An Open Letter To the Community of Cottle County

Project Matter's Commitment to Cottle County

October 19, 2026

Dear Cottle County neighbors,

On behalf of Project Matter, we would like to thank the citizens and leaders of Cottle County for the opportunity to become part of this community. We understand that a project of this scale raises important questions, and we welcome the opportunity to explain what this development means for the County.

Project Matter, a natural gas power and data center planned east of Paducah off Highway 70, represents a significant long-term opportunity for Cottle County. Our goal is straightforward: bring new tax revenue, jobs, infrastructure improvements, and direct community investments without placing additional demand on local water or electricity resources. Above all, we intend to be a good neighbor.

On November 9, 2026, the Cottle County Commissioners Court will hold a public hearing on our proposed tax abatement. We believe residents deserve a clear explanation of what the County would receive, what we are asking for in return, and how we intend to protect the resources that make Cottle County a special place to live.

What Cottle County Receives Under the Proposed Agreement

Project Matter will make payments to Cottle County every year under the proposed agreement.

The proposed tax abatement provides financial certainty for a large infrastructure investment while ensuring the County receives meaningful benefits from the beginning.

Our commitments include:

- **A minimum of $2.5 million per year for 10 years** for the first phase, with payments increasing as the data center capacity grows.
- **A $1.5 million advance payment** so the County can begin putting project revenues to work immediately for residents.
- **Millions of dollars in road improvements**, not just around the project but throughout the County, to improve road safety related to increased traffic.
- **More than $110,000 immediately** for Sheriff's Department equipment needs, along with increasing support for deputies' and EMTs' salaries.

The Paducah School District and regional Ground Water Conservation District taxes are not abated and will provide additional tax revenue to support the education system and water infrastructure. When the agreement ends, the full value of the investment will be subject to County property taxation, ensuring a long-term tax base.

The abatement gives the County and local groups predictability of revenue; it does not erase our obligation to contribute.

Investing Directly in Cottle County

Over the past five months, we have met with local organizations to better understand the community's concerns. As part of our abatement proposal, Project Matter is committing to:

- **Paducah Volunteer Fire Department:** $1.425 million for critical equipment, trucks, PPE, and lifesaving tools, plus significant ongoing financial support for staffing and training.
- **King Cottle Water**: up to $500,000 for engineering studies and regional water planning, with
  significant future investments in infrastructure projects.
- **Cottle County Library**: $100,000 annually.
- **Cottle County Museum**: $25,000 annually.
- **Cottle County Cemetery**: $25,000 annually.
- **Paducah ISD Booster**: $50,000 annually.
- **Ground Water Conservation District**: $50,000 annually toward the Aquifer Recharge Program.
- **Cottle County Dark Skies**: up to $50,000 annually in grants for light pollution reduction projects.

These commitments represent **over $2.2 million in immediate community investment, with ongoing contributions of millions more in long-term public-safety staffing and nonprofit support.** Future phases will trigger additional investment in these and other programs.

We are always open to meeting with additional organizations. We look forward to further engagement with the City of Paducah and hope to establish programs with the city council that directly impact residents. We are eager to partner with others on housing, healthcare, grocery, and pharmacy services to ensure access and affordability.

We will establish a local vendor and employment outreach program to give qualified local businesses and workers access to opportunities created by the project. There will be additional details in subsequent letters to the community.

No Demand on Local Water or Electricity

We have heard the community's concerns about water and electricity. We want to address them directly.

WATER — We will not use local groundwater for Project Matter during construction, startup, and operations. We will independently source 100% of the water required for construction, startup, and operations from outside Cottle County.

Our closed-loop cooling system recirculates the same fluid, much like a car radiator. For the planned development, the system will require a **one-time fill** of approximately 400,000 gallons and an estimated 20,000–25,000 gallons annually for makeup. Potable water will also be brought in from outside the County.

The Ground Water Conservation District will install meters on wells on our property for independent verification. The development will not use local water unless an approved regional water plan demonstrates sufficient availability for residents, farmers, and businesses first, with additional capacity for the project.

ELECTRICITY — We will generate our own power.

Project Matter will use on-site natural gas generation, commonly known as behind-the-meter or islanded power. **We will not draw electricity from the local utility grid, which means our electricity demand will not be passed on to residents or businesses through their electric bills.**

Any future grid connection would require separate utility and regulatory review, in accordance with the

Governor's order. We embrace his commitment to responsible development of data centers.

Protecting the Community

We are committed to protecting the rural character of Cottle County. Our plans include dark-sky certified lighting products and practices, noise-attenuation measures, wildlife

protections, construction housing camps outside Paducah, and coordination with local emergency services on traffic and safety. We are also evaluating technologies to recover waste heat and reduce environmental impacts.

In an upcoming letter, we will provide further details on our technology and approach to the development,

highlighting how we minimize our impact and footprint.

Hold Us Accountable

Our commitments will be put in writing as part of the abatement agreement so the County and its residents can hold us accountable.

We will publish annual updates, hold public meetings, and establish a community advisory committee so residents can continue to provide input and help guide the project.

We recognize that reasonable people may have differing views about our development. **Whether you support the project, oppose it, or remain unsure, we ask that you measure us by our actions and by whether we fulfill the commitments we are making to Cottle County.**

We intend to be here for the long term and to be a good neighbor.

Join Us at the Public Hearing

November 9, 2026, at 9:30 a.m.
Commissioners Courtroom Cottle County Courthouse
815 9th Street, Paducah, TX 79248
All interested residents are welcome to attend and speak. For more information, visit projectmatter.net.
Sincerely,

Steve Manos
VP Corporate Development, Aetheris
Kristen Vosmaer
Head of Operations, Aetheris
On behalf of Project Matter and RS 70 Land Holdings LLC