

FOR IMMEDIATE RELEASE

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Village Begins Negotiating Early Protections Through Pre-Annexation Agreement

Pre-Annexation Agreement does not guarantee approval of Annexation, development requests

DEFOREST, WIS. – During the Dec. 16 DeForest Village Board meeting, staff described how the Village would begin to establish expectations and protections related to the proposed QTS data center development through a Pre-Annexation Agreement.

“The Village Board is providing early direction to staff as negotiations continue on a Pre-Annexation Agreement that would guarantee benefits and guardrails for our community,” said DeForest Village Administrator Bill Chang.

“While it is typical for communities to produce Development Agreements *after* a development receives initial approvals, this Pre-Annexation Agreement would create an additional layer of protections for the Village of DeForest even *before* consideration of requests.”

No approvals promised

Producing a Pre-Annexation Agreement does not obligate the Village to approve Annexation or any other request related to development.

In the event the Village Board does approve Annexation in the future, commitments referenced in a final Pre-Annexation Agreement would be further refined and reflected in a Development Agreement before any development approvals would be considered.

Expectations, protections based on community input

In a Pre-Annexation Agreement, the Village aims to produce the most benefits possible for DeForest and address comments and questions raised by community members, including related to:

- **Protections for water use, wastewater and stormwater** management
- **Company funding for public safety and all public infrastructure** improvements
- **Expectations for energy usage and ratepayer protections**
- **Community, quality of life, and environmental** investments from the company
- **Reimbursement of Village expenses** related to due diligence
- **Guardrails for construction and operations**, particularly as it relates to **noise and light**
- **Land use** in the “**what if**” **scenario** that data center operations cease

The Village is not offering any financial incentives to QTS.

Early negotiations, anticipated next steps

The Village and QTS remain in the early stages of negotiation and direction from the Village Board will help guide next steps. Updates and additional details about a Pre-Annexation Agreement will be shared publicly during upcoming Village Board meetings.

Due diligence is ongoing related to the proposed development. An overview of each anticipated step in the public consideration processes, submitted materials, fact sheets, a tentative timeline for public meetings, and an opportunity to sign up for alerts from the Village are available at www.EngageDeForest.com/QTS

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