VILLAGE OF ASHVILLE – PROJECT OVERVIEW

Executive summary: The data centers will be powered by an on-site power generation facility which will produce the electricity required to avoid any negative impacts to the local grid and existing customers. This project will also provide the Village of Ashville and Teays Valley School District with a significant financial foundation to support future growth in a sustainable way.

KEY POINTS OF THE PROJECT

No stress on the local electric grid: An on-site BTM data center campus is designed to supply its own power and not stress the local electric grid. By using nearby natural gas resources to generate power on-site, it allows the project and tax revenue to begin much sooner than waiting 7-10 years for the public utility company to make the necessary upgrades. BTM campuses also protect existing ratepayers from any increase in electric costs or blackouts.

Water & wastewater infrastructure funding: A modern, air and closed loop cooled data center uses minimal water. The closed-loop water system continuously recirculates the same water through sealed indoor coils to absorb heat.

Economic & fiscal benefits: Many stable revenue streams from the project will provide the village with financial security for generations to come.

- NCA (New Community Authority) – a stable and predictable charge to the development for locating within the community.
- Municipal income tax collected from both construction activities and permanent on-site operations.
- Local spending and sales/use tax on property, materials, and services purchased locally.
- Property-based revenues from real property taxes, PILOT/TIF (all coordinated with the village, school district, and county).

Why this location:

- Current zoning: The first 200 acres is already annexed and zoned Limited Industrial (LI)
- Location within the community: The project's location minimizes community impact and provides a financial base allowing Ashville to grow independently
- Proximity to natural gas, fiber, water, and sewer infrastructure: Access to high-capacity natural gas, fiber and other utilities needed to support the project
- Fiber and other data centers: Close to major regional fiber lines and other data center compute networks
- Access: Near major arterials to reduce impact on residential streets during construction and long-term operations

Neighborhood & environmental facts: The project will be meet or exceed all federal, state and local regulations by design and through extensive engineering, testing, permitting and on-going monitoring. The end-customers such as AWS, Google, META, Microsoft, etc. do not cut corners that could expose them to local, state, or federal problems (said differently, there is too much money at risk to cut small corners that could cause big problems).

- Visual: Architectural design, perimeter berms, year-round evergreen screening, and lighting will be compliant with the top environmental practices.
- Sound: Noise will be guaranteed at or below 65dB at the property line (a typical human conversation falls in the 60-70 dB range).
- Odor: Fully sealed fuel systems with continuous monitoring will ensure there is no odor detection.
- Air quality: Project must use advanced control technologies (e.g., SCR for NOx, oxidation catalysts) and will remain under continuous emissions monitoring. Air permits will meet or exceed all federal and state EPA regulations as well as National Ambient Air Quality Standards.
- Water: Closed-loop or hybrid cooling strategies with minimal water usage.

Low traffic impact: During construction, a detailed traffic management plan will designate routes to minimize impact on community traffic. The ongoing operations of the campus will have low daily trip generation (dozens, not hundreds, of vehicles).

Efficient land use: This project is anti-solar and will protect over 18,000 acres of important farmland. In Ohio, utility-scale solar panels would require around 19,000 acres to power this project. Instead, by utilizing Ohio natural gas on an appropriately zoned parcel, the project will generate the same amount of power on 95 acres to power itself.

SUMMARY:

- These projects generate a lot of tax revenue and put very little stress on the community and existing ways of life.
- Does not stress the local electric grid
- Provides funding for community upgrades
- The location is a perfect fit within the community to create site security and eliminate any negative exposure to the public
- Low traffic and overall community impact
- Farmland preservation of over 19,000 acres by avoiding power generated from solar panels