Exhibit D

ARCC

ARKANSAS CONNECTED COMMUNITIES ASSOCIATION

A BRIEFING FOR THE ARKANSAS LEGISLATIVE BLACK CAUCUS

DATA CENTERS & ARKANSAS'S FUTURE

What data centers are, how they affect the grid, water, and local economy, where Arkansas stands nationally, and the due-diligence questions every community should ask before a project breaks ground.

Presented by Aaron Pilkington, Executive Director | September 2026

TODAY'S BRIEFING

What We'll Cover

01

What a data center actually is

The physical backbone of the AI economy, explained plainly.

02

Effects on the grid & environment

What the credible research shows about power and water.

03

The economic development case

Jobs, tax revenue, and rural transformation — with Arkansas numbers.

04

Where Arkansas ranks nationally

Momentum, cost advantage, and how our incentive law compares.

05

Questions to ask developers

The due-diligence checklist every host community needs.

06

The path forward

How ARCC can support the Caucus's work on this issue.

SECTION 01

What Is a Data Center?

A data center is a large, secure facility built to house the servers, storage, and networking equipment that store data and run computing workloads — including the AI models powering today's economy. Think of it as the physical building where “the cloud” and “AI” actually live.

Hyperscale campuses

Massive, single-tenant facilities built by companies like Google — hundreds of thousands of square feet, hundreds of megawatts of power.

Colocation facilities

Shared buildings that lease server space to multiple businesses, from local firms to national providers.

Why they're being built now

The AI boom requires enormous, specialized computing capacity — and that capacity has to physically live somewhere.

Arkansas is already home to this build-out

$20B+

in committed capital investment across five active Arkansas projects — detailed in Section 3.

SECTION 01 — THE NATIONAL STAKES

Why This Race Matters

Artificial intelligence is the defining technological competition of this century — and data centers are the factories of that race.

5,427 vs 449

U.S. vs. China data centers, 2025 (Stanford HAI AI Index)

$286B vs $12.4B

U.S. vs. China private AI investment, 2025 — though Beijing's state-directed funding isn't fully counted here

35–38x

the U.S. and allied lead in advanced AI chip manufacturing capacity (Council on Foreign Relations)

China's real edge isn't chips — it's power

China added 543 gigawatts of new electricity capacity in 2024 alone — more than the entire United States has built in its history. If America can't build power and data centers fast enough at home, compute and chip leads won't be enough to win.

Opposition to data centers is now a documented foreign target

In August 2026, X identified a suspected Chinese bot farm posting content designed to inflame American opposition to data centers and AI energy policy. Congress has asked the FBI to brief lawmakers on foreign campaigns tied to up to $45.8B in delayed Virginia projects. Genuine local concerns are real and deserve a fair hearing — but Arkansas shouldn't be caught flat-footed in a race this consequential.

Sources: Stanford HAI AI Index 2026; Council on Foreign Relations; Emit Capital Asset Management (China power data); Axios, Aug. 28, 2026; House Energy & Commerce Committee

SECTION 02

Active Investment in Arkansas

Five projects already underway represent the largest single wave of capital investment in Arkansas history.

LOCATION	COMPANY	INVESTMENT	KEY DETAILS
West Memphis	**Google**	$4 Billion	Under construction; partnered with Entergy on a 600 MW solar project
Little Rock	**Google**	$1 Billion	300,000 sq. ft.; awaiting wetlands regulatory approval
Pulaski County	**AVAIO Digital**	$6–$21 Billion	Initial 150 MW, scaling to 1 gigawatt — among the most powerful in the nation
Clarksville	**Serverfarm**	$6.6-$55 Billion	Full campus under construction in Johnson County
Conway	**Fortune 500 (unnamed)**	$1 Billion	300,000 sq. ft. planned

$20B+
total committed capital investment across all five projects

5
major projects live simultaneously — from the Delta to Central Arkansas

1 GW+
scale AVAIO's Pulaski County campus is targeting at full build-out

Clarksville's Partner: Serverfarm

A 25-year global operator, now building in Arkansas

Serverfarm has developed and operated data centers for more than 25 years, with facilities across North America and Europe — from Chicago and Los Angeles to Amsterdam, London, and Tel Aviv. The company is backed by Manulife Investment Management and led by CEO Avner Papouchado.

The Clarksville campus

- $6.6 B campus on 135 acres — six buildings, ~360,000 sq. ft. each, built in phases.
- Closed-loop cooling uses ~70% less water than traditional systems, with near-zero waste.
- Contractually required to add 1.45M gallons/day to Clarksville's water system if needed — a benefit for every resident.
- City Council unanimously approved financing and a community benefits agreement in 2026.

Recognized among the industry's best

2024	**Ontario Builder Award — Winner**	Toronto data center (We Build Ontario / Ontario General Contractors Assoc.)
2022	**Cloud Platform Innovation of the Year — Winner**	InCommand DMaaS platform (SDC Awards)
'22 & '23	**CRN Data Center 50**	named among the industry's Top 50 data center companies two years running
2022	**Capacity's Power 100**	CEO Avner Papouchado named among the industry's most influential leaders

Plus additional finalist recognitions at the Tech Capital Awards, DCD Awards, and Datacloud Global Awards.

$1.637B

sustainability-linked loan tied to a 15%+ power-efficiency target by 2033

100%

of 2025 interns who received full-time offers accepted them

SECTION 02 — ECONOMIC DEVELOPMENT

What Arkansas Gains

What these five projects are already committing to Arkansas communities:

$70K–$90K

average annual salary for permanent data center technician roles, with full benefits

Thousands

of skilled-trades construction jobs — electricians, ironworkers, pipefitters — across multi-year build phases

~$10M/yr

in projected property tax revenue from Google's Little Rock campus alone, once fully developed

Permanent, high-wage careers

These operational salaries sit well above the Arkansas median wage, and the construction phase alone will employ far more workers than any single facility's permanent headcount — across trades already based here.

Every dollar goes further

That property tax revenue funds local schools, city services, and county government directly — and it's one project of five. As Google, AVAIO, Serverfarm, and others move from construction into operation, statewide totals will grow well beyond today's baseline.

Source: ARCC Master Reference Document, June 2026

A Proof of Concept: Quincy, Washington

A farming town of ~8,000 people

Two decades ago, Quincy welcomed its first data centers. Today, those facilities fund approximately

75%

of the town's entire property tax base.

Independently covered by NPR and widely cited as the reference case for rural data center development.

What that tax base paid for:

- A new fire station
- A new public library
- A fully staffed police force
- A homegrown workforce training program that produces local data center workers

"Quincy did not sacrifice its future for megawatts — it secured its future because of them. Arkansas communities facing similar circumstances, particularly across the Delta and rural Arkansas, deserve the same opportunity."

SECTION 02 — WHO BENEFITS

Real Communities, Real Results

West Memphis, Arkansas

Home to Google's $4 billion campus

63%

of West Memphis residents are Black — making this one of the largest single capital investments ever made in a majority-Black Arkansas community.

- Google's Fair Share Plus agreement funds a 600 MW solar array and 350 MW of battery storage serving this community's grid — at no cost to residents.
- The resulting tax base flows directly into Crittenden County schools and services, in a community where median household income has long trailed the state average.

Building the pipeline, not just the campus

Google's Career Launchpad, with the Thurgood Marshall College Fund, brings no-cost AI and cloud certification to students at 20+ HBCUs, aiming to reach 20,000 students.

Google's STAR program builds local pathways into the electrical and mechanical trades data centers require — no four-year degree required.

When it's built right, the results compound.

Loudoun County, Virginia — the single largest concentration of data centers on Earth — is also, by median household income, **the richest county in the United States.**

Outcomes depend on how a project is structured — which is exactly why the due-diligence framework in Section 05 matters for every host community.

Sources: U.S. Census Bureau ACS; Google Data Centers Workforce Development; Thurgood Marshall College Fund; Virginia-Demographics.com (2024 ACS)

SECTION 03

Effects on the Grid

The honest question communities ask: will this raise my power bill? Here's what the research and Arkansas's actual agreements show.

Arkansas's model: developers pay their own way

- Google's “Fair Share Plus” agreement with Entergy Arkansas requires Google to fund 100% of the electrical infrastructure built for its own operations.
- That includes a 600 MW solar project and 350 MW of battery storage in West Memphis — new generation that strengthens the grid for everyone, not just the data center.
- The Data Center Coalition's national members have publicly committed to paying full energy costs and not shifting costs onto other ratepayers.

What independent research finds

Lawrence Berkeley National Lab (2019–2025)

States with the highest load growth generally saw declining average retail electricity prices — the opposite of the assumption that new demand automatically raises rates.

E3 study of Amazon facilities (4 utility territories)

Each large data center generated a net surplus of $3.4M that utilities could apply toward lower rates for other customers — rising to as much as $6.1M per 100 MW by 2030.

The honest caveat

In fast-growing regional grids like PJM, data centers are one of several factors in rising capacity prices — which is exactly why binding cost-allocation agreements matter, and why Section 05 matters.

SECTION 03

Ending Two Decades of a Flat Grid

For almost twenty years, total U.S. electricity demand barely moved. Data centers are the reason that's changing — and Arkansas is capturing the new generation investment that comes with it.

~20 years

of nearly flat U.S. electricity demand — growing at well under 1% a year as efficiency gains offset population and economic growth

Data centers broke the plateau

From 4.4% of U.S. electricity use in 2023, data center demand is projected to reach 6.7%–12% by 2028 — the fastest-growing source of new load in the country.

The buildout data centers are catalyzing

132 GW

the national 10-year capacity forecast utilities now plan for — up from just 80 GW one year earlier, a 65% jump driven almost entirely by data center demand (NERC).

New generation, developer-funded

Solar, gas, battery storage, and paused nuclear plants are moving forward specifically to serve this new load — capacity Arkansas and the nation need regardless of who drives it.

Already happening here

Google's 600 MW solar array and 350 MW of battery storage in West Memphis is new generating capacity Arkansas didn't have before — funded entirely by the developer, not ratepayers.

Sources: Lawrence Berkeley National Laboratory; North American Electric Reliability Corporation (NERC); Rabobank, "The US Scrambles to Meet Surging Power Demand by 2030," 2026

SECTION 03

Effects on Water & the Environment

0.2%

of all U.S. freshwater used nationally by data centers in 2023

83%

of data centers use as much or less water than a large commercial office building — Virginia JLARC, the nation's largest data center market

U.S. water use by industry, 2025 (billion gallons/year)

Source: Bluefield Research; Data Center Coalition Water Use Fact Sheet, 2026

Modern cooling — closed-loop recycling, air cooling, and immersion systems — continues to shrink data centers' water footprint, and the industry funds wetland mitigation and environmental compliance in full on Arkansas projects.

SECTION 04

How Arkansas Ranks Nationally

#40th

Arkansas' is one of the states with the least amounts of Data Centers in the country.

↑ 13 spots

the single biggest jump of any state — CNBC's "Most Improved State" for 2026

#0

Zero current active hyperscalers

#46th

Future Investment in Arkansas compared to other states

Act 548: one of the most competitive data center incentives in the country

$100M

minimum investment threshold to qualify — lower than many competing states

Broader exemption

covers equipment, construction and operating costs, and electricity — not just hardware

standard-tier job mandate

Requires 3 Million dollars in Arkansas Payroll Taxes to be paid over the course of every 2 years .

Sources: CNBC America's Top States for Business, 2026; Arkansas Act 548 of 2025 (H.B. 1444); KMK Consulting incentive analysis, 2025

SECTION 05

Questions to Ask When Developers Come to Town

Arkansas benefits most when host communities negotiate from a position of information. These are the questions ARCC recommends every local official and community leader ask before a project moves forward.

? Power & Grid

What is the projected electricity demand, and is there a signed cost-allocation ("Fair Share") agreement guaranteeing the developer — not ratepayers — funds infrastructure upgrades?

? Water & Cooling

What cooling technology will be used, what is the projected daily water draw, and does it rely on municipal, groundwater, or recycled water sources?

? Economic Commitments

What are the guaranteed minimum investment and job-creation figures in writing — not projections — and what wages, benefits, and local-hire commitments come with them?

? Tax Base & Abatements

What is the PILOT or abatement structure, and how much net new revenue will actually reach schools, fire departments, and county government after those abatements?

? Community Transparency

Has the company held public meetings before seeking permits, and what noise, lighting, traffic, and land-use mitigation is planned for neighbors?

? Long-Term Accountability

What is the decommissioning plan if the project stalls or the company exits — who is responsible for equipment removal and land-use reversion?

SECTION 06

The Path Forward, Together

ARCC exists to make sure Arkansas captures this opportunity responsibly — and rural, historically overlooked communities are central to that mission, not an afterthought.

1

Education, not lobbying

ARCC informs and convenes — legislative contact on specific bills is handled by member companies' own government affairs staff, not ARCC directly.

2

Rural & Delta focus

Driving investment into rural and underserved Arkansas communities is a core ARCC objective, not a talking point — directly aligned with the Caucus's priorities.

3

A standing resource

Data, project briefings, site visits, and direct access to member company and utility contacts — available to the Caucus on an ongoing basis.

Arkansas is at a defining crossroads.

Every day without organized, informed engagement is a day this generational opportunity is shaped without every community's voice at the table. ARCC welcomes the Caucus's partnership in getting this right.

Let's seize Arkansas's moment — together.

Aaron Pilkington

Executive Director, Arkansas Connected Communities Association

479-308-8384

info@arkansasconnectedcommunitiesassociation.org

www.arkansasconnectedcommunitiesassociation.org

@ArConnectedComms | Arkansas Connected Communities Association