# Volition

Responses to Community Questions

August 26, 2026

## TAXES, JOBS & COMMUNITY BENEFITS

### VOLITION'S POSITION

Volition's fiscal proposition is deliberately old-fashioned: pay full freight, ask for nothing, and let the county's own arithmetic do the talking. At full build the facility is projected to generate $40M+ a year in property and equipment taxes across the city, county, schools, and water district, on a roughly $4 billion private investment. Volition has not requested any incentives from the city or the state. The depreciation question was answered with both scenarios shown, not hidden. The jobs number is the honest scoped one, 100–200 permanent roles above local median wage, backed by workforce partnerships; the community contribution starts at $500,000 a year and gets papered into the development agreement, where it binds whoever owns this building.

### QUESTIONS & ANSWERS

**1. "How much tax does it actually pay, and who gets it?"**

At full build, $40M+ a year across the local entities, the schools' share is by far the largest, with the city, county, and water district behind it, on a roughly $4B private investment at standard rates. We've recommended a pre-assessment session with the County Assessor so the Council relies on the county's numbers, not ours. This is a conservative estimate that does not include the cost of chips that could double or even triple the anticipated tax revenue.

*Ref: Utah County 2024 certified tax rates · Utah State Tax Commission schedules*

**2. "Are they getting tax breaks to come here?"**

Nothing is requested from the city or the state, no tax abatements deferrals,fee waivers, or utility concessions; full tax is paid from the first block. Standard federal energy incentives apply, and Utah law automatically exempts qualifying data-center equipment from sales tax, stated here so you hear it from us first.

*Ref: Council record Aug 2026 · Utah Code §59-12-104 (statutory exemption)*

**3. "Won't the taxable value depreciate away in a few years, like other data centers?"**

Computer equipment does depreciate fast, but roughly 60% of this investment is long-life generation and infrastructure that holds value for two decades, and refreshed equipment resets to the top of the schedule. We'll publish both scenarios, with refresh and without, with the Assessor's classifications, so nobody is surprised in year six.

*Ref: Utah State Tax Commission percent-good schedules · county assessor review (committed)*

### 4. "What do the schools actually get?"

The school district's share is the largest single slice, roughly $35M a year gross at full build. Utah's school-finance equalization means the net that stays local is smaller, on the order of $21M, and we publish both numbers, because the district and the state share the rest by law.

*Ref: Utah County certified rates · Utah school-finance equalization framework*

### 5. "How many jobs, really, and how many for locals?"

100–200 permanent roles on site across all parties, operations, fuel-cell technicians, security, facilities, above local median wage, with local-first hiring built through UVU and Nebo CTE partnerships. The scoped number is deliberately honest: this town has heard a big jobs promise in this building before.

*Ref: Council record Aug 2026 · workforce partnerships (UVU, Nebo CTE)*

### 6. "And construction jobs?"

A peak construction workforce in the hundreds over roughly two-plus years, local-first, with over a thousand cumulative trade positions across the build, labeled that way so peak and cumulative never get conflated.

*Ref: Construction workforce basis (labeled peak vs cumulative) · council record*

### 7. "Is the $500,000 a year real, and does it survive a sale?"

It's the floor, pledged on the public record, and it becomes binding when papered in the development agreement, where covenants run with the land and bind any successor, with the annual public report verifying payment every year.

*Ref: Spanish Fork City Council, Aug 4 2026 (pledge) · development-agreement placement (committed before final approvals)*

### 8. “Has Volition ever built or run anything like this?”

No, this is our first, and we say so plainly. It’s delivered by firms that have done it many times, the fuel-cell supplier with 1.5+ GW deployed, a national permitting firm, an EPC named before building permits, under obligations that bind the owner regardless of anyone’s résumé.

*Ref: Bloom Energy public deployment record · development-agreement obligations*

### 9. “What if the financing fails mid-project? Who’s on the hook?”

The owner-permittee is, and the protections don’t depend on its solvency: decommissioning security (letter of credit, surety, or cash at 125% of an independent estimate) is posted before first occupancy, covenants survive foreclosure and bankruptcy, and an unfinished interior retrofit leaves a usable industrial building, not a shell.

*Ref: Development-agreement security architecture (committed before final approvals) · Title 15 §K*

### 10. “What would this property do for the city otherwise?”

Its built purpose: a distribution warehouse, roughly 7,000 truck trips a month, modest equipment value, logistics wages. The data center is the same building with a step-change in taxable value (~$550k versus ~$40mm), a few hundred commuter cars instead of trucks, higher wages, and lower demand on city services.

*Ref: ITE Trip Generation Manual (LUC 154/155 vs 160) · county assessment practice*