

WHAT DEFOREST RESIDENTS NEED TO KNOW ABOUT A PRE-ANNEXATION AGREEMENT



QTS Data Centers is petitioning for the Village of DeForest to annex land from the Town of Vienna to develop a data center in DeForest. Before the Village considers QTS's Annexation Petition, we will produce a binding Pre-Annexation Agreement that **ensures benefits and protects from potential negative impacts** should the Village Board decide to proceed with annexation.

WHAT IS A PRE-ANNEXATION AGREEMENT?

A Pre-Annexation Agreement is a contract between a municipality and a company that **establishes expectations, guardrails, and protections** related to the proposed development and serves as a **baseline set of guarantees** prior to formal consideration of the Annexation Petition.

During the Nov. 18 Village Board meeting, QTS shared a conceptual overview and pledged to address concerns as part of their commitment to be good neighbors.

A Pre-Annexation Agreement would make these commitments legally binding.

If a Pre-Annexation Agreement is approved, the Village makes no promise that the Village Board will approve the annexation petition or any other application related to the development.

If annexation is approved, commitments referenced in a final Pre-Annexation Agreement will be further refined and reflected in a definitive Development Agreement before any development approvals would be granted.

WHAT WILL BE IN THE VILLAGE OF DEFOREST'S PRE-ANNEXATION AGREEMENT WITH QTS?

Based on community input, questions, and concerns, we anticipate the agreement will address topics that will include, at a minimum:

- Reimbursement of Village Expenses
- Construction and Operational Restrictions
- Funding for Public Infrastructure Improvements
- Funding for Public Safety Improvements
- Guardrails for Water, Wastewater, and Stormwater
- Property Tax and Village Budget Impacts
- Quality of Life Protections
- Environmental Investment
- Decommissioning and Reclamation
- Uses for the \$50 million "Community Fund" previously announced by QTS

WHAT'S NEXT?

The Village will continue listening to public input and negotiating a Pre-Annexation Agreement tailored to DeForest. As we explore this potential development, we may seek additional commitments as part of future approvals.

Additional information will be shared at future public meetings, and we welcome public input. We encourage DeForest residents to attend future Village Board meetings. Times, dates, and locations for these meetings will be shared in advance.



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