La Osa Data Center Facts

La Osa is a technology center that will create thousands of jobs for the region. At its closest point, La Osa is more than four miles west of Red Rock, but the benefits to Red Rock should be immense. As explained below, La Osa will not only generate construction and full time jobs and pay wages to workers, but it will also help increase public safety, fund our schools, and build and improve roads all while increasing the value of homes in Red Rock. La Osa is being built with care by an Arizona company using the latest no-water cooling technology and preserving dark skies. Below are a number of facts about the La Osa project. If you have questions, please do not hesitate to contact at Rob Clang at 602-549-5134 or robclang@vermaland.com.

- **La Osa will create thousands of jobs and generate billions of dollars in wages for Pinal County workers.** In many ways, La Osa is a project about opportunity. The most obvious opportunity is the creation of thousands of jobs right here in southern Pinal County. According to an economic impact study by the economists at Elliot D. Pollack and Company, La Osa will create nearly 1,700 direct jobs and 3,600 total jobs in Pinal County. This will make La Osa one of the largest employers in Pinal County. The same study concluded that the project will bring $5 billion in construction wages where it while employing many thousands of workers and $200 million in annual wages for its permanent employees.
- **La Osa will pay hundreds of millions of dollars in taxes, helping to fund our schools, our fire district, and the county.** At full build out, La Osa will generate nearly $125 million in tax revenue *every single year*. This money is then split according to state formulas among the county, the school districts (including Red Rock Elementary School District), and other special districts like the Avra Valley Fire District. This significant tax revenue will make La Osa one of the largest taxpayers in the state and will help keep all our taxes lower.
- **La Osa will use water-free cooling technology.** La Osa is committed to using only modern closed loop cooling technology combined with dry or air cooling only. You may have read that older data center technology often used significant amounts of water for cooling, but La Osa avoids that by using the most modern water-free cooling system. The only water La Osa will use will be for the toilets and sinks in their buildings and a modest amount of water for generating power.
- **La Osa will provide its own power and rely heavily on clean energy.** La Osa will be paying for all the infrastructure needed for the electric utility to provide it with power including building its own power plants. You are likely aware of the many solar projects approved in the area and La Osa will be contracting with one or more of them to leverage clean energy options.

- **La Osa is ideally located far from residential areas.** The closest point of La Osa is located over 4 miles west of the Red Rock community. The out of the way location of this project means that construction and the building itself will have no effect on local communities. It is too far away to be heard.
- **La Osa will raise local property values.** La Osa will create thousands of jobs in the area that will spur numerous additional economic opportunities. As a result of this increased economic development, homeowners in Red Rock can expect to see the value of their homes increase as Red Rock becomes a natural location for workers to locate.
- **La Osa will increase public safety.** La Osa is gifting a site to the Avra Valley Fire District for a new station as well as paying the District a substantial fee for each building it builds. This will ensure your fire department has the most advanced equipment available. This will help make the Fire District stronger than it has ever been, thereby increasing public safety.
- **La Osa will use low lighting to preserve dark skies**. La Osa will be designed in accordance with recognized dark-sky lighting principles promoted by Dark Sky International and applicable local lighting regulations. Exterior lighting will be fully shielded and directed downward to minimize glare, light trespass, and skyglow, helping preserve Arizona's natural night skies while maintaining a safe and secure facility.
- **La Osa is a local project with Arizona roots**. La Osa is owned by a local Arizona company with deep roots in this state and a history of successful developments that have generated significant economic benefits for Arizona communities. We care deeply about this project and believe Arizona should benefit from the opportunities it creates. Our vision is to develop what could become the largest data center campus in Arizona—an investment that can help attract new businesses, create jobs, strengthen infrastructure, and support economic growth for decades to come. We believe the La Osa Data Center can serve as a catalyst for growth and innovation, helping position Arizona and the region as a technology leader for the next 50 years while respecting the communities and resources that make our state special.