LAKE COUNTY · A COMMUNITY CONVERSATION

GET IT IN WRITING.

A promise made at a meeting is not binding. Get community promises into enforceable written commitments — permit conditions, the tax agreement, a community benefits agreement — with monitoring and consequences.

TIPTONVILLE IS ALREADY ON THE LIST

- 161 kV substation already on the site
- 100% fiber coverage
- Up to 100 MW of capacity cataloged
- Served by Gibson Electric, a member-owned co-op

No project has been filed yet. That is exactly the leverage.

WHAT THE RECORD SHOWS

15–35
permanent jobs
a 100 MW site typically supports once built

5 million
gallons of water a day
a large site can draw for cooling

59
turbines, no air permit
run at Musk's data center 2 hours south

$0
sales tax on equipment
Tennessee waives it above $250 million

Being straight about it: Gibson Electric is a member-owned cooperative, and Tennessee's Public Chapter 961 already bars utilities from billing other ratepayers for new power lines at projects of 50 MW and up. That protects your power bill. It does not protect your water, your roads or your schools. Those have to be written into something binding — a permit condition, the tax agreement, or a community benefits agreement — with monitoring and consequences.

WHAT TO ASK FOR — PROPOSED NEGOTIATING TERMS

Nothing below is secured. Every figure is a proposed starting point for Lake County to negotiate.

- ☐ **35% of construction hours, local.**
  Verified by certified payrolls, every quarter.
- ☐ **Trained in the trades the building runs on.**
  Electrical, HVAC, fiber, IT and data-center operations.
- ☐ **$5,000 per megawatt, every year.**
  Or $1 million, whichever is greater. On top of taxes.
- ☐ **Reelfoot Lake protected.**
  Baseline testing before construction. Quarterly after.
- ☐ **The developer pays for what it needs.**
  Roads, water lines, substations. Not your bill.
- ☐ **A bond posted before it opens.**
  So the county is never left with an empty shell.
- ☐ **15% of the hours by apprentices.**
  Plus $250,000 a year into training and scholarships.
- ☐ **35% of the permanent jobs.**
  Held by Lake County residents within three years.
- ☐ **Closed-loop cooling.**
  No drinking water for routine cooling. Homes first.
- ☐ **Homes first in a drought.**
  Cooling gets cut before any household conserves.
- ☐ **Permits before, not after.**
  No “temporary” generators while paperwork waits.
- ☐ **Enforceable, not aspirational.**
  Clawbacks, and binding on whoever owns it next.

BRING A NEIGHBOR. BRING YOUR QUESTIONS.

SATURDAY, NOVEMBER 14 · 1:00 PM

Rock of Ages C.M.E. Church · 824 Lake Street · Tiptonville, TN 38079

Sources: gridcensus.com site catalogue for Tiptonville; SASBE (2026) on permanent staffing per megawatt; University of Georgia CAES on data center water use; Reuters (July 2026) on unpermitted turbines at xAI Memphis; Tenn. Public Chapter 961; Tenn. sales-tax exemption threshold.