near the airport. For purposes of this analysis, it is assumed that the property would be annexed into the City of Metter.

Per the information provided by the client, the project modeled here is for a 100MW facility. The real property investment is anticipated to be \$1.1 billion. According to the client, it is assumed that the project would include \$5.5 billion of personal property investment, roughly ninety percent of which (\$5 billion) would be in class 4 personal property (i.e., servers), and the remaining \$500 million would be class 2 personal property. Every four years, it is expected that the class 4 personal property will be refreshed. The analysis here includes all refreshed investments throughout the analysis period. Including all the refreshed personal property, the total investment for this project over the 20-year period is expected to be \$31.6 billion (in current dollars). Also, based on information provided by the client, the data center will employ 40 people with a total payroll of \$2.8 million.

Model

The fiscal impact estimates presented here are generated using the LOCI® fiscal impact model, which utilizes the Per Capita Multiplier Method — the classic average costing approach to estimate local costs. This method assumes that over the long run, the best estimates of future operating costs are the current average operating costs. While there may currently be some level of excess capacity in the various levels of government, there is no way to know how much capacity, or whether the location decision of the new households will utilize that capacity or require significant new marginal costs. Therefore, given the size of this project relative to the Candler County economy, the average cost approach is the most appropriate.

Revenue and expenditure data specific to Candler County, the Candler County School Board, and the City of Metter were used in the model. They were taken from the most recent financial documents publicly available from the Georgia Department of Community Affairs, the Georgia Department of Revenue, and the Georgia Department of Education. For the school system, it is important to note that only LOCAL costs per student were considered, i.e., the costs covered by state or federal monies were excluded. Revenue and expenses for enterprise funds (including water and sewer) were not included, as **it is assumed that in the long run, revenues should equal the associated expenses**. Similarly, revenue from the bond millage was not included, nor was the associated debt service cost.

It is important to note that sales tax from electricity purchased by the project is also NOT included in this analysis. That tax is based on the price paid for the electricity, and that is often a special, negotiated rate with the power provider. For similar reasons, the franchise fees directly associated with the project are also excluded. As such, the revenues shown here are conservative.

Further, the analysis here does not include the fiscal impact related to construction, and therefore, does not include any building permit or land disturbance permit revenue that would accrue to the local government. The revenue projection shown here is strictly related to the operation of the project and the new employee households, and is therefore, once again, conservative.

Finally, for all jurisdictions, the stream of new revenues and expenditures is forecast for a 20-year period. For purposes of this analysis, the millage rate is held constant, and the analysis is done in inflation-adjusted terms so that the effects of inflation are removed from the results. The future stream of net benefits (positive or negative) is then put in current dollars using a Net Present Value (NPV) calculation using a discount rate bracketed by the interest that must be paid on

current debt and the interest that could be earned in the appropriate investment funds market. For this analysis, the discount rate was five percent.

Fiscal Impact Results

Candler County

Table 1 shows the estimated revenues and expenses that will accrue to Candler County from the project. Given the commuting patterns prevalent in Candler and the existing level of unemployment, it is estimated that the project will result in 11 new households in the county. In total, the project (including all related new households) is expected to generate average annual county revenue of \$16.2 million over the 20-year analysis period. This revenue fluctuates a great deal from year to year due to the depreciation and replacement of the class 4 personal property. New expenses to the county are estimated to be \$40.2K annually once the project is fully developed. Therefore, the project will have a significant positive fiscal impact on Candler County – \$324 million over 20 years. The 20-year NPV of the project to Candler County is expected to be \$208.0 million.

Candler County Schools

Table 2 shows the estimated revenues and expenses that will accrue to the Candler County Schools from the project. The 11 new households in the county are expected to generate 7 new students in county schools. In total, the project is expected to generate average annual school system revenue of \$18.5 million, again, with large fluctuations year-to-year for the reasons mentioned above. New expenses to the school system are estimated to be \$23.3K annually once the project is fully developed. Therefore, the project will have a significant positive fiscal impact on Candler County Schools – \$369 million over 20 years. The 20-year NPV of the project to Candler County Schools is expected to be \$236.8 million.

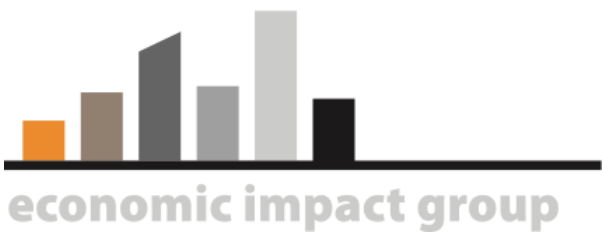
City of Metter

Table 3 shows the estimated revenues and expenses that will accrue to the City of Metter from the project. Given the commuting patterns prevalent in the City of Metter and the surrounding area, it is estimated that of the 11 new county households, five will be in the city. These new households are expected to generate \$20.4K in new expenses to the city annually. However, the project is expected to generate average annual revenue of \$15.7 million to the city over the 20-year analysis period. As with the county and schools, this revenue fluctuates a great deal from year to year due to the depreciation and replacement of the class 4 personal property. Therefore, the project will have a significant positive fiscal impact on the City of Metter – \$313.6 million over 20 years. The 20-year NPV of the project to the City of Metter is expected to be \$201.3 million.

For all three jurisdictions, the total new annual income paid to local residents (the five households in the city and the 11 in the county as a whole) is equal to the amount of new annual retail sales. That is someone unusual and occurs because both the City of Metter and frankly, Candler County as a whole, serve as a regional shopping destination so much of the income paid to the employees that will live outside of Candler County will still be spent within the county and/or the City of Metter.

Candler County Hospital

Finally, the Candler County Hospital receives one mill from the tax digest. Given the level of investment and employment associated with this project, and using the same assumptions above, it is expected that the project would generate annual average revenue of \$1.3 million over 20 years to the hospital for a total of \$25.6 million. Again, this revenue would



fluctuate significantly from year to year due to the depreciation and replacement of the class 4 personal property. In some years the revenue might be as high as \$1.9 million, and in others, as low as \$600K.

Combined Fiscal Impact

Across all four tax collecting jurisdictions, the total revenue expected from the investment and employment associated with this project is just over \$1 billion over 20 years (Table 4). And again, that does NOT include the sales tax on the purchase of electricity from the facility, which will be considerable. Relatively speaking the associated service costs to the county, the school system, and the city are almost negligible coming in at about \$1.7 million over 20 years. Clearly, the project would have a significantly positive fiscal impact on the community.

Alfie Meek, Ph.D.
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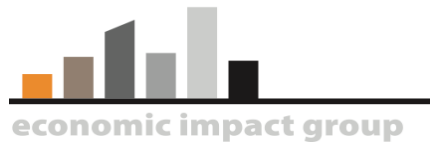


Table 1 - LOCI® Fiscal Impact Analysis
Candler County & 100MW Data Center
(All Numbers in Thousands of Dollars)

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total
BENEFITS																						
Total Sales Taxes	\$0.0	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$15.8	\$316.7
Total Property Taxes	\$0.0	\$24,148.9	\$20,784.0	\$14,960.2	\$9,600.0	\$23,443.0	\$20,025.3	\$14,124.2	\$8,714.8	\$22,582.5	\$19,312.3	\$13,657.0	\$8,370.6	\$22,385.8	\$19,189.3	\$13,534.1	\$7,878.8	\$21,894.0	\$18,697.6	\$13,042.3	\$7,878.8	\$324,223.7
Total Franchise Fees	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$1.6
Total Occupation Tax	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Liquor Licenses	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.6
Total Alcoholic Beverage Tax	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$2.7
Total Services	\$0.0	\$1.4	\$2.9	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$4.4	\$83.2
Total Revenues from Fines	\$0.0	\$0.4	\$0.7	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$20.3
Total Revenues from Permits	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$1.2
Total Miscellaneous Fees	\$0.0	\$2.3	\$4.7	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$7.1	\$134.1
Total Water Revenue	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Wastewater Revenue	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Salvage Value	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL BENEFITS	\$0.0	\$24,169.0	\$20,808.4	\$14,988.8	\$9,628.7	\$23,471.7	\$20,054.0	\$14,152.9	\$8,743.5	\$22,611.1	\$19,340.9	\$13,685.7	\$8,399.3	\$22,414.4	\$19,218.0	\$13,562.7	\$7,907.5	\$21,922.7	\$18,726.2	\$13,071.0	\$7,907.5	\$324,784.0
COSTS																						
Total Support	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Education	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Public Works	\$0.0	\$4.9	\$10.0	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$14.9	\$282.9
Total Recreation/Libraries	\$0.0	\$0.4	\$0.8	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$23.0
Total Court System	\$0.0	\$0.8	\$1.6	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$45.4
Total General Government	\$0.0	\$2.6	\$5.4	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$8.0	\$151.8
Total Health Services	\$0.0	\$0.4	\$0.8	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$22.5
Total Social Welfare	\$0.0	\$0.1	\$0.2	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$5.8
Total Public Safety	\$0.0	\$4.4	\$8.9	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$13.3	\$252.8
Total Other Costs	\$0.0	\$0.3	\$0.7	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$19.8
Total Water Utility Cost	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Wastewater Utility Cost	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL COSTS	\$0.0	\$14.0	\$28.4	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$42.3	\$804.0
NET BENEFITS																						
	\$0.0	\$24,155.0	\$20,780.1	\$14,946.5	\$9,586.3	\$23,429.4	\$20,011.7	\$14,110.5	\$8,701.2	\$22,568.8	\$19,298.6	\$13,643.4	\$8,356.9	\$22,372.1	\$19,175.7	\$13,520.4	\$7,865.2	\$21,880.3	\$18,683.9	\$13,028.7	\$7,865.2	\$323,979.9
Present Value of Net Revenues: \$207,971.3																						

Source: Economic Impact Group, LLC., LOCI® Fiscal Impact Model. Totals may not add due to rounding.

Table 2 - LOCI® Fiscal Impact Analysis
Candler County Schools & 100MW Data Center
(All Numbers in Thousands of Dollars)

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total
BENEFITS																						
Total Sales Taxes	\$0.0	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5	\$210.8
Total Property Taxes	\$0.0	\$27,500.0	\$23,668.2	\$17,036.3	\$10,932.3	\$26,696.3	\$22,804.3	\$16,084.3	\$9,924.3	\$25,716.3	\$21,992.3	\$15,552.3	\$9,532.3	\$25,492.3	\$21,852.3	\$15,412.3	\$8,972.3	\$24,932.3	\$21,292.3	\$14,852.3	\$8,972.3	\$369,217.1
	\$0.0	\$27,510.6	\$23,678.8	\$17,046.8	\$10,942.8	\$26,706.8	\$22,814.8	\$16,094.8	\$9,934.8	\$25,726.8	\$22,002.8	\$15,562.8	\$9,542.8	\$25,502.8	\$21,862.8	\$15,422.8	\$8,982.8	\$24,942.8	\$21,302.8	\$14,862.8	\$8,982.8	\$369,427.9
COSTS																						
Total Support	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Education	\$0.0	\$8.1	\$16.4	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$465.3
	\$0.0	\$8.1	\$16.4	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$24.5	\$465.3
NET BENEFITS																						
	\$0.0	\$27,502.5	\$23,662.4	\$17,022.3	\$10,918.3	\$26,682.3	\$22,790.3	\$16,070.3	\$9,910.3	\$25,702.3	\$21,978.3	\$15,538.3	\$9,518.3	\$25,478.3	\$21,838.3	\$15,398.3	\$8,958.3	\$24,918.3	\$21,278.3	\$14,838.3	\$8,958.3	\$368,962.6
Present Value of Net Revenues: \$236,843.5																						

Estimated number of new students: 2 5 7

Source: Economic Impact Group, LLC., LOCI® Fiscal Impact Model. Totals may not add due to rounding.

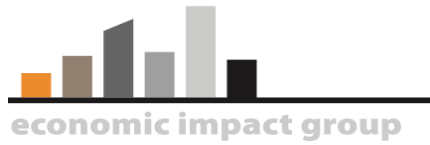


Table 3 - LOCI® Fiscal Impact Analysis
City of Metter & 100MW Data Center
 (All Numbers in Thousands of Dollars)

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total
BENEFITS																						
Total Sales Taxes	\$0.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$100.1
Total Property Taxes	\$0.0	\$23,377.1	\$20,117.6	\$14,477.6	\$9,288.3	\$22,690.0	\$19,381.2	\$13,668.3	\$8,431.4	\$21,856.8	\$18,690.9	\$13,216.0	\$8,098.1	\$21,666.4	\$18,571.9	\$13,097.0	\$7,622.1	\$21,190.3	\$18,095.8	\$12,620.9	\$7,622.1	\$313,779.8
Total Franchise Fees	\$0.0	\$0.3	\$0.6	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$17.9
Total Occupation Tax	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Liquor Licenses	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Alcoholic Beverage Tax	\$0.0	\$0.1	\$0.2	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$6.6
Total Services	\$0.0	\$0.1	\$0.3	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$7.3
Total Revenues from Fines	\$0.0	\$0.2	\$0.3	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$9.6
Total Revenues from Permits	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$1.8
Total Miscellaneous Fees	\$0.0	\$0.8	\$1.7	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$47.7
TOTAL BENEFITS	\$0.0	\$23,383.7	\$20,125.8	\$14,487.4	\$9,298.1	\$22,699.8	\$19,391.0	\$13,678.1	\$8,441.2	\$21,866.6	\$18,700.7	\$13,225.8	\$8,107.9	\$21,676.2	\$18,581.7	\$13,106.8	\$7,631.8	\$21,200.1	\$18,105.6	\$12,630.7	\$7,631.8	\$313,970.8
COSTS																						
Total Support	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Education	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Public Works	\$0.0	\$2.5	\$5.1	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$7.6	\$143.6
Total Recreation/Libraries	\$0.0	\$0.1	\$0.3	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$8.1
Total Court System	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$1.7
Total General Government	\$0.0	\$1.0	\$2.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$57.9
Total Health Services	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Social Welfare	\$0.0	\$0.1	\$0.1	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$3.0
Total Public Safety	\$0.0	\$2.4	\$4.8	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$136.3
Total Other Costs	\$0.0	\$1.0	\$2.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$57.0
TOTAL COSTS	\$0.0	\$7.1	\$14.3	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$407.4
NET BENEFITS	\$0.0	\$23,376.6	\$20,111.4	\$14,465.9	\$9,276.7	\$22,678.3	\$19,369.6	\$13,656.6	\$8,419.7	\$21,845.2	\$18,679.3	\$13,204.3	\$8,086.5	\$21,654.8	\$18,560.2	\$13,085.3	\$7,610.4	\$21,178.7	\$18,084.2	\$12,609.2	\$7,610.4	\$313,563.4
Present Value of Net Revenues:	\$201,284.3																					

Source: Economic Impact Group, LLC., LOCI® Fiscal Impact Model. Totals may not add due to rounding.

Table 4 - 20-Year LOCI® Fiscal Impact Analysis Summary
100MW Data Center

(All Numbers in Thousands of Dollars)

	Candler County	Candler County Schools	City of Metter	Candler County Hospital	Total	Annual Average
BENEFITS						
Total Sales Taxes	\$316.7	\$210.8	\$100.1	\$0.0	\$627.6	\$31.4
Total Property Taxes	\$324,223.7	\$369,217.1	\$313,779.8	\$25,572.5	\$1,032,793.1	\$51,639.7
Total Franchise Fees	\$1.6	\$0.0	\$17.9	\$0.0	\$19.5	\$1.0
Total Occupation Tax	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Liquor Licenses	\$0.6	\$0.0	\$0.0	\$0.0	\$0.6	\$0.0
Total Alcoholic Beverage Tax	\$2.7	\$0.0	\$6.6	\$0.0	\$9.3	\$0.5
Total Services	\$83.2	\$0.0	\$7.3	\$0.0	\$90.5	\$4.5
Total Revenues from Fines	\$20.3	\$0.0	\$9.6	\$0.0	\$29.8	\$1.5
Total Revenues from Permits	\$1.2	\$0.0	\$1.8	\$0.0	\$3.0	\$0.2
Total Miscellaneous Fees	\$134.1	\$0.0	\$47.7	\$0.0	\$181.8	\$9.1
Total Salvage Value	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL BENEFITS	\$324,784.0	\$369,427.9	\$313,970.8	\$25,572.5	\$1,033,755.2	\$51,687.8
COSTS						
Total Support	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Education	\$0.0	\$465.3	\$0.0	\$0.0	\$465.3	\$23.3
Total Public Works	\$282.9	\$0.0	\$143.6	\$0.0	\$426.6	\$21.3
Total Recreation/Libraries	\$23.0	\$0.0	\$8.1	\$0.0	\$31.0	\$1.6
Total Court System	\$45.4	\$0.0	\$1.7	\$0.0	\$47.1	\$2.4
Total General Government	\$151.8	\$0.0	\$57.9	\$0.0	\$209.7	\$10.5
Total Health Services	\$22.5	\$0.0	\$0.0	\$0.0	\$22.5	\$1.1
Total Social Welfare	\$5.8	\$0.0	\$3.0	\$0.0	\$8.8	\$0.4
Total Public Safety	\$252.8	\$0.0	\$136.3	\$0.0	\$389.1	\$19.5
Total Other Costs	\$19.8	\$0.0	\$57.0	\$0.0	\$76.7	\$3.8
TOTAL COSTS	\$804.0	\$465.3	\$407.4	\$0.0	\$1,676.8	\$83.8
NET BENEFITS	\$323,979.9	\$368,962.6	\$313,563.4	\$25,572.5	\$1,032,078.4	\$51,603.9

Present Value of Net Benefits: \$646,099.1

Source: Economic Impact Group, LLC., LOCI® Fiscal Impact Model. Totals may not add due to rounding.

20-Year Net Fiscal Benefit By Jurisdiction

