



TEDC 2025 CEDA APPLICATION

All Applications Must Be Received by August 29, 2025

The 2025 CEDA nominations will be judged in each of the five categories that have made the most significant contribution to economic development in their community and the State of Texas.

AWARD CATEGORIES

The CEDA will be awarded to one community from each of the following five population categories: (as currently marketed). Mark the population category for which you are applying. In addition to CEDA by population, applicants will be considered for five criteria awards such as: Innovativeness, Transferability, Community Commitment & Leverage, Measured Objectives and Secondary Benefits.

- ☐ Population less than 10,000 _____
- ☐ Population 10,001 to 20,000 _____
- ☐ Population 20,001 to 50,000 _____
- ☐ Population 50,001 to 100,000 _____
- ☐ Population 100,001 to 250,000 _____
- ☐ Population 250,001 and above _____

NOMINATION:

Name of Community: _____

TEDC Member Name: _____ (individual member, not organization)

Telephone #: _____

Email Address: _____

Community Population (as currently marketed): _____

Community/Organization Linked-In Profile: _____

Application Submitted By: _____

Email Address: _____

Media Contacts: [optional]

Organization: _____ Contact Name: _____

Email Address: _____

Organization: _____ Contact Name: _____

Email Address: _____

The Development Corporation of Abilene (DCOA) began laying the groundwork for Project Radiance (also known as Stargate 1) in 2021. What started as a bold vision and strategic partnership with Lancium has culminated in four years of work, resulting in an internationally recognized project. Stargate 1, a project with growing relevance to national security, is positioning Abilene at the forefront of artificial intelligence data center infrastructure. Given the project's complexity and evolution, not all details are available until construction is complete — including the full scope of capital investment and impact for our community.

The DCOA reached a milestone with the latest project announcement for Project Radiance, which included an expansion of capital investment, jobs, and total square footage related to the original 2021 project with Lancium. Originally this project was announced at \$3.4 billion, 2 buildings totaling 1 million square feet, and 100 direct jobs created. Now, with the attraction of specialty data center developer Crusoe and Fortune 100 tenant Oracle, the project now includes 8 buildings totaling 4 million square feet, 400 direct jobs created, and more than \$47 billion in capital investment.

I. INNOVATIVENESS

In 2025, the DCOA, in continued partnership with the City of Abilene and Taylor County, announced the latest milestone in the growth and expansion of Lancium's Clean Campus. This expansion added six buildings to the originally announced two buildings, bringing the campus to a total of 4 million square feet of data center under construction. Lancium, as the owner and master developer of the Clean Campus, leased a portion of the campus to Crusoe, which is now constructing data centers for Oracle, a Fortune 100 data center tenant.

While the recent announcement drew international attention overnight, it represents the culmination of four years of persistent work by the DCOA — building the framework, negotiating agreements, and positioning Abilene to attract major new investment. Through the DCOA's first company partnership with Lancium in 2021, Lancium annexed land into the city limits to establish the flagship Clean Campus. Working alongside the City of Abilene and Taylor County, the DCOA helped forge a monumental partnership that secured the first tax abatement agreements in over a decade for the City and County.

As the project grew, the DCOA remained at the forefront through its continued partnership with Lancium, working alongside the company to navigate the project's evolution. The DCOA has served as the conduit between Lancium and the City and County, amending and expanding the tax abatement agreements to reflect increased capital investment, expanded square footage, and additional job creation. These updated agreements also

ensured the tax abatements agreements would allow for additional development partners, like Crusoe.

Beyond financial tools, the project also pioneered a community-wide workforce readiness strategy, aligning education partners in real time with the technical needs of the artificial intelligence and clean energy sectors — an innovation that redefines how communities prepare talent pipelines for next-generation industries.

This rapid mobilization of resources and solutions highlights the DCOA's innovative approach to economic development, demonstrating a strategic and adaptive model for securing company expansions that shape the future of Abilene, Texas.

II. TRANSFERABILITY

The business development model leveraged by the DCOA offers a replicable framework for transforming underutilized land into high-growth, technology-enabled campuses. What makes this model particularly transferable is that it leverages strong public leadership, community vision, and partnership coordination to deliver transformative results. One of the key components to securing this expansion project was the negotiation of new tax abatement agreements for the companies with the City of Abilene and Taylor County. For communities with limited tools in their economic development toolbox, they can leverage tools like a Chapter 312 Tax Abatement Agreement to add value to the incentive package.

From serving as a conduit with the City and County to streamline annexation and site planning processes, to customized incentive packages, and the ability to respond swiftly to business needs, the DCOA has built a playbook that can be readily transferred to similar situations in other regions. Specifically, the model is structured in clear, repeatable steps: (1) implement phased abatements tied directly to investment milestones, (2) establish a standing framework for renegotiation as projects expand, and (3) maintain long-term 'service after the sale' relationships with employers. This roadmap offers other communities a tangible, step-by-step template.

III. COMMUNITY COMMITMENT & LEVERAGE

The DCOA played a critical leadership role from the project's inception. In 2021, the organization worked with the City of Abilene and Taylor County to facilitate Lancium's annexation of over 800 acres into the city limits. The DCOA also coordinated the first tax abatement agreements with the City and County in over a decade—agreements that were amended in 2025 to support phased growth, major capital investment, and long-term job creation.

As the project grew, the DCOA led ongoing negotiations to amend and expand incentive structures, align infrastructure investments, and ensure site-readiness across all phases. The organization also served as the primary connector between company executives, public stakeholders, utilities, and workforce partners.

Focused discussions regarding infrastructure upgrades and public road improvements have taken place. Active engagement from emergency services, utility providers, and local educators further illustrates how the community has come together to support this expansion project. For example, the DCOA has brought together all local school districts, universities, colleges, and technical schools within Abilene to make a plan of action to meet the growing needs of the data center industry. This initiative is designed to build career pathways in energy, computing, and infrastructure management.

The community's willingness to support this transformational project has positioned Abilene, Texas as an emerging center for artificial intelligence and data center innovation. The DCOA's ongoing support exemplifies a "service after the sale" approach, ensuring that all company partners thrive and prosper in Abilene, Texas for generations to come.

IV. MEASURED OBJECTIVES

As the project has expanded from its original 2021 framework, its objectives have grown in both scale and specificity — from square footage and capital investment to job creation. Given the project's scale and sensitivity, these objectives are intentionally conservative benchmarks that establish a reliable baseline for impact. With all 8 buildings under construction, Project Radiance is expected to:

- Create at least 50 direct jobs per building, culminating in more than 400 new direct jobs in Abilene, Texas — from IT professionals and engineers to entry-level data center technicians and logistics coordinators
- Invest more than \$47 billion in capital to develop all 8 buildings on the Lancium Clean Campus
- Develop 4 million square feet of data center

V. SECONDARY BENEFITS

A project of this magnitude carries a level of complexity and sensitivity that reflects its increasing role in the discussions about artificial intelligence and data security. The DCOA utilized multiple models to evaluate the transformational impact the project will have on the Abilene community. Once all eight buildings are complete, the City of Abilene will receive an estimated

\$22.6 million in property tax revenue each year for 20 years. To put this in perspective, this represents 32% of the City's Fiscal Year 2025 Property Tax Revenue Budget. Taylor County will receive approximately \$18 million in Property Tax Revenue each year for 20 years, representing 25% of its Fiscal Year 2025 Property Tax Revenue Budget.

In addition to property tax revenue, this project should increase sales tax and school taxes, further strengthening the local economy. According to Dr. John Kuhn, Superintendent of Abilene ISD, "These projects are a game-changer for AISD. As they reach full valuation, they could reduce the average school taxes while also generating the bond capacity needed to modernize our schools. This is the type of long-term impact that benefits every student, taxpayer, and business in our community."

While these numbers focus on the investment made by the companies, the DCOA understands the impact this will have during the construction phase. More than 3,000 construction workers are already on-site daily, with that number expected to rise to nearly 5,000 as buildout continues. As these employees continue to live and work in Abilene, there will be significant impacts on sales tax revenues.

Beyond the numbers, Project Radiance is unlocking transformative benefits for the Abilene community. The project's national visibility has positioned Abilene, Texas as a viable destination for future-focused employers. Its presence is already informing curriculum development at local high schools and the six higher education institutions (Abilene Christian University, Hardin-Simmons University, McMurry University, Texas State Technical College, Texas Tech University Health Sciences Center, and Cisco College). Crusoe and Lancium have both pledged to support Science, Technology, Engineering, and Math initiatives, scholarships, and community nonprofit programs.

Most importantly, the project opens up new opportunities for a rising generation of West Texans. By advancing AI and clean energy in Abilene, Project Radiance is creating pathways to cutting-edge careers, making Abilene, Texas a community where the future workforce can thrive.