



May 20, 2025

Ms. Emily Ziegler  
Executive Director of Local Government Affairs  
UNC REX Healthcare  
4420 Lake Boone Trail  
Raleigh, NC 27607

Re: Project Law Commitment

Dear Ms. Ziegler,

This is to confirm our serious interest in locating “Project Law” in the Town of Apex, North Carolina. We understand this project to be a \$3 billion endeavor, creating over 5,000 permanent jobs as well as over 30,000 jobs during the construction phase. The Town of Apex considers the following as evidence of our commitment and support:

- Water and sewer infrastructure required to serve the site and overall area development
  - **Estimated Value = \$45,200,000** (this number is based on engineer’s estimate and could increase.)
  - The Town currently has water and sewer capacity to serve the needs of Project Law.
    - Water 1.7mgd; Sewer 0.7mgd
  - The infrastructure is scheduled to be in place by the end of 2027.
- Two (2) additional staff members dedicated to support the project for a period of up to ten (10) years in addition to all general development support and services provided by the Town
  - **Estimated Value = \$3,400,000**
- Reimbursement of permitting, inspections, and development fees up to \$5,000,000 for a period of up to ten (10) years.
  - **Value = \$5,000,000**
- Grant of \$4,000,000, payable in equal installments over 10 years, for project development assistance.
  - **Value = \$4,000,000**

We are happy to discuss these commitments at your convenience. The leadership at the Town of Apex remains confident that Project Law can achieve success in our community through a cooperative effort. We look forward to our continued discussions.

Sincerely

Randal Vosburg  
Town Manager

Cc: Dan Gerlach

June 13, 2025

Randy Vosburg  
Manager  
Town of Apex  
PO Box 250  
Apex, NC 27502

**Re: Response to Town of Apex Support for Project LAW**

Dear Randy,

On behalf of the entire Project LAW team, I would like to thank you, the Town Council and members of your team for the strong support and interest that has been shown in supporting Project LAW. As you recognize in your letter, dated May 25, Project LAW will have a transformative impact, not only for the Town of Apex, but also for Wake County, the Triangle region, and the entire state and beyond.

As we have discussed, Project LAW will bring tens of thousands of jobs both during construction and eventual operations of the campus and related facilities. This project will also generate significant revenue for the Town of Apex, Wake County and the State over time through increased sales and property taxes generated from supporting ancillary services and expected, complimentary development.

We appreciate the many discussions Apex leaders have had about Project LAW and the support you are willing to offer. We'd like to ask for your consideration to the following:

- 1) **Water and Sewer:** We are confident that the water and sewer infrastructure will be in place by 2027. However, being conscious of our budget and timeline, if there are delays, will there be any concessions made to Project LAW to accommodate for delay-related costs as well as unintended capacity issues.
- 2) **Additional Infrastructure Needs:** If there is additional infrastructure needed to support Project LAW, we request that those needs be discussed with the Project LAW leadership team in advance of any requests for outside financial support being made by the Town. This includes requests made to the North Carolina General Assembly and relevant executive branch agencies as well as requests to the Federal government
- 3) **Staff:** We are grateful for the addition of two staff members to support Project LAW during our design/build phase. Our request would be that these are two net new team members that will report directly to senior leadership for the town.
- 4) **Grant:** Project LAW requests a grant of \$8,000,000, payable in equal installments over 20 years, for project development and the continued growth that will occur on and around this

campus. NCC would agree for these payments to be construed in a manner as certain thresholds are met during the construction phase of the project.

- 5) **Tax Increment Financing:** The creation of a tax-increment financing district to generate additional revenue for the county and municipality and to support the NCC project and future development of the properties surrounding the campus over time. This is a unique project that would warrant this discussion with appropriate state officials. NCC will commit to assist with the State Treasurer's Office and Local Government Commission in achieving this district and status.

Project LAW is moving quickly to finalize our site selection so we can begin the formal planning process. We would like to request a response to these requests by Monday, June 23<sup>rd</sup> so we can continue moving forward with the future of Project LAW and improving the lives of North Carolina's children.

Please contact me with any questions about our letter. We are happy to meet with you to discuss next steps and our path forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily A. Ziegler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Emily A. Ziegler

Cc:

David Ellis

Dan Gerlach

Michael Haley

Andy Willis



June 25, 2025

Ms. Emily Ziegler  
Executive Director of Local Government Affairs  
UNC Rex Healthcare  
4420 Lake Boone Trail  
Raleigh, NC 27607

RE: Project LAW

Dear Ms. Zielger,

This is in response to your letter of June 13 whereby the Project LAW team has asked the Town of Apex for specific considerations. A summary is as follows:

- 1) **Water and Sewer:** As previously stated, the infrastructure at the site is scheduled to be in place by the end of 2027. At this time, the Town does not plan for any concessions should there be any delays or capacity issues.
- 2) **Additional Infrastructure Needs:** If there is additional infrastructure needed to support Project LAW, Town of Apex leadership will commit to discuss such needs with the Project LAW leadership team in advance of any requests for outside financial support being made by the Town.
- 3) **Staff:** The addition of Town staff designated to support Project LAW during the design/build phase will report directly to senior leadership for the Town.
- 4) **Grant:** The Town agrees to a grant of \$8,000,000 payable in equal installments over 20 years, for project development.
- 5) **Tax Increment Financing:** The Town does not intend to create a tax-increment financing district to generate additional revenue.

We are happy to discuss these commitments at your convenience. I trust they display the continued and highest level of interest from Town leadership regarding Project LAW. We look forward to moving forward together.

Sincerely,

Randy Vosburg  
Town Manager

Cc: Dan Gerlach