Multi-campus corridor plan

Several campuses may draw from the same watershed, use the same substation or send trucks down the same road. Ask the neighboring towns, utility and downstream water users to review the costs together.

One map of all planned phases

For each parcel and phase, list the owner, tenant, expected opening date, peak electricity demand and water needs by source on the busiest day and over a year. An independent regional engineer publishes totals for built, delayed and canceled phases. Show metered use separately from capacity reserved. Neighboring communities review the map; each permitting authority still decides applications in its own jurisdiction.

Who pays for shared roads, pipes and substations

For each upgrade, the operators and asset owner sign a schedule naming who pays what share and how the owner will check the finished work. Before ordering equipment, each operator guarantees costs that cannot be recovered if it pulls out. Name who can collect and subtract the value of anything the owner can sell or reuse. Submit grid charges, deposits and exit fees to the utility for approval through its usual process. Publish the decision, except for protected information.

Payments across town lines

Each operator pays [amount per operating phase] to an independent fund. Upstream, downstream and host communities have seats on the board. Publish how the money will be divided before the first payment. Audit each operator and phase annually; count a shared grant or job only once. If a tenant leaves, the party that signed still owes the money until the fund accepts the agreed replacement guarantee.

> Tulsa's March 2026 permit pause excepted the first two phases of Project Anthem. The Tulsa site record includes the operator's plans and community responses. List what each phase can already do. Google's company plan addresses direct grid connection costs; it does not establish how every upstream upgrade will be paid for. For a different kind of commitment, Wisconsin's commission announced a 15-year minimum term for We Energies' very large customer rate in April 2026. That local decision does not establish actual household bill impacts.

District heating in Tallaght and Odense

South Dublin County Council says its Tallaght heat network in Ireland began serving university and public buildings in 2023 and expanded in 2024 to include 133 cost-rental apartments. The council reports which buildings receive heat. It does not say what each household saved.

In Odense, Denmark, the operator reported that heat deliveries had begun in 2020. It forecast 165,000 MWh of heat per year after expansion. Ask for a meter reading from the heat customer, the cost of the pipes and the name of the party who pays if either site closes.

Pecém, Brazil: who gets a say before another site is licensed?

In Brazil, federal prosecutors and public defenders sued over the Pecém project, seeking an assessment of its impacts and consultation with the Anacé people. In October 2026 a judge denied the request for an interim order and left the merits open. Chief Roberto Anacé described meetings where the companies explained their plans; he said his people had not authorized the project. Ask the affected people which consultation protocol they use. An attendance sheet records who came, not who consented.

Sample agreement

Project: [site and phases]. Parties: [landowner], [operator], [guarantor] and [community signatories]. Replace the brackets with local names, amounts and deadlines before anyone signs.

Resident representation

Residents choose their representatives at an open meeting. Include renters and neighbors outside the tax district. The developer pays for interpretation and an independent adviser from a separate account. Publish the draft for [review period] and respond publicly to suggested changes. Residents may participate and still oppose the project.

Payments to the community

The operator pays [fund holder] [amount] when [milestone] occurs, then [amount] each year, adjusted for inflation using [index]. Residents hold a majority of seats on the board that awards grants. The board publishes its conflict-of-interest rules; the treasurer posts receipts and spending every quarter. List taxes, tax breaks, infrastructure reimbursements and gifts separately from the promised payments.

Who can enforce each term

Put payments in the signed agreement, land-use restrictions in the permit and electricity charges in the approved utility terms. Ask local counsel who has authority to sign and enforce each one. Any right for residents to enforce the agreement must be written into it. The agreement cannot replace environmental review, public hearings or Tribal consultation, or change treaty rights.

Missed payments and complaints

Residents choose an independent monitor who can inspect invoices, meter readings and payroll with names removed. The operator deposits [annual monitoring budget] through closure. Each quarter the monitor publishes what was due, paid, late or disputed, with the supporting records. Residents can call [phone] or file with [office] online. The office acknowledges complaints within [days] and publishes outcomes without names. After written notice, the operator has [days] to fix a breach. Specify who may draw on [financial guarantee] if it does not, who decides disputes and where either party can appeal.

Sale or closure

Before construction, the owner provides a financial guarantee for the independently estimated cost of restoring the site. Update the estimate and guarantee every [interval]. Release the original owner only after a buyer accepts the obligations in writing and supplies replacement security. List payments that remain due if work stops early. Publish the signed schedules, amendments, annual audits and final inspection.

Payment and inspection record

Make a copy for each obligation:

- Work promised: [starting condition], [target and units], [deadline].
- Payment: [who owes it], [budget and source], [amount due], [amount paid], [recipient and date].
- Inspection: [who checks the work], [public record], [next review date].
- If the operator falls short: [who gives notice], [time to fix it], [remedy and who can use it].

For home repairs, for example, the budget shows what the city approved. A paid invoice and a final inspection show which repairs were finished. Record both.

Before the vote, read out any unresolved terms. Attach the payment and inspection records to the agreement. Record who signed, the vote date and where residents can get a copy.

If your community has a moratorium

Ask the clerk for the adopted text, amendments, effective and end dates, application map, and exemptions for existing approvals. A proposal, an advisory vote and an enacted pause have different effects. A dated tracker entry does not establish that a pause is still in force.

During a pause, use only the activities the text permits. Ask the authorized body to publish outstanding studies, resident objections and what remains unresolved before its next public decision. Compare a smaller project, delay, relocation and no project. A private agreement cannot lift a public restriction.

Find the jurisdiction in the tracker's Moratoriums directory.

Sources

For a public meeting, these guides can help residents decide which documents to request. Each local example links to the record it describes.

- NAACP: Stop Dirty Data — publish project impacts before bargaining over money; residents need time and independent advice.
- American Rivers: Data Centers and Rivers — ask separately about water withdrawn, water returned, discharge quality and who pays for new capacity (pp. 7–10).
- World Resources Institute: Powering Progress — distinguish who signs from who benefits; design training that gives workers options beyond a single campus.
- Federation of American Scientists: finding eight agreements — ask the clerk for executed contracts and exhibits; a promise to file a later plan leaves terms unsettled.
- Science for Georgia: community benefit agreements — name the person who measures compliance and the party able to enforce each requirement.

Compare these proposals with Microsoft's company-wide commitments on power, jobs and taxes. Ask who will sign for the local campus, how much is due and when. None of the organizations listed here has endorsed these drafts.

Editable draft and sources: https://pranava0x0.github.io/datacenterpolicytracker/community-benefits.html#corridor