

NeoCity

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INTRODUCTION

An ethos of collaboration transforms the way we ideate, create and innovate.

Originally dubbed the “Osceola Tech Farm,” NeoCity is inspired by the innovations and technologies emerging from within and it signals the next horizon of the **New Osceola**.

Once a field for livestock and farming, NeoCity is now a place where new ideas are springing up from the minds of the scientists, researchers and experts cultivating tomorrow’s emerging technologies. The 500-acre research park, located near downtown Kissimmee in Osceola County, is in a highly connected, infrastructure-rich environment surrounded by an ecofriendly atmosphere of parks, trails and water features.

The vision for NeoCity is inspired by an ethos of collaboration and designed to transform the way we ideate, create and innovate. It’s where burgeoning concepts will grow into mature technologies, from smart sensors and photonics to software applications and process improvements in science and optimized operations. NeoCity is being developed as an innovation epicenter sourced by a high-quality workforce set within a mixed-use research and technology destination of regional, national and global impact.

NeoCity is also the home of BRIDG – the world’s first industry-led non-profit consortium for advanced manufacturing technologies that serves the research, development and commercialization for smart sensors, imagers, advanced devices and 2.5D/3D chip integration.

NeoCity is made for Amazon HQ2.0

Amazon's HQ2.0 is a transformational project, exactly the type of project NeoCity was envisioned to accommodate within its ecosystem of exploration and growth. As Amazon grows, NeoCity is dedicated to growing alongside Amazon with the full support of government and community partners. With NeoCity in its early phases of development, the technology district can easily transform into Amazon's new High-Tech Campus of the future. With more than the requested 100 buildable acres accessible to Amazon, in addition to a state-of-the-art microelectronics facility (BRIDG), the potential of collaborative innovation is abundant. Being located within 20 minutes of the Orlando International Airport and less than a mile from the Florida Turnpike, with the Space Coast less than an hour away, NeoCity provides vital transportation infrastructure connectivity to the site from across the state and entire globe and even outer space.

There are three major areas where Amazon and NeoCity overlap in their core values:

Partnerships

A dominant focus for NeoCity is to foster an environment of collaboration between private companies, non-profit consortia, public entities and academic institutions. Collaboration is more than a credo. It is NeoCity's infrastructure.

Quality of Life

Amazon's dedication to its people will be exemplified by the environment that NeoCity is focused on creating through its integrated walkable urban framework that actively engages with the natural context, the community and the explosive potential of future technology.

Sustainability

Amazon is committed to sustainability efforts and so is NeoCity. Sustainability and resiliency are common threads throughout the project's major design principles and vision. NeoCity advances beyond traditional research parks by creating a progressive place that connects people with the community and surrounding natural landscape through a walkable, future-proofed urban framework.





Green field. Blue sky. Fluorescent future.

The area's thriving and diverse community of 325,000 is expected to more than double to over 600,000 in population by 2040, making it the 18th fastest growing county in the nation, according to the U.S. Census. Osceola County is located just 20 minutes south of downtown Orlando. It has a unique character of its own with communities like Kissimmee and St. Cloud as well as a variety of unincorporated areas, including Celebration, Poinciana and Harmony. In addition, it is located at the center of one of the nation's greatest under-tapped technical and business talent pools. The combination of these factors makes Osceola County a great place for both Amazon and its people to call home.

The Osceola County government has proven itself to be a visionary leadership team and is prepared to accommodate the expanding population, using smart-growth strategies for its 100,000 acres of developable land inside the county's urban growth boundary. Osceola County is Florida's most invested-in county from a private capital funds perspective, as noted by the finance technology company, SmartAsset. These investments show Osceola County's continued dedication to fostering culture and quality of life even as the area continues to grow.

The county is extremely open and flexible when it comes to the future build-out of NeoCity and is willing to provide more than 100 acres of pad-ready, fully entitled and buildable land within the project for Amazon to establish its own unique, smart-city integrated, high-tech campus. In addition, Amazon will have the ability to greatly influence the character of the remaining greenfield to meet its future space needs.



325,000

Total number of diverse residents today (U.S. Census)

600,000

Projected population by 2040 (U.S. Census)

No.18

Fastest growing county in the nation (U.S. Census)

100,000

Acres of developable land inside the urban growth boundary



SITE

This is your blank canvas.
**What will we create
together tomorrow?**



482.5

Total acres

15

Acres of open space

10

Acre urban farm

166

Acres of water

2.9

Miles of trails

11,000,000

Total square feet are
entitled and master planned

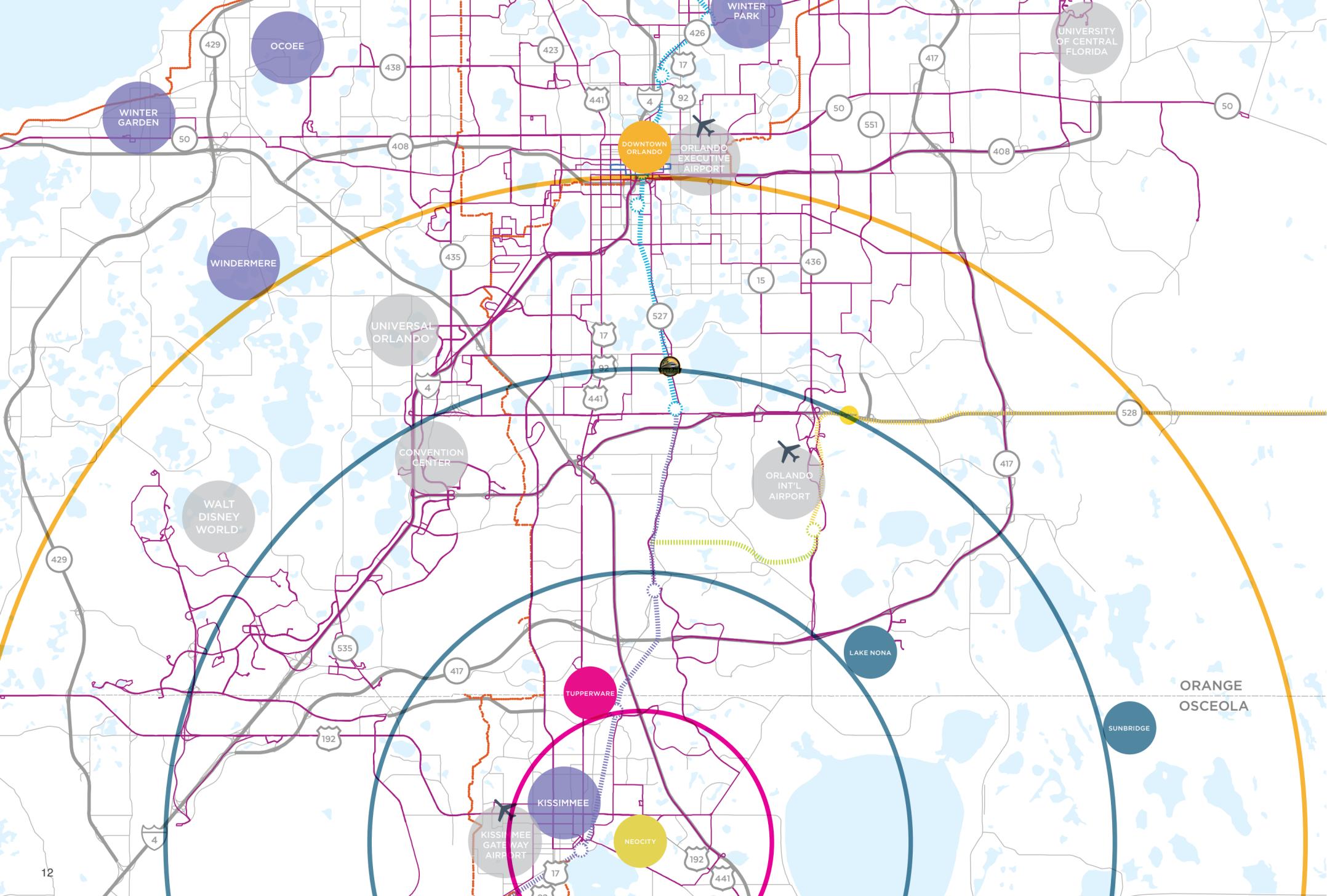
SITE

HQ2.0 Site Strategy

The county has recently concluded a comprehensive visioning and master planning exercise for the NeoCity site. The priority is to shift away from traditional research park development patterns and create a mold-breaking 21st Century model for development that will come to fruition over the next 50 years. Osceola County has set design guidelines to ensure smart growth in and around the property with a focus on accommodating a wide variety of building types and uses within a flexible urban grid connected by a framework of public spaces, views and trails. The sense of place and quality of life crafted within NeoCity will differentiate the next generation of research, innovation and corporate campuses.

NeoCity is in its infancy as a development and is not a prefixed setting. This is a great opportunity for Amazon to be able to influence the future of its surroundings and for HQ2 to be a part of the project's long-term vision and growth.

NeoCity has room for all of Amazon's building phases. The east side of NeoCity has launched and is in full operations mode with all utilities and connectivity provided, which would easily accommodate Amazon's phase one building and meet the 2019 project timeline. The infrastructure has been specifically designed to align with the projected full buildout of the Master Plan, including special accommodations for the needs of high-demand research buildings. This sort of detailed thinking about the future has been done for all phases of the Master Plan.



5
Miles to Tupperware

10
Miles to Lake Nona

16
Miles to Sunbridge

25
Miles to Downtown Orlando

Location



Within the NeoCity site itself, close attention has been paid to make walking and bicycling the most convenient way to get around and the pedestrian was the most important factor in shaping the design of the block lengths, street frontages, streetscape, etc. A network of plazas and open spaces, linear parks, recreational trails, sidewalks, boardwalks and bike lanes will provide the pedestrian and cyclist with a multitude of comfortable choices to move about the site without their vehicles. This trail system within NeoCity will serve as an important connector between the existing trail along Neptune Road and the proposed trails along Hwy 192.

A SPECTRUM OF USES
Uses ranging from publicly active to private and secure. These uses could include high-tech research facilities with multi-million dollar tools to busy cafés overlooking the water. A core area of the site is identified for highly public and active spaces with a gradual gradient transitioning to more secure and sensitive uses.

WATER AS AMENITY
At the headwaters of the Everglades, NeoCity is in a strategically important location to be able to combine regional water collection with sustainable environmental strategies. This opportunity is realized in the creation of a large body of water on the site which can provide space for recreation, create learning opportunities and support native wildlife and wetland animals.

NODES OF CONNECTIVITY
Collaboration, integration and the formation of accidental interaction are becoming well-recognized as key components in creating a vibrant culture within innovation and technology focused developments. NeoCity's design involves careful positioning of uses, choreography of streets and open spaces to nurture community connectivity.

Development Principles



1

The Center for Neovation

The first piece of the NeoCity vision is a new state-of-the-art R&D microelectronics facility that houses BRIDG, an industry-led, non-profit collaborative partnership focused on the manufacturing processes, materials and equipment for next-generation sensors and future innovative products. The building opened in March of 2017. Designed as a flexible and adaptable fabrication facility, BRIDG is based in a 109,000 square-foot building that is 54' tall and has two cleanrooms; one operating at Class 100 and the other at Class 10,000. It offers the infrastructure (talent, equipment, background/foreground IP, etc.) needed to test ideas and concepts and serves as a bridge to product commercialization—thus “Bridging the Innovation Development Gap” that makes transformation possible.

2

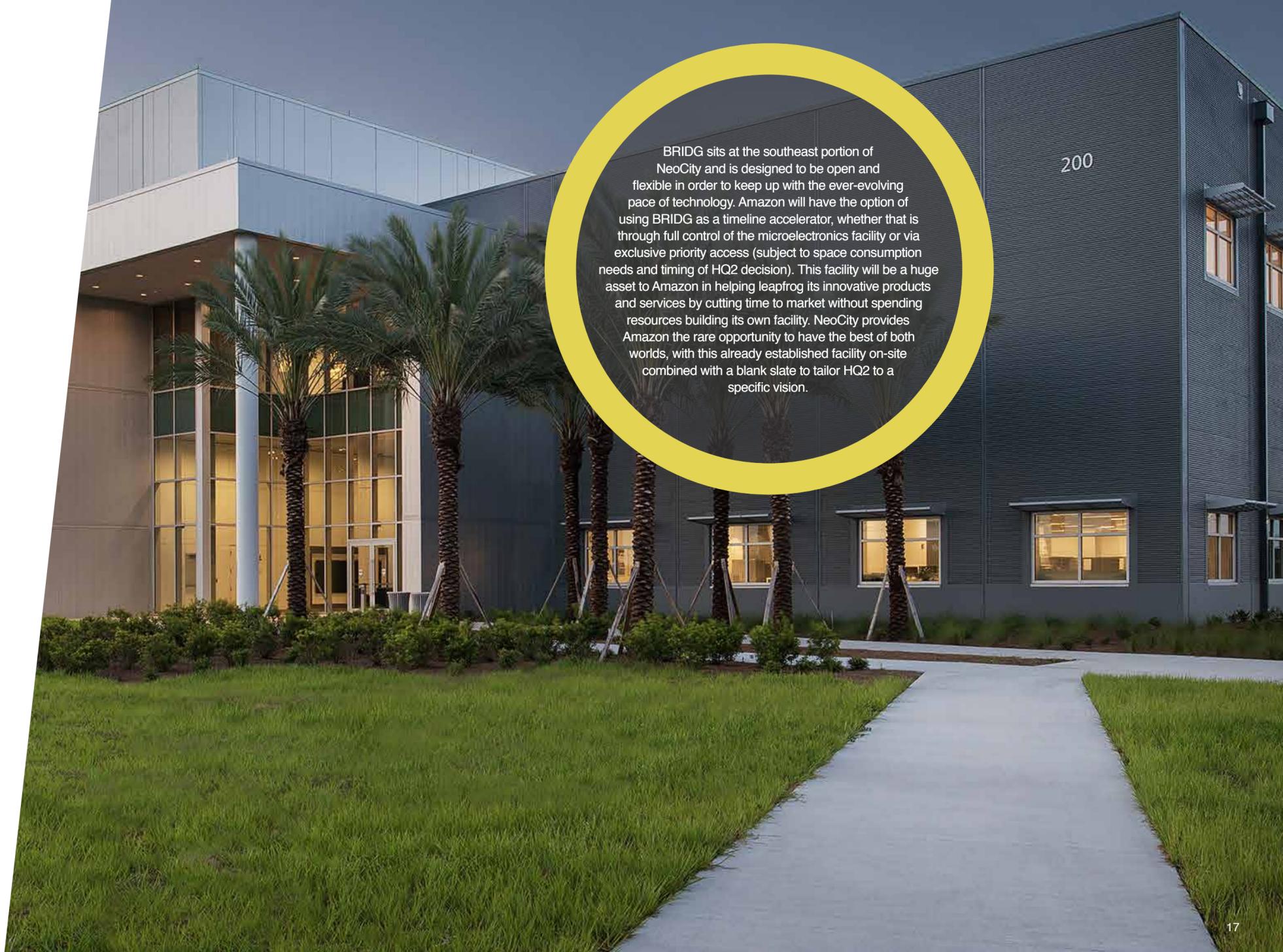
Tech office

Currently under construction, a 100,000-square-foot office building adjacent to The Center for Neovation will house some of the administrative functions for imec and BRIDG as well as support services for start-up companies.

3

STEM Magnet High School

The third building on the site will be a STEM-focused magnet high school that the Osceola County School District has recently committed \$15 million to build and is currently going through final approval. The school site will be on five acres just across the street from the BRIDG facility and is intended to allow students to work directly with the professionals at BRIDG.



BRIDG sits at the southeast portion of NeoCity and is designed to be open and flexible in order to keep up with the ever-evolving pace of technology. Amazon will have the option of using BRIDG as a timeline accelerator, whether that is through full control of the microelectronics facility or via exclusive priority access (subject to space consumption needs and timing of HQ2 decision). This facility will be a huge asset to Amazon in helping leapfrog its innovative products and services by cutting time to market without spending resources building its own facility. NeoCity provides Amazon the rare opportunity to have the best of both worlds, with this already established facility on-site combined with a blank slate to tailor HQ2 to a specific vision.



TECHNOLOGY

Tech Testing Grounds

A technology testing ground. The NeoCity Master Plan thinks ahead to the incorporation of sensor and connected mobile communication and intends to provide a real world testing ground for these technologies. The integration of smart sensors, mobile devices and real-time data is shaping the way that we interact with and adapt to the world around us. This is not business as usual. Integration of technology into the physical landscape untethers us from the desk, allowing us to draw inspiration from the world around us.

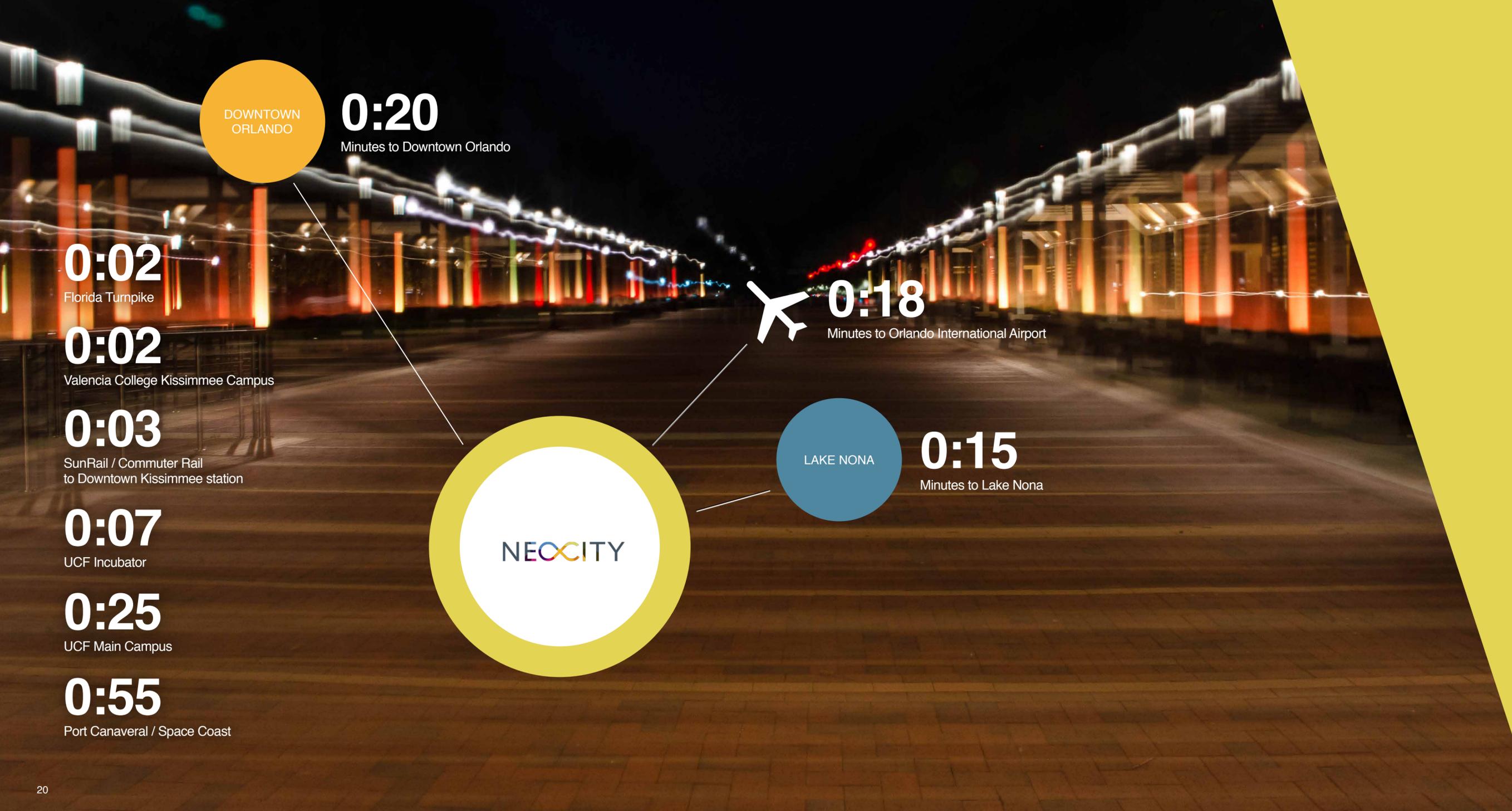
This concept could mix well with many of Amazon's new technologies. For example, there is potential to have an Amazon drone testing field or experimenting with the integration of the Amazon Echo into homes within the new residential developments coming online.

Use places and spaces in ways previously not conceived of, such as the ability to get out and work from the park (or kayak) for a couple hours.

Interpret and understand our environment in new ways, such as preemptively changing routes to avoid congestion or discovering places via our mobile mapping and GPS tools instead of physical signage.

Maximize enjoyment and minimize wasted time, such as precisely timing walks to the transit stop based off of buses enabled with GPS tracking that communicate its proximity to a person's own mobile device.

Place focus on creating a personal experience and sense of place rather than simply accommodating functional requirements.



0:20
Minutes to Downtown Orlando

0:02
Florida Turnpike

0:02
Valencia College Kissimmee Campus

0:03
SunRail / Commuter Rail
to Downtown Kissimmee station

0:07
UCF Incubator

0:25
UCF Main Campus

0:55
Port Canaveral / Space Coast



0:18
Minutes to Orlando International Airport



0:15
Minutes to Lake Nona

TRANSPORTATION

Greenlighting the Future

The aspirations of NeoCity are supported by a physical location that provides convenient access to an international airport, strong connections to the regional highway network, national, state and regional rail, multi-modal connections to emerging urban centers and neighborhoods and local mobility services.

Coordinated Urban Planning

To the best of our knowledge, Osceola County is the only jurisdiction in the country that has master planned 50,000 acres into its Comprehensive Plan, including the 15,000 acres of SunBridge and another 35,000 acres directly south of NeoCity. These areas are designed as dense, walkable mixed use districts projected to absorb 350,000 people and 9 million square feet of office/industrial development over the next several decades. All forms of transportation including mass transit and pedestrian and bicycle trails are required to be accommodated.

Roadways and Highways

NeoCity is located between Hwy 192 and Neptune Road and less than a mile from the Florida Turnpike, which provides connections to the regional highway network and easy access to the region's most important destinations.

There has been \$1.5 million in funding dedicated to upgrades to Neptune Road, including road widening, inclusion of fiber-optic lines and infrastructure to accommodate a pilot program for autonomous buses (described in more detail in the next section). With FDOT as a funding partner, four miles of U.S. Highway 192 will be re-landscaped to provide an inviting gateway into NeoCity from Florida's Turnpike. All of the trees, shrubs, grasses and perennials are "Florida friendly" species in that they are low-maintenance and adapted to Florida's climate, which makes them environmentally sustainable and protects the area's water resources.

In order to meet the demands of projected population growth, increased cargo movement, continuing expansion of the tourism activity and anticipated job growth, Osceola County has contracted with the Central Florida Expressway Authority (CFX) to complete a 2040 Master Plan. This document identifies the need for a limited-access, high-speed facility providing roadway connections from Highway 417 through the Florida Turnpike leading to Poinciana all the way to I-4 and Hwy 429. CFX is nearing the completion of its financial feasibility evaluation, and if found financially feasible these segments of highway will be included in the five-year capital plan for construction. This proposed facility will enhance mobility for the area's growing population and economy by relieving congestion on local roads, providing for the incorporation of transit options and promoting regional connectivity.

Autonomous Rapid Transit

Osceola County is in the process of implementing Bus Rapid Transit (BRT) for a 17-mile circulation route along Highway 192, which serves the development at NeoCity. In conjunction with the Florida Department of Transportation (FDOT), the county's Transportation Department has upped the ante on bus transit and has developed a pilot project for regional Autonomous Rapid Transit (ART). Assets such as BRIDG, UCF, University of South Florida (USF) and Florida Polytechnic University, will make a huge difference in the implementation of this system. Imec, a company that chose NeoCity for its U.S. headquarters location last year, has also offered to help in the design of this system, as one of its U.S. platforms is LiDar development for autonomous vehicles. The ART pilot is scheduled to be in place by 2021 connecting Hwy 192 from SR 535 to World Drive and will be expanded east into NeoCity. \$7 million in funding has been provided for the ART pilot, split 50/50 between Osceola County and FDOT. MetroPlan Orlando, the regional transportation partnership, has also selected this project to receive offset operating dollars during the first five years of operation.

SunRail

SunRail Phase 2 will be operating in Kissimmee by the summer of 2018 and will provide direct access to downtown Orlando, the airport and other destinations via a means likely to be more convenient even than personal vehicles. The Kissimmee Station – the only SunRail, Lynx, Amtrak and Greyhound multi modal center on the line – is located within two miles of NeoCity. The City of Kissimmee has been working on a circulator and has plans to run a circulator from downtown to NeoCity. NeoCity can also provide private transit, such as shuttles, between the SunRail station and NeoCity. As part of the original NeoCity concept, the county and City are implementing a bike share program with stations at the Kissimmee SunRail Station and at NeoCity, which are connected via bicycle infrastructure along Neptune Road. There are only two SunRail stops throughout the system that are located within downtowns and the Kissimmee station is one. This provides the Kissimmee station with a unique urban character and a myriad of amenities right at the stop. Additional transportation considerations can be customized to meet Amazon's HQ2 workforce requirements at NeoCity.

Private Transit Networks

Due to NeoCity being a stand-alone and undeveloped campus, it is a blank slate for the implementation of private transit networks. These networks can support movement throughout the project and even provide links to specific destinations outside of the site, such as downtown Kissimmee and the SunRail station, or to specific locations with concentrations of Amazon employee housing. The only limit to the possibilities here are our imaginations.

Autonomous Vehicles

Just as the county and FDOT have shown their commitment to Autonomous Rapid Transit with their pilot ART project, so is NeoCity committed to providing infrastructure within the site to integrate the growing reality of personal autonomous vehicles. This may be in the form of garages that cater to the needs of autonomous vehicles or a site-wide car share program specifically for autonomous vehicles. The purpose of NeoCity is to act as a living laboratory for progressive technologies.

Trails

The county is currently conducting feasibility and preliminary engineering for a \$33 million trail system in the county, funded by tourism development tax dollars. NeoCity is at the center of this planned trail system. There is an existing multi-use trail that runs along Neptune Road adjacent to the site's southern boundary, which leads straight into the heart of downtown Kissimmee. There is also a multi-use trail planned to follow Hwy 192, along NeoCity's northern property line.



TALENT

Innovation Grows Here



STEM High School

Osceola County recently announced a new \$15 million, 45,000-square-foot NeoCity high school focused on science, technology, engineering and math (STEM). The school will have a very rigorous curriculum featuring programs in advanced manufacturing, biomedical and cybersecurity. Partnerships with the University of Central Florida and BRIDG will provide high school students with unprecedented learning opportunities and will serve as a model for STEM education across the nation. The NeoCity high school will open in August 2018 with approximately 100-125 incoming freshmen each year.

An innovation ecosystem is composed of dynamic partnerships and relationships between industry and business leaders, universities and research institutions, incubators and accelerators and their advocates, champions and supporters. Being intentional about integrating these players into the planning of NeoCity is critical for its success.

NeoCity is surrounded by an abundant talent pipeline. Regional educational facilities are often recognized in top rankings. Most recently, the University of Central Florida (UCF) – with enrollment at more than 65,000 students – was ranked alongside Harvard, MIT, Stanford and Duke as one of the most innovative universities in the country, according to U.S. News & World Report’s Best Colleges 2018 Guide.

Valencia College Center for Accelerated Training (CAT)

Valencia College, a multi-campus college named the best community college in the nation as the inaugural winner of the Aspen Prize for Community College Excellence, has a total enrollment of more than 74,000 and a campus location just across Highway 192 from NeoCity. From this location, Valencia provides education and workforce training and is expanding its facilities with the addition of a new \$3 million, 14,700-square-foot Center for Accelerated Training (CAT), which will include administrative area, classrooms, a computer lab and a workforce training lab. This campus also acts as a UCF regional campus location. Valencia College has also opened an advanced manufacturing center down the street from NeoCity.

Valencia College Advanced Manufacturing Training Center

Located in Kissimmee, Florida, Valencia College’s 17,000-square-foot Advanced Manufacturing Training Center is a facility owned by Osceola County and leased by Valencia College in partnership with the County. The center is designed to provide students with a real-world, hands-on manufacturing experience. It features classrooms with the latest in software simulation, as well as practical training labs with industry-standard equipment to immerse students in their chosen specialization. With curriculum developed in collaboration with Central Florida manufacturers, the Advanced Manufacturing Training Center delivers state-of-the-art training for in-demand manufacturing careers.

Valencia’s “M-Path” initiative lays out a path for students to obtain nationally recognized industry certifications, college credit certificates and a Manufacturing Engineering Technology degree in key areas of need in the state’s manufacturing sector.

NeoCity has the potential both to attract big players and to support the entire ecosystem down to start-up entrepreneurs. NeoCity is specifically designed to accommodate and foster interaction between large established companies and fast, mobile companies that want to be a part of a disruptive idea cluster and require access to a network of contacts and resources to support growth.

The BRIDG facility is a huge catalyst on this front and is in talks with more than 100 companies regarding potential partnerships that will help to accelerate technology commercialization by bridging the gap between ideas and industry in smart sensors innovation. In addition, creative programs provide direct interaction between students attending the county’s planned STEM High School and BRIDG professional staff. NeoCity-based companies will be strongly encouraged to support this school through hands-on, experience-based activities.

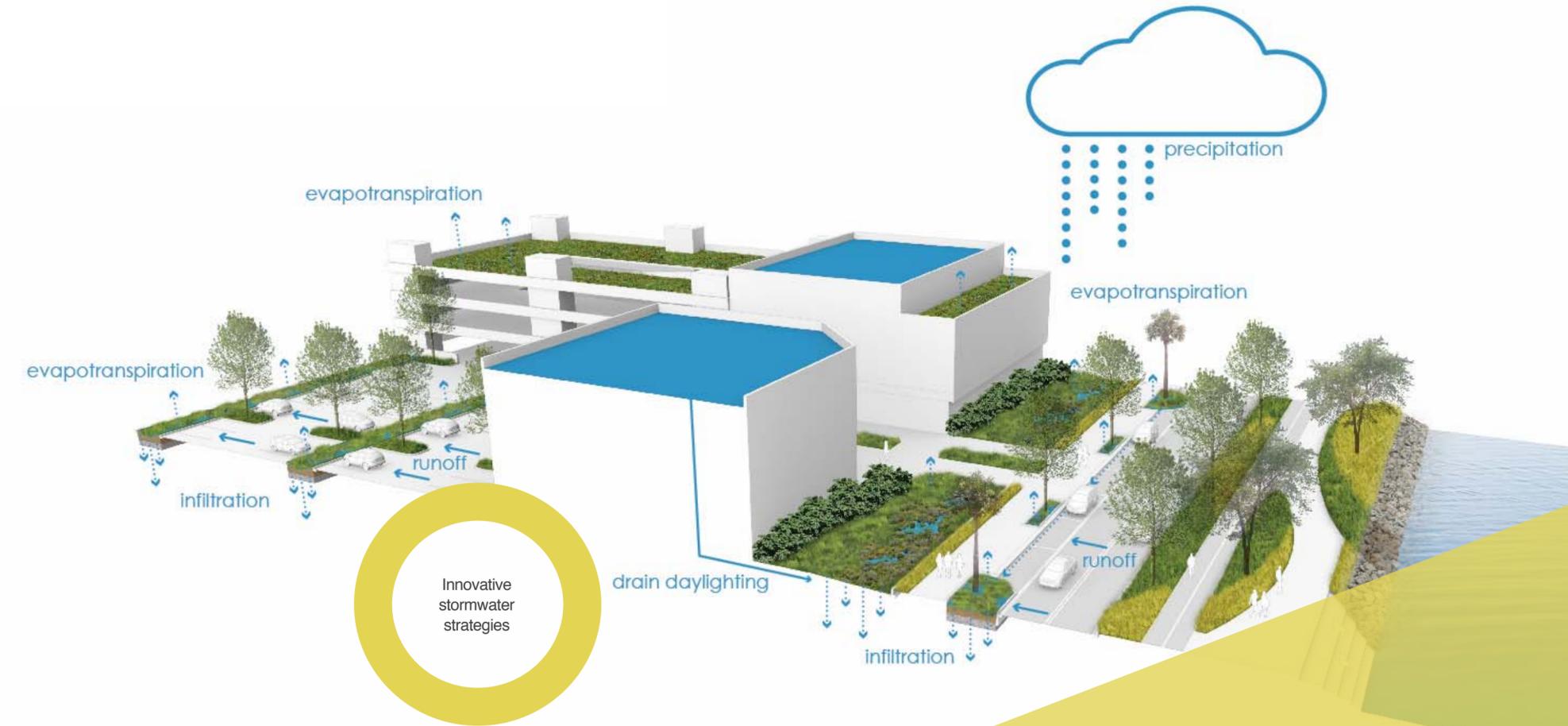
This ability to create connections for everyone from high school students to universities to disruptive start-ups to industry leaders is the true lifeblood of NeoCity and is how NeoCity is poised to transform the employment ecosystem of Osceola County and beyond. This is NeoCity’s competitive advantage and will be Amazon’s as well.

SUSTAINABILITY

Thrivability

NeoCity is a new major urban district, it is not a short-term project. In as much, it requires all of the considerations that come into play with managing a dense urban area intended to last for generations. Within its life cycle, the development is anticipated to be able to accommodate shifts in industries and uses, social changes, environmental threats and the like.

On a county-wide scale, for the past year Osceola County has been developing Smart County policies, of which technology in transportation is a big part. Imec, which is based in Belgium, arranged for a county delegation to visit Antwerp, Belgium to evaluate what they are doing from the Smart City perspective and has been assisting the county with creating its new standards. In September, the county adopted a Sustainability Plan, connecting fiscal and environmental requirements to its budgets and codes, and is currently working on a Climate Element to be adopted into the county's Comprehensive Plan.



Sustainability features

Resiliency is a major thread throughout NeoCity's design principles and vision. The following considerations for resource efficiency were identified, discussed and accounted for within the NeoCity Master Plan:

- Native and/or xeric landscape
- Low intensity landscape maintenance – requiring fewer inputs
- Condensate capture and reuse from research buildings
- On-site power generation (solar and wind)
- Solar orientation, building layout and materials to minimize solar gain
- Prevailing wind considerations



LIFESTYLE

Tech, meet Toho

Some places are defined by iconic buildings. And while buildings are great, it's what exists outside of them that foretells the quality of life awaiting its inhabitants.

Lake Tohopekaliga (locals call it Toho) is our picturesque icon. It is the liquid tie that binds life, work and everything in between. Its very name, stemming from the native Seminole tribe, hints at the promise of NeoCity and our bold future: "we will gather together here."

Amazon employees working at NeoCity will have the opportunity to choose their lifestyle: bustling metropolis, small-town main street, family-friendly suburb, or even rural acreage. No matter which of these locations employees choose to call home, all of them will have a quick commute to work and easy access to regional amenities via car, train, or bus. Most of all, they will join and gather here to solve new challenges, challenge the norm and dream big.



Currently, there are around 143,500 housing units in Osceola County, with many more on the way. Conceptual Master Plan Areas within close proximity to NeoCity include East and South Lake Toho with a combined 16,665 acres and 73,600 future dwelling units. One of the communities currently under construction is Tohoqua, which is about one mile south of NeoCity and is being designed under the tenants of Healthy Urbanism with a focus on creating a community that promotes healthier lifestyle choices. Tohoqua will offer a variety of housing type choices and price ranges, along with schools, wellness and medical facilities, a village market, places to eat and shop and almost 400 acres of parks.

Diverse amenities surround the NeoCity site, from bucolic landscapes, to entertainment districts, to sports and event spaces. NeoCity is directly adjacent to Lake Tohopekaliga, the largest lake in Osceola County, which provides the site with a huge opportunity to take advantage of its network of trails and waterfront parks. Most notably, Lakefront Park is near downtown Kissimmee and is about a ten minute bicycle ride from NeoCity. Lakefront Park provides many community amenities from the typical park spaces such as lawns, gardens and picnic areas to larger facilities like a marina, farmer's market and community center.

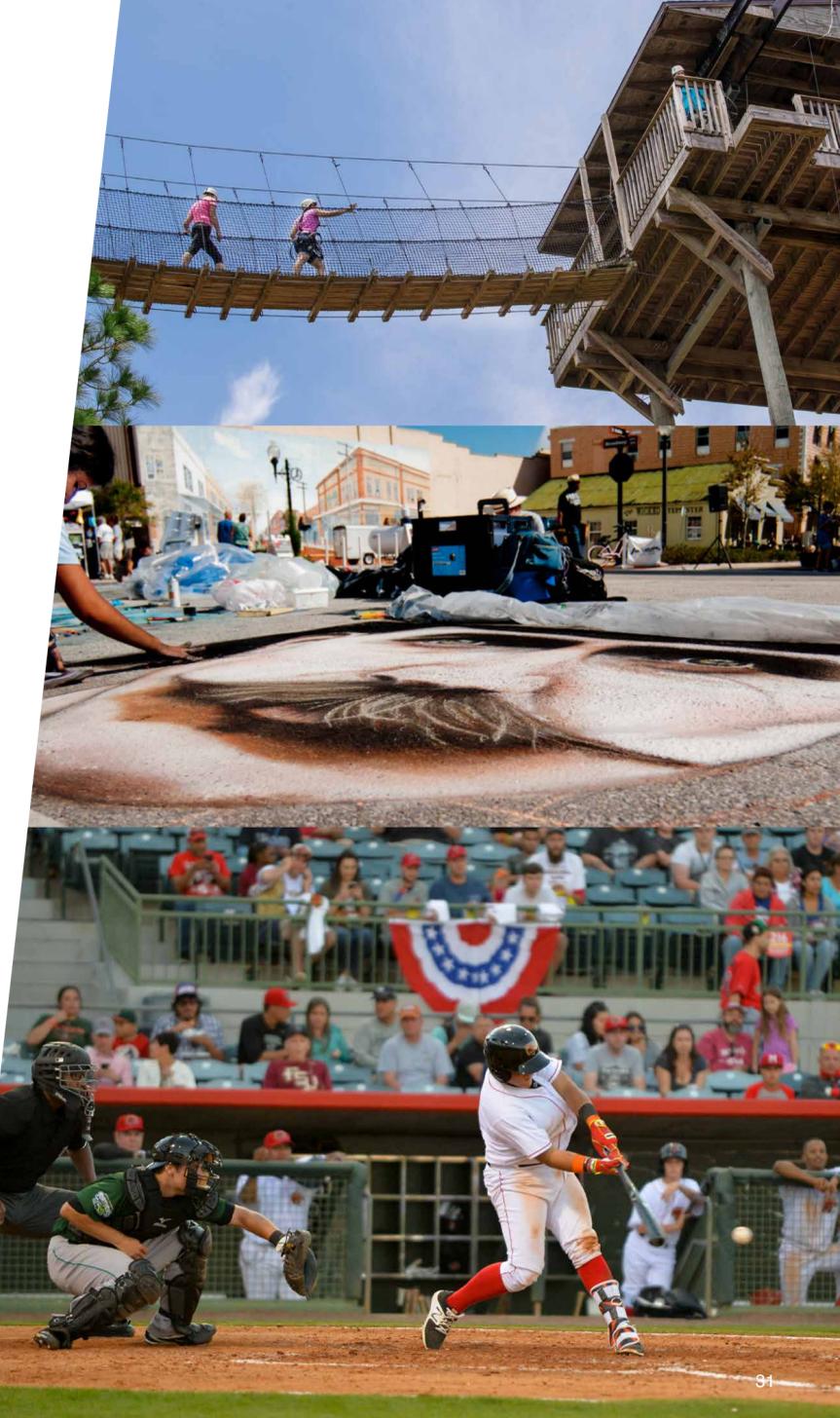
Across Hwy 192 from the NeoCity site is the Osceola Heritage Park, an 80 acre sports and events facility that provides large event venues in both indoor and outdoor facilities. The 5,300-seat baseball stadium at the Heritage Park is the home to the region's minor league team, the Fire Frogs. Other events held here include sporting events, festivals, rodeos, concerts, corporate trainings, conventions and the county fair.

Within the area are many other parks, conservation areas and outdoor recreational opportunities that help to promote a healthy, active lifestyle. Not to mention that within the NeoCity site itself, there will be almost three miles of hike and bike trails around the new lake which are designed specifically to host sporting events. For example, there is a plan to host an annual 5k run around the lake.

Downtown Kissimmee is a ten minute bicycle ride from NeoCity and is a draw for both residents and tourists. This historic downtown area provides a little something for everyone with its mix of family-owned businesses, shops, restaurants and special events. Monthly community events are held in the Toho Plaza.

Osceola Arts is a non-profit organization serving as the local arts agency for Osceola County, which produces more than 150 performing and visual arts events each year and promotes the arts as a vital part of the county's growing and diverse community. The area's performing arts center, which hosts high caliber concerts and theatre productions, is located just about one mile east of NeoCity. Osceola Arts also partners with local businesses and government agencies to present Art in Public Places. This program currently has artwork on display at libraries, government buildings and hospitals.

For additional cultural and entertainment options, it is just a short drive or train ride into the heart of Downtown Orlando with its museums, restaurants, performances and other offerings.



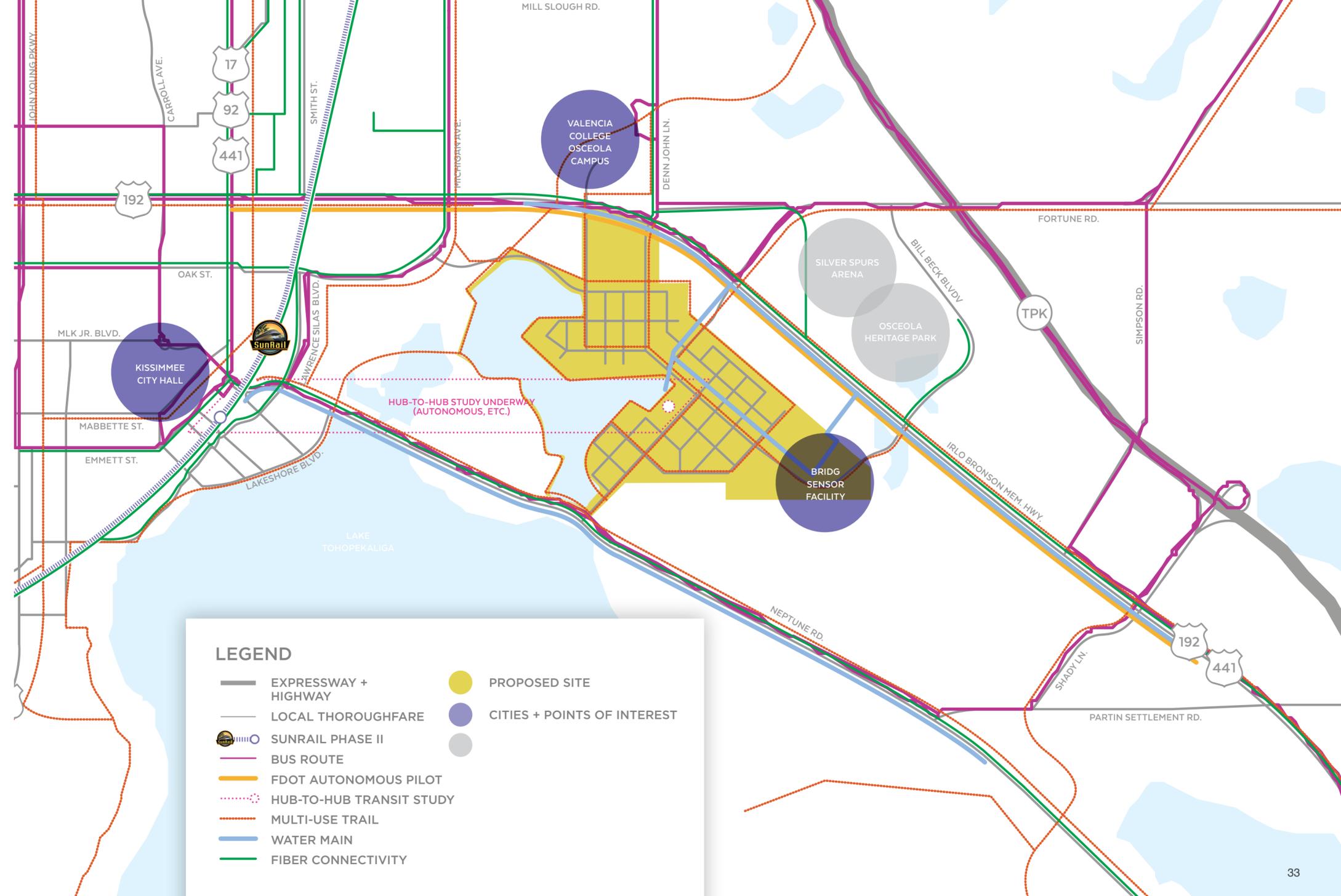
CONNECTIVITY

Fiber Optic Future

Osceola County is currently exploring the next generation, high bandwidth, low latency 10Gbps+ fiber optic network at NeoCity. This critical infrastructure will bolster the overall technology package of the site.

A high bandwidth low latency 10Gbps+ fiber optic network delivers virtually unlimited network speeds that begin at 1,000x the speeds available on traditional networks today, with low latency that allows data to be transmitted in real time. These networks leverage advanced technologies to build the foundation for smart communities. Communities most likely to become the first smart communities are those with widespread, open and flexible advanced high bandwidth low latency networks. In addition, BRIDG is in conversation with key market leaders in the next generations of wireless technologies, including 5G NR and V2X. As BRIDG assists companies that are developing these advanced capabilities, its home campus, NeoCity, will become a natural test ground, keeping NeoCity at the absolute forefront of communication technology.

These networks will attract companies to the region and enable a platform for commercialization of advanced devices and materials being developed in research institutes and industries across the state. Florida universities will benefit by the research options that such a network and its connected instruments will provide for advanced research in materials science, physics, optics, engineering, chemistry, biology, medicine and (bio) nanotechnology.



Economics

Site	Program Name	Program Type (Tax Credit, Refund, Etc.)	Program Description	Estimated Award Amount	Eligibility Requirements	Funding Source	Is the award refundable or transferable?	Do any carry-forwards apply?	Approval Timeline	Requires legislation?	Are there potential clawbacks?	Benefit Timeline
NeoCity	FREE OR DISCOUNTED LAND	Real Estate Incentive	Osceola County is willing to offer up to 100 acres of pad-ready land in the NeoCity development free of cost to Amazon. The site is wholly-owned by Osceola County.	\$40,000,000 for 100 acres (\$400,000 per acre)	Location of HQ2 to NeoCity Osceola County feels a high degree of certainty on obtaining a favorable vote and approval	Osceola County	No	N/A	Approval 30 days after plat is recorded.	No	Some clawbacks may apply.	The duration of the project
NeoCity	PROPERTY TAX ABATEMENT	Tax Incentive	Osceola County is prepared to offer a 100% tax abatement of the county general revenue millage (currently 7.1997) over 10 years on real and tangible personal property related to the project. This incentive would be available for each building phase. Abatement is applicable to new construction, renovations and FF&E. Taxes on land and existing buildings cannot be abated. The estimated value below is calculated using the median of the capital investment range for each of the first three phases (\$450,000,000 \$930,000,000 \$1,622,500,000)	\$201,167,500 over 10 years	The exemption will apply to improvements that are made or tangible property that is acquired after the effective date of an "Implementing Ordinance" adopted by the Board of County Commissioners. Application must be approved prior to the program expiring in 2020. The Osceola County Property Appraiser will conduct an analysis and submit a report as part of the application process. The company will be required to commence the creation of full-time jobs within the period of the exemption and to maintain any newly filled jobs for its facility in the County at a minimum through the expiration of the exemption granted by the Board. Annual reporting will be required. Each business granted an exemption shall maintain the business throughout the entire period of the exemption.	Osceola County Government	No	N/A	90 days	No	If it is determined that a Business was not in fact entitled to an Exemption in any year for which the Business received an exemption.	10 years for each building phase
NeoCity	ELECTRICITY FEES REDUCTION	Utilities	KUA can offer a discounted tier rate on all usage above 5 megawatts.	TBD	Based on the information provided, Kissimmee Utilities Authority believes Amazon HQ2 project will be eligible for this benefit.	Kissimmee Utilities Authority	No	N/A	N/A	No	N/A	Available for all phases of development
NeoCity	WATER IMPACT FEES REDUCTION OR DEFERMENT	Utilities	Toho Water is prepared to offer a deferred payment plan of water and wastewater impact fees by paying over a ten-year period.	TBD	Based on the information provided, Toho Water Authority believes Amazon HQ2 will be eligible for this benefit.	Toho Water Authority	No	N/A	N/A	No	No	Available for all phases of development
NeoCity	EXPEDITED PERMITTING	Infrastructure Development	Osceola County will expedite permitting to include hiring of a dedicated permitting and inspection team for all phases of the project. Anticipated permits approval times of as little as five days.	TBD	This support will be available for Amazon assuming the selection of sites within Osceola County.	Osceola County	No	N/A	Immediate upon site selection	No	No	The duration of the project
NeoCity	RELOCATION SUPPORT	Grant	Osceola County will create a \$2,000,000 fund from which Osceola County officials may draw to assist with relocation expenses of Project Golden's full-time employees who relocate to Osceola County and meet or exceed 200% of the county's average wage. This will be created specifically for Amazon, and details of the program have not been written to allow maximum flexibility on the way in which the funds may be utilized.	Up to \$2,000,000	Employees' wage must meet or exceed 200% of the County's average wage. Employees must establish primary residence within Osceola County. Additional details can be discussed or negotiated after a site selection is made.	Osceola County	No	N/A	30 days	No	Program details have not been stipulated.	The duration of the project
NeoCity	NEW MARKETS TAX CREDIT (NMTC)	Tax Credit	The proposed site in NeoCity is in a "qualified" area for the NMTC. NMTC investors receive a tax credit equal to 39 % of the total Qualified Equity Investment made in a Community Development Entity with the Credit realized over a seven-year period, amounting to 5 % annually for the first three years and 6 % in years four through seven. If an investor redeems the NMTC investment before the seven-year term has run its course, all Credits will be recaptured with interest.	TBD		Federal Government						

Project Preferences		
Metropolitan area with more than one million people	✓	The Orlando MSA is one of the fastest growing regions in the country, and is currently home to more than 2.3 million people. Osceola County currently has 325,300 residents.
Stable, friendly business environment	✓	Florida is ranked the 4th best tax climate in the nation, with no state income tax. Florida maintains a balanced budget and Osceola County is among the most business friendly counties in the state with a forward-thinking County Commission.
Urban, suburban location that can attract technical talent	✓	The vision for NeoCity is to be a new major urban district. NeoCity is in its infancy as a development, and is not a prefixed setting. This is a great opportunity for Amazon to be able to influence the future of its surroundings. In 2016, imec (Belgian research consortium) agreed to locate 100 scientists in NeoCity.
Community that thinks big, creatively	✓	Osceola County has proven itself to be a visionary leadership team. The vision for NeoCity is inspired by an ethos of collaboration and designed to transform the way we ideate, create and innovate. It's where burgeoning concepts will mature into revolutionary technologies.
Development-prepped site	✓	Yes
Site Requirements		
Proximity to population center within 30 miles	✓	25 miles to Downtown Orlando; 3 miles to Kissimmee
Proximity to international airport within 45 minutes	✓	18 minutes to Orlando International Airport (MCO)
Proximity to major highways, arterial roads	✓	NeoCity is adjacent to U.S. Route 192, an east-west route. NeoCity is less than 1 mile from the Florida Turnpike, which connects Central Florida to southeast Florida at I-95 and north Florida at I-75.
Access to mass transit	✓	There is a SunRail station within two miles from the site. The City of Kissimmee is planning a circulator between downtown Kissimmee and NeoCity. Osceola County is also implementing a bus rapid transit system along Highway 192.
Building Requirements		
Initial requirement of 500,000+ SF in Phase 1 (2019)	✓	NeoCity can easily accommodate Phase 1 in the required timeframe

HQ2.0 Compatibility

Total requirement of 8+ million SF (beyond 2027)	✓	NeoCity can accommodate 8 million+ square feet
Site Details		
Ownership	✓	Osceola County
Acreage	✓	482.5
Entitlements	✓	11,000,000 sq.ft.
Zoning	✓	Employment Commercial
Site readiness/Time to operations	✓	Pad ready
Studies completed	✓	GeoTech completed, includes Phase 1 and soil boring reports
Utility structure in place	✓	Yes
Water	✓	Provider – Toho Water Authority Location – Mary Louise Lane and Orange Avenue Existing line – 12” and 16” Current capacity – 1,296,000 MDF Reclaimed water – 12” and 8” on-site Incentives – outlined within Economics section
Sewer	✓	Provider – Toho Water Authority Location – Orange Avenue Existing line – 8” and 15” gravity systems and 8” force main Current capacity – 1,400,000 MDF Incentives – outlined within Economics section
Electric	✓	Provider – Kissimmee Utility Authority Location – Orange Avenue Existing line – underground service Current capacity – 5MW with redundancy Incentives – outlined within Economics section
Fiber	✓	Providers and Locations – CenturyLink (Orange Avenue), Spectrum (Mary Louise Lane), Level 3 (South Orange Avenue), Zayo (East Osceola Parkway)
Internet	✓	Yes
Cell Coverage	✓	Yes
Pedestrian-friendly	✓	NeoCity is designed as a walkable campus with paved trails alongside Lake Toho
Proximity of overall buildings at full build-out	✓	Less than .5 miles
Additional Considerations, Preferences, Decision Drivers		
Capital and Operating costs	✓	Up to 100 acres of free pad-ready land
Incentives	✓	Incentives available at State, Regional and County levels
Labor force	✓	Osceola County is the 18th fastest growing county in the U.S., with a focus on building, attracting and retaining professional and high-tech talent. A labor pool of 50,000+ is within a 15-minute drive of NeoCity.
Logistics	✓	NeoCity is located adjacent to major highways, Orlando International Airport, Port Canaveral and supporting infrastructure.
Cultural community fit	✓	The Osceola County government has proven itself to be a visionary leadership team and accommodating development partner.
Community/Quality of life	✓	Diverse housing options and community amenities surround the NeoCity site.
Sustainability	✓	Sustainability and resiliency are common threads throughout the design and visioning for NeoCity.

