Data Center Town Hall
July 24, 6:00 PM
Perry Community Center
2800 Perry Park Rd., Perry, OH 44081

Introduction:

(Mayor Gessic et al)...we have scheduled seven public participation sessions. Each lasting 10 minutes to ensure that every voice is heard...comment cards and a comment box are available. Please feel free to submit your remarks at any time and we'll ensure they are addressed. We are pleased to have Julie Schultz.

Thank you. Thank you Julie. Tonight's presenter. Julie is (a) highly engaged community member, factual site verified information or presentation comments to involve lightning and informative. Uh, quick next, but turn it over to time to Julie au.

Elias is on vacation today. He's not here. Mike Glover's on the end over there. Uh, Rebecca sitting right next to Mike, Rick Walker. Blue shirt, Ashley Hacking right here. And our key partners in our efforts tonight including Perry Township officials, Christy Page, I don't know if she's here. Oh, there you're, you see there? Uh, Nancy Steele on vacation. Mr. Dawson? Nope. And Stephanie Parker. I did see her coming in here. There.

Uh, Perry JEDD we have Roy (Blalock), I saw Roy over here somewhere. Somewhere. There he is. He's hiding. Special guest of Mark Kerslake and Tim Ramm of the Province Group. And... I'm Joe. Hey Joe... (will) provide general information about data center trends, and answer your questions about whether Province Group has submitted any site plans, projects, proposals or reviews.

Now that's been done. This is, uh, this is a formative session right now. Uh, they're gonna provide an overview and discuss general topics.

(Will) Turn this over to Julie Schultz (Presenter). Thank you. Okay. First of all, I'm gonna ask you if you all can hear me 'cause I'm not a big microphone person, so can you hear me okay? Not really.

Yep. Are you being funny? No. Oh, you're being serious. Okay. No problem. All right. So thank you guys all for being here tonight. Um, a lot of what I'm gonna do is read, uh, from a presentation that you all are looking at and it will be reflected right there. So, um, tonight's meeting is about sharing facts,

backgrounds, updates, and details about the potential data center development here in Perry Village. To be upfront. This will be a longer presentation than normal. We've got a lot of data that we're gonna cover for you. The Village council and our Mayor believe in full transparency. And tonight's goal is that we hope you all walk away, me included, with a clear and complete understanding about the economic development potential that we're looking at for our community and its future.

If at any point during the presentation you need to leave, please feel free to get up and quietly do so. We do again, understand it's gonna be long. If you need to use a lav, they're right outside this door to the left if you haven't been here. To make things easier, the Council and our team here, our Mayor, have created a QR code.

All you have to do is scan it and you'll be able to find the documentation behind this presentation tonight. Questions? The answers, PDF of the presentation mm-hmm. Will be on there for you, uh, for you to resource at your leisure and throughout this project. Okay. Uh, tonight we do have a few, a few rules.

I think they may have discussed them when you first came in. We're gonna have one question per individual per topic. I will not be facilitating that. The gentleman right here will be taken care of. All of that. We wanna make sure that if you have a question or you wanna speak or say anything, there's these clipboards up here.

If you missed them, please sign in, put your address, and bring forth any question or comment that you have relative to the topic. As I go through each topic, we will stop, and that's when we'll open it up for questions for you to ask. We ask that you please stay on, on point with your topic. And what I mean by that is if we're talking about power or electricity, please don't ask questions about water.

We'll get to that section and you will be able to ask them. We're gonna ask that you avoid repeating any questions that somebody may have already asked if possible, and let's be really respectful and fair to everybody so that there's an equal opportunity for everybody to participate. We do understand, or Council understands that there's limited time tonight, and not everyone may have the opportunity to ask their question.

But it doesn't mean that you can't ask it. You can reach out, write your question down, drop it in the comment box. You can email and then we will get back to you with your answer. Um, and then you can also submit your comment or

question any time on the Perry Village website. So a little bit about me. I'm just like you. I'm a community member, everybody. I moved into Perry Township in 2002, and I became a member or resident of the village in 2006. I have over 35 years in the corporate income tax industry and have recently retired as a corporate tax manager. And the one thing that my career taught me is that knowledge is priceless.

Okay? And knowledge is gained through research. I volunteered to present this to you tonight because I'm like you, I didn't understand what this is about. I need to feel comfortable and I need answers. I, I also think that by standing in front of you and presenting, it gives our team over here, the council and the mayor, the opportunity that they need to focus on you.

And any questions that you have, because that's why we're all here. So that being said, let's begin our journey.

Roll call of Council Members: All right. We're gonna do a roll call real quick. We forgot. We forgot. No, it's our fault. We forgot. Okay. Okay. Oops. Oh, and the Pledge of Allegiance.

Pledge of Allegiance was recited.

Mike Glover. Becky (Shimko). Here. Rick (Walker) Present. Jean (Schonauer) Present. Ashley (Hacking) Present. Thank you. Elias (Coss) is excused absence.

Presentation and Questions (Julie Schultz, presenter):

Okay. Okay. Alright, go ahead. Thank you. So can everybody hear me with the microphone? Okay. Yeah. Okay. If you need me to speak up, just do this. I'm very open to that. Alright, so let's talk about the history of the property in question.

Okay. We're gonna kind of go through the timeline and I understand how we got here. We need to look back at the journey of the champion farm property. Back in 2010, the property went into foreclosure and it became bank owned. It sat idle for years until 2016. When conversations were entertained between Wally Siegel and Lewis Gallant about using the land for economic development.

At that time, a developer that built large apartment complexes was looking to possibly purchase the land, recognizing the economic potential of this land and

the potential risks. They acted quickly. Neither the township nor the village had the cash to purchase it outright. So they decided to approach the Perry Local School District Board of Education and see if they would agree to purchase the land and offer each municipality a lease to own agreement, which would allow them to purchase the land.

Over five years, the Perry Board of Education did agree to purchase the land, but with important conditions. The first condition was that there was a deed restriction, and this would limit the number of houses that go on that property to 50 homes. Um, excuse me. In addition to that limitation that that allowed them to avoid a financial strain that a large scale single family housing, uh, development places on school district.

More houses, more kids, more people, more teachers, et cetera. In 2017, the school district finalized the purchase and immediately entered into a five year lease to own agreement with both the village and the township. Perry Township was allocated 64 acres for $151,503. The village received 166 acres for $384,584.

By 2022, the village had made its final payment earlier this year, in April of 2025, the final step was completed and the school district delivered a signed deed to our village, which was officially, officially recorded on April 11th, transferring full ownership of the land to the village and the township.

This wasn't just a real estate transaction, this was a long term strategic investment in the economic future of our community.

Why economic development matters. Okay, so let's talk about the economic development and why it's so critical to Perry and to our community's financial health. The village relies on four primary revenue streams- property taxes, municipal income taxes, net profit taxes, and the local government funds.

These revenues pay for our police and fire protection our roads and sewer maintenance, our parks, senior services, and our community programs. Without new economic development of any sort, these costs will fall entirely on us, the taxpayer.

The hope is to avoid tax increases for our families by growing our commercial base.

In 2017, a land study was done of Champion Farms.

I wanna know, we wanna know, we talked about a senior living community. I worked for somebody who was pro, a senior living community. National developers actually came in and evaluated the site, but it was determined that it was not a good fit.

And their reasoning was, is that the location lacked proximity to major regional corridors, uh, commercial amenities and medical offices, all of which are critical to senior care. Additionally, there was a 50 home cap, so we would only be able to put so many units there.

They looked at a hydroponic tomato growing facility. At one point, a company expressed serious interest in bringing a high tech, hydroponic, agricultural operation to the site. But after evaluating the cost of extending water, sewer, and power, the company withdrew their proposal due to the high cost of the infrastructure. They also entertained tiny homes or other residential development, you know, like the tiny home villages that we're seeing pop up now.

But again we're limited to 50 houses and we're talking about 200 plus acres of land. So despite the creativity behind these ideas. Uh, none of them could advance, um, because of the cost per land far exceeded the potential revenue. And a lot of times in neighborhoods or, or when you're developing an area to bring in the infrastructure can cost you upwards of 20 million or more.

Right. And as taxpayers, that's not something I, I want to personally fund. I don't know about you guys, but, but that, and that's a side comment. I'm gonna stay focused. I'm sorry, I digressed. Alright. So why wasn't a data center considered in 2017 land study? Okay, so when the land study was originally done in 2017, data centers really weren't what they are today.

They were just starting to gain some true momentum, as a standalone use. And, and they were not necessarily coming to smaller communities at that time. Zoning and planning focus was still centered on traditional industrial development for us– things like manufacturing, facilities and warehouses. But those traditional uses come with a lot of drawbacks.

Vigorous security requirements, high volumes of truck traffic, noise for manufacturing equipment and forklifts, 24-7 semi-truck deliveries, odors from industrial processes, and, um, the beeping and the noises that the various trucks. Make went on the property starting around 2018 to 2020. That began to change and cities across the country started looking forward.

It was a comprehensive study conducted by Dimit architects and other planning consultants. The goal was to determine the best and most feasible uses for the Champion Farm property. The study evaluated several key factors- market demand, infrastructure requirements and costs. And by that, that would be like when you put in a housing development, you need to bring in roads, you need to bring in sewers, you need to bring in, that's your infrastructure, community goals, and long-term vision.

At that time, the recommended use that the study found was a limited residential development, again…50 homes because of the deed restriction. Parks and open spaces- and they do serve us well. However, they generate zero tax revenue for our village. Additionally, those parks will have ongoing maintenance that comes with them.

They said we could use it for institutional uses, such as a school or a community center. But the study noted that limited demand and no viable users have come forward. Nobody, nobody wanted to use it for that. Lakeland wasn't beating down our door to put in a branch. Several other uses were evaluated, but were ruled out for valid reasons.

Traditional industrial, which would create heavy truck traffic noise-- odors and making it incompatible with the surrounding land uses. Retail and commercial development was not viable due to the lack of demand limited by the nearby rooftops. Meaning do we have enough people that live in our community to substantiate that?

And poor corridor access, high density housing was also an option. However, and by high density housing we're, we're talking like apartment complexes, those types of things, right? So, but that's limited by the 50 house deed limit. So that's off the table. And then we have, um, a medical facility that we entertained. But a pilot clinic at the Perry Area Community Center. It was actually attempted, and I, I think some of you might remember this, this was probably about 10 years ago. Um, but it failed, um, because it just didn't support, there wasn't enough traffic. It didn't support it. So for many years, these constraints left the land with very limited viable options for use.

Over the years, um, it has been explored and several creative ideas have come up for the farm property, but ultimately none of them proved viable due, due to a combination of the infrastructure challenges, the limited revenue potential, and the 50 home deed restriction. So some of these concepts that came about, everybody's curious.

They started with their forward thinking hats and said, Hey, what can we do? And a community like New Albany, Ohio, which you're gonna hear about a little bit more later, they recognize that data centers are a completely different type of land use. And they began implementing zoning ordinances specifically for a data center.

Because these facilities are more quiet than the traditional industrials. They generate less traffic. They produce no odors or manufacturing emissions. They're highly secure and self-contained, and they often pay for their own infrastructure improvements. So because of this, data centers are now considered a, a unique and valuable economic development opportunity for smaller communities just like Perry, that are looking for low impact, high return land uses.

So what exactly is the data center? The data center is a high tech facility that houses servers, processors and networking equipment used to run software applications, store data, and deliver digital services. These are the backbones of the internet and literally, it's what we do online. Physically a data center is usually a low pro profile, one or two story steel or concrete building.

And what's inside is incredibly advanced. It features state-of-the-art security, climate control, air filtration, equipment cooling and fire suppression systems to protect the critical infrastructure- 24 hours a day, seven days a week. And while you might not see too much activity from the outside, the services running on the inside are part of our daily life.

These data centers power the cloud. They power the social media platforms like Facebook and Instagram. They power streaming services like Netflix, Apple tv, HBO Max, Hulu, all of those. They hold our online banking information, our credit cards, our help records. There's apps like Zoom and Uber and Microsoft 365.

They're all relying upon data centers and, and they are critical to file storage, software development and disaster recovery. So data centers in short are what make this digital world that we're all moving in- they're critical, they're needed, and they're showing up everywhere.

So. Why the past 18 months were essential. So I've been hearing about this data center, I heard about it about 18 months ago, and I literally had no clue what it was. Totally blew it off. It wasn't until the recent post on the Facebook community page where I was like, oh, man, what is this? What, what is this all about?

So I'm gonna walk you through the process, um, to give you a better idea of what's been happening since that first started- that little word came out 18 months ago to right now, today. Okay. The first thing that our council and mayor had to do was they had to finalize the legal transfer of that property, the, the Champion Farms property that we talked about at the very beginning.

It, it was a long process. Okay, and that title transfer went from the local school district to the village, the township, and the JEDD. This process included a new land survey, updated legal descriptions. There were several legal steps that had to, to occur, all of which were regularly discussed in the meetings with counsel and our solicitor.

The second important step that they had to go through was they had to prepare that site. For use, and this was, or it included the capping of old gas wells, so they had to bring in a company to cap the gas wells as a safety measure for the site. The mayor did provide public updates about this process throughout 2023 and 2024.

And the third thing they did was they did hold public meetings with the Perry Township and the JEDD to coordinate joint planning efforts for the future use of the property with a focus on economic development and the potential for a data center. This involved cooperation through the JEDD, which includes Perry Village, Perry Township, and North Perry.

The partnership has been essential in coordinating the complex economic development of this project, and (then) came the purchase agreements in June of 24. Perry Village signed a purchase agreement for $8.4 million in February of 25. Perry Township signed theirs for 1.4 million, and in March of 25, the JEDD signed for another 1.9 million.

Another reason this process has taken time is because our officials have had to do their homework. Carefully and...deliberately. And I was a huge proponent at the last meeting about why didn't we know? So I understand I'm right there with you. I get it. But they had some homework they had to do and I didn't know that.

And I'm sharing with you that I've learned that and that's why I'm here. I'm reading to you what I've learned. So on the village level, the Mayor and the Council did take this very seriously. And… let's face it, I'm just gonna step back a second. If we go to somebody or somebody comes to us and we are constantly in a position where we say, I gotta… get back to you.

I don't know, I gotta get back to you. I don't know. I just, I'm still working on it. You get frustrated, I get frustrated. I hate nothing more than when somebody does that to me. We didn't know that all this was going on. So they took this seriously and they did some extensive research on data centers and data center campuses.

They did provide regular public updates in the Council Meetings to keep residents informed. And I will admit, I never went to a Council Meeting, never read the minutes, didn't care until now. And they actually even visited a data center in New Albany, Ohio, which they're gonna share that with you in a little bit.

And that's a nationally recognized hub for this type of development. And they went there to see firsthand, you know, how are these things designed? How do these things operate? How are they integrated into a community? Because let's face it, they're gonna be held accountable to answer those questions. And they also wanted to ensure that any zoning changes to protect the residents would reflect best practices.

So they research zoning ordinances from other municipalities that already do allow data centers. The Perry Village zoning inspector drafted a tailored zoning ordinance, Ordinance 2025-2, which I think y'all are familiar with now- and this is designed to, to protect the residents. And the draft was presented to the Planning Commission early 2025.

And after review, there was a recommendation to Council for adoption. I think that's the one that's, isn't that the one…the referendum? Yeah. Yes. Okay. So that just gives you some background on that. But we're gonna, so let's highlight the lengthy and deliberate public process involved…in adopting these zoning, um, protections.

As part of the Village's Research Village Council visited several data center facilities, including both daytime and nighttime visits. The purpose was to evaluate real world impacts, like lighting, noise, and visibility, and to compare those observations directly to what's being proposed in our Zoning Ordinance 2025-2. They then moved into a formal public process. A 30 day public hearing notice was issued for the proposed data center zoning changes. At that hearing, the Mayor and Council members showed a video report from the New Albany site so that people there could see the types of facilities that they were evaluating.

They held three public meetings including multiple readings of Ordinance 2025-2 to ensure full transparency and to give the residents time to review and respond. After careful consideration and community input, Council voted to adopt Ordinance 2025-2, adding zoning rules for data centers.

The ordinance includes requirements specifically designed to protect residents and ensure high quality design standards and maintain compatibility with surrounding [sic] issues. Now that, that is the one that is, is the referendum. Okay, so don't start going, wait a second, wait a second. That whole ordinance is what that referendum is about, so I just don't want you getting all alarmed.

I think the background is in here to provide information. So why are we considering a data center now? This project represents a unique opportunity for Perry and one that they haven't seen since. Champion Farms went into foreclosure in 2010, and we're talking about the land use that offers minimal noise impact, very low traffic volume, especially compared to manufacturing, retail, or warehousing, high tax revenue potential without the strain on public services. And importantly, a developer that is self-funding the infrastructure required to make the site buildable. In fact, the data center industry is projected to double in market size by 2030. This positions Perry to take part in a major national growth trend. This is the first and only viable economic development offer that we have had on this property in 14 years.

Like many communities, Perry is facing growing financial pressures. The phase (out) of the tangible personal property tax has already impacted revenue. Now, this tangible personal property tax in Ohio, we no longer pay a true personal property tax. However, if you're in the nuclear industry, you do, so our nuclear facility has been paying property taxes on their equipment and the items within that facility that's very specific to the nuclear trait.

There is uncertainty surrounding the valuation and the long-term viability. Now, yes, they did just get approved for 20 more years. Okay, so that's good. So we've got something coming. We're also seeing shifts in state legislation and local governments creating funding gaps. So there's some crazy things that are going on out there that are actually, every time they go through one of those outages, you know, and they have the 18 months where they redo stuff, they get new equipment in there.

That equipment used to be valued at one dollar amount from a taxation perspective, which was revenue for….our location, they now have the opportunity to actually have it at a lower basis. This is something that, I don't

know if that passed yet or not, or if that's still down there, but there's, there's some(thing), did it pass?

There's, did it pass? There's some, there's some things going on down at the state that are gonna impact that particular topic, not for the good for us. And finally, our school buildings are aging and with significant repairs and upgrades that will be needed in the coming years. So this is why economic development isn't just nice to have. It's essential. We need new, stable, long-term revenue resources that don't strain our infrastructure or burden our residents. And this project could be part of the major, a major part of that solution. Alright, so let's talk about some money. So this is a good slide. I don't know if you guys can see it really well, but we're gonna divide it down into three components.

We're gonna first look at what the, the building itself like, the physical building, what it's going to do from a real estate property perspective for Perry Village. Then we're gonna look at what it's gonna do for Perry Township. And then we're gonna combine the two together. I'm gonna blow through it pretty quickly.

Um, if you need me to sit down, I can sit down behind here so you guys can see it. Just let me know. Tell me, just yell it out. Sit down and I'll sit down. So the total project value, so the building itself with the buildings are around $1 billion. So you'll see a number up there. So you see the 1 billion, and then underneath that you see the, the 758 million.

That's Perry Village's share. So there's another slide where you're gonna see Perry Townships share. So then the next number is the assessed value. So with real estate, when you look at your house, if you paid $200,000 for your houses, but you pull up your property tax bill or your real estate tax bill, you don't see 200,000 on there.

You see a different number. That's because the assessed value is often lower than the true market value of our homes. That's how…the structure of real estate taxes is designed. So there's an effective tax rate of 62.5 and change. Now…this source is from the Lake County auditor. So the Lake County auditor provided these numbers.

I'm not just making up numbers, they didn't just make up numbers. These are factual information provided by the auditors. So you take that effective tax rate and the total tax that that building is going to generate year over year, not just a one time- real estate taxes happen every year is $16.5 million, from that Perry Village is gonna get, or the County's gonna get 3.8 million.

The Village will get $610,000. Perry Township's gonna get 345,000. The Fire District is gonna get almost 2 million. The Schools from the Village piece of property, not the township piece. We'll, we'll talk about that. The Schools are gonna get $7.9 million. The Library is gonna get 334,000. Auburn is going to get 398,000.

And Lake County Financing District, I really don't know what that is, I'm sorry, is going to get about a million dollars, which totals is 16.5 million. The next screen is the township, because they have land there too, right? It's not just ours. So they have some land there too. So on the same $1 billion, their share of that 1 billion investment is approximately $242 million. The assessed value is, is 80, call it 85 million, and the effective tax rate for them is 64.85.

That's because they've got other stuff in their tax rate versus villages and cities. We all have different effective tax rates. That's very common. The county (of that money) is gonna get $1.2 million (1.5). Uh, Perry Village or Perry Township is gonna get $503,000…The Perry Township Fire District will get $633,000.

The Schools are gonna get another 2.5 million in addition to the 7.9 that the Village (property) is gonna generate. The Library will get 106,000 Auburn Career Center… a vocational district. They're gonna get 127,000 and Lake County Financing will get their cut as well. If you blend those two together, the total economic impact (as I stand in front of it) the Village is gonna to get the six 10 ($610,000).

The township is going to get $848,000. The fire (district) is going to get 2.6 million for our fire department. Our schools are gonna get 10.5 million. The township library is gonna get 440 (thousand) Auburn Joint Vocational is gonna get 525 (thousand), and the financing district is gonna get 1.4 million for a total of $22 million each year.

This is not a one time thing. This is a year over year thing. That's how real estate taxes work. This was provided by the county. You can call and vet it yourselves, but that's, that's a year over year number. It is not just a one time, one time thing when it comes to real estate taxes. Alright, so I'm still on economic (s). Yes. Oh sir. Mm-hmm. Alright, that's fine. Um, I guess, well as a final note, some of that money, so the Lake County Services that I breezed over and I said I really don't know what this is for. It was in my speaker notes, so let me source that for you all real quick. So, uh, overall the total amount's gonna be $5.1 million and what that goes to is Senior Citizen Services, Metro Parks, Lakewood Community College, Child Services, their narcotics and forensics

labs, the Department of Developmental Disabilities, the mental health, ... program, and then the County General Fund there.

I touched on it, so sorry about that. What could our increased revenue possibly due? So what could all these new tax revenue (s), what does it mean for our community? To be clear, this is not just money for the general fund. This is an opportunity to solve real problems and invest in improvements that the residents, that's...that we've been asking for, and in some cases, we've been asking for them for many years now... there is the potential to accomplish critical infrastructure upgrades.

Now, what they mean by that is repaving roads, adding sidewalks, modernizing water and sewer lines, and improving power systems. There's a possibility of expanding wifi and cellular coverage, giving residents and businesses better access and reliability.

Let's make a Christmas list. All right. If anybody here is from North Perry, I'm gonna apologize in advance, but as the village, what about free trash pickup? The other Yeah. What about some of the other amenities that we've seen? The other community, you know, what about that credit on your, on your tax bill for the street lights or the storm water?

Okay. These are potentials. That are, that are here, that are in this little presentation that I'm giving you. The road department could replace outdated equipment and operate more efficiently. It could allow the village to also invest in quality of life features for all of us. Expanding the Village park with features, that people are consistently requesting, like bathrooms and all season pavilion, more green space, adding a splash pad, walking trails, pickleball courts, installing new playgrounds with fencing and adaptive equipment, sensory friendly features, and a wheelchair ramp to make it accessible to everybody in the community.

We would also address issues that affect safety, accessibility, and long-term wellbeing. Quieting the railroad crossings by funding infrastructure that allows us to eliminate the horn sound and install silent gated crossings. That (would) be awesome. Purchasing modern police equipment, lighting credits, I just mentioned that.

... They (could) expand services for senior citizens, including home assistance, wellness programs, transportation support. They could support initiatives like SPARKS which helps adults with disabilities and increase funding for Pitch In so that even more residents can get help on home repairs or yard maintenance.

And most importantly, the revenue would directly offset cost for taxpayers by increasing funding for the fire department, police department, and the school district, which would reduce the need for future levies for our community, additional revenue for the library and Auburn Career Center- means more programs, more access, and again, less cost to the residents.

This is the kind of opportunity that lets a small community think big, dream big, solve problems, and plan for a better future without taking that burden on our own pocket. Okay, so during this project, what, you know, what, what's some of the immediate revenue? So we talked about how we're gonna see money from real estate taxes, which I mean, that's, that's a good chunk of change.

So let's talk about what it's gonna do here. Another form of revenue. Okay. So not only will this project bring long term jobs and economic growth once it's running, but it's gonna create significant benefits during construction. They're anticipating the project to be between 18 to 24 months. They were, they're expecting that construction phase to produce 1,688 local jobs. These jobs will generate around $77 million in wages paid to our region. The construction activity will ripple throughout the local community and estimating $243 million in economic output. That's not revenue. This is like for us. That's not coming to the village. This is just what this is going to bring to the area.

Okay? So additionally, they are projecting that it will bring 9.9 million in state, (and) local revenues during construction. Okay? That's a little different. The significant benefit that it's gonna bring to our company or community first, once it's done, it's gonna create 175 jobs on site. Now they're gonna run three shifts, right?

So it's not a hundred seventy five twenty five, it's 175 split by three, okay? And then the average salary for that array of people in this industry is about $75,000 per person. That translates into $13.1 million of payroll. Not for us, but that's payroll. That's what the people are gonna make. What does that mean for Perry?

You work in Perry, you pay 2%. You pay 2% tax from your payroll check. So what that 13, $13.1 million does, is it brings $262,000 of payroll taxes to Perry Village. That's once it's up and running, while it's being built, it is gonna create about 700 jobs with an average salary is 60,000. That equates to about $42 million in payroll. Let's apply this 2% theory. Again, that's $840,000 of payroll tax coming back to Perry Village. Now, that's not gonna be perpetual, it's not gonna happen for forever. That's just during the construction. The forever part is the payroll tax revenue, the 262 (thousand), the people that are going to be here, the security officers, the people running the data centers, all of that good

Couldn't afford to do that. So I went on to school, got my engineering degree, worked for Parker Hannifin for 10 years. Left there, I ended up actually working 10 years at the nuclear power plant as an engineer. Supposedly a nuclear engineer. But no, I, I'm a mechanical by trade with electrical background.

… So I'm pretty into, into this whole nuclear thing and I'm into technology and I really love what, what I do. So I also own Cornerstone Brewing Company for 20 years. So I ran a business, so I, I understand what it's like to run a business and how that impacts the, you know, the community. I'm originally from Madison.

I grew up there all my life. My wife made me move to North Perry. I'm just saying she threw out the harbor. She said, this is a great thing, you, you love boating, you know, moved to North Perry and I'm like, you know, this internal fight, even my daughter goes to Perry Schools and she asked me today, it's hilarious.

She goes, Deb, so if I'm on the Perry soccer team, are you gonna actually put the Perry soccer sticker on the back of your truck? I go, I don't know… You have to think about that. I dunno, we'll get there. But however, so let's fast forward. I was asked to take a look at this project, you know, because I mean, I have right now probably hundreds of thousands of dollars invested in quantum computing, other technologies.

I love the technology that's coming. This is coming no matter what- to our community or this area, somehow, some way, right? So I took, I took my time. I asked for two weeks. Right? Yep. What'd you say? Sure. Whatever. No, you said I got a, you get a week. They were ready to vote on it and they said, you know, we've already been looking at this.

We want to take a look. You know, we're, it's gonna take you too long to get up to speed. And I honestly said, with all due respect, give me a week. My job at the nuclear power plant was to make sure that that plant was reliable and safe. I ran systems and I did all kinds of research. I took a look at this project and was very intent on finding something wrong with it, honestly.

And I, I really took a look at it and I said, you know, this is, this is important. This is in our backyard, right? Just like the nuclear power plant. I'm proud to say even with the nuclear power plant, I worked there because I wanted to work there because I wanted to make sure that we were safe. Okay? So remember, my intent is to look at it and really be critical.

stuff. But beyond these jobs, the employees are going to be supporting the local businesses, which will create a, a ripple effect throughout our area, uh, through utilization of our supply chains, uh, restaurants, et cetera, taken together, the project is estimated to generate approximately $372 million in annual economic output.

That's not revenue for us. That's just saying that people are going to be spending that kind of money. In our area. Okay. And it's through a whole bunch of things. It's through the building of it, it's through the payroll of it. It encompasses a whole bunch of stuff. So it's not just a building, but it's a major economic driver for…supporting families, local businesses and our communities.

So right now we've kind of talked about the economic development and I'm gonna hand the microphone over to…our lawyer here, or our solicitor. Our, yep. All of the above. Joe, our mediator, Joe, our mediator. And this is your time to ask questions and if they don't have an answer, we gotta give them that credit and let 'em get back to us on the answer.

Okay? Go. Thank you… and again, the ground rules. Here are a question, not a question with five sub parts. I'm gonna turn to treat that as one question, just answer the first part of it. Also… the question is something which should be capable of a factual answer. And as was just indicated… I dunno that your village officials here are, are necessarily gonna have all the answers for you tonight.

But by having this process and having this discussion, sharing with you that due diligence that they've done, and, and then probably getting feedback from the community as to what further information, may be material to you. It's a very, very valuable process.

Alright, so first…Roy Blalock.

… Well, as you can tell, I dressed up for you. Nice job right there. So, my name's Roy Blalock. I'm from, uh, North Perry Village. So you can start throwing the tomatoes now. See, I knew that, so I was asked, uh, about, or gosh, it's been months now. I was asked by residents to take a position on the JEDD Board

(Joe) I should have added our first two individuals tonight are, are, are here as representative capacity. So they're gonna give brief introduction. …(Roy) But honestly folks, so my background, I was a Navy veteran, went in the Navy, got out, went to school, went, got my engineering degree, wanted to be a pilot.

I took that full week. I talked to many, many folks, including the developer and other folks. And I can honestly say I'm a, I'm a, I'm a all about it. I think this is a great thing. I think it's a great opportunity for the community. If you have any questions about it or anything you want to talk to me about, I'm here for you and I will answer questions and I tell people this.

Convince me that I'm wrong and I'm okay with it. That's, that was my job. Convince me that we shouldn't do this on, on, on a piece of equipment, convince me that we shouldn't go further with something. So take the time, listen to what these folks have to say, and I cannot tell you how proud I am to see this community here right now.

Because I've been on Village Council for North Perry for four years. You know what the average amount of people that would show up to a meeting. Yep. There you go. So you guys know, so thank you for coming. Please follow up and ask me any questions you'd like. Thank you. Thank you, your Honor. And again, we have second, uh, person in a representative capacity.

It's not part of the Q and A. Stephanie Parker, Perry Township, Fiscal Officer

Stephanie Parker... As you stated, I am Stephanie Parker. I am the Fiscal Officer for Perry Township. So, um, I have done some research regarding the data center and I am support of the data center, and I'll tell you why. So Ohio has become one of the states for the lead, excuse me, one of the leading states for data centers.

We are the fourth in the country, followed only behind Virginia, Texas, and California. We currently, according to data center map.com, have 172 data centers. Data centers typically represent an investment of hundreds of millions of dollars, creating jobs in long term source of real estate property taxes.

Landing a big name data center can be a gateway to other tech companies and young workers. Considering our community data centers also support the local economy through job creation and increased tax revenue for public projects, like improved roads, schools, construction jobs, data center jobs, community investments to promote environmental sustainability, STEM education and tech skills.

The way I see it, we have nine potential benefits. One, economic growth data centers represent a significant capital investment, potentially stimulating the local economy through construction jobs, as already mentioned, and long-term

operations. Number two, job creation as already discussed. Number three, attracting tech companies.

The presence of a data center can act as a magnet for other tech companies fostering a tech driven ecosystem in creating future job opportunities. Number four, infrastructure development data centers require reliable power source, robust network connections, and potentially new infrastructure. This can lead to improvements in roads, broadband, and other essential services benefiting all residents.

Number five, tax revenue data centers generate both direct tax revenue through property taxes and indirect tax revenue. Through employment and economic activity, they generate number six, community investments. Some data center companies actively involved in the community initiatives such as workforce development, STEM education, and environmental sustainability efforts.

Number seven, potential for new businesses. The presence of data centers can support a variety of related businesses, such as those provide specialized services, maintenance and supplies, creating additional job opportunities and economic job opportunities, and economic activity. Number eight, long-term economic development.

Data centers like power plants or other water systems provide essential infrastructure and contribute to long-term economic stability in the community. Finally, number nine, improve connectivity. Data centers are crucial for the modern technology and the internet and their presence can improve the overall connectivity and speed of internet services in our area.

There are some notable data center projects in Ohio. I wanted to mention Amazon has invested 102 million and a 590 acre center campus in Jeffersonville, Ohio. QTS has invested 1.5 billion and developed over a 1 million square foot data center. Intel has announced a $20 billion investment to build two chip fabrication plants on a thousand acre site in New Albany.

And finally, Edged energy received [sic, made] a $250 million investment in a 210 (thousand) square foot data center in New Albany. So this was finallyper the Columbus dispatch in Ohio. Data centers directly …. indirectly supported 84,900 jobs in 2023, which accounted for 10.6 billion in economic output in our state. A single data center can employ anywhere from 10 to more than a hundred workers, depending upon its size and support 6.5 jobs for each job directly employed. So at the end, I just wanted to say that I'm hoping that our three communities, Perry Village, Perry Township, as well as North Perry, that

we can move forward in supporting the data center. While I recognize this does change, Perry, I believe the change can be good.

Thank you. Thank you. Ms. Parker. It, uh, might be easier if I come out to you, if you raise your hand. Um, so our first, uh, first is, uh, Susan Hackley.

(Susan Hackley, et al) Appreciate, you know, all this. So, economic question, economic, repeat the question if that's forget. It's 50, sometimes 10. So the question is, um, while there it was indicated there was 50 jobs. It might be 10, it might be one. Some places it's 50. What's the question? Marry she indicates some places she's read it's been one 50, so, uh, 50. I'm sorry. That's alright. Uh, so is there anyone who, uh, cares to respond to that? Sir, I can.

Does this work? I can respond. Uh, Tim Ramm, the size and of the facility is what drives the number of jobs. So a smaller facility will have fewer workers and employees and a larger facility such as this will have more workers. So based on the size of this facility that we're projecting, it would have approximately 150 to 200 jobs.

So that the center 175 was what you saw on the slide. Thank you. Uh, no. Very happy. I do not have a question. Thank you, sir. Okay. He, Ava got answered. All right. And, uh, so someone's challenging me with this signature. Um, might be a John of 2332 Antioch Road.

I guess they passed. It looks like it's John (Sines) right here. Oh, okay.

(John Sines) My question, um, is sort of a fast forward and look at the future asks of this developer. We have not heard or seen. What they're going to ask as far as tax abatements, TIFS, infrastructure (inaudible) the fact that there isn't a development agreement to go in place to go along with the purchase and sale agreement is wrong.

There should be asks that this city should have in place asking of this developer to zero in on what they're actually gonna build any before they ask zoning. This zoning is not. No comments, sir. This is question time only. Okay. Question is, is the developer willing to enter into a development agreement with the Village so these concerns can being addressed in a solid plan?

The question is whether anyone contemplated the development agreement. (Jean Schonauer) We are in the beginning stages of this process. We've signed a purchase agreement, which basically we've signed a purchase agreement, which basically prevents us from accepting any other potential offers from

anyone for this property while the developer does their due diligence to even see if this is a feasible project for them.

And we are doing our due diligence. This is part of it, to keep our community informed and for us to find out what kind of an impact the data centers would have on us. So we're, we're in the infant stages of this process. So there's been, there's, there's no site plans that we're looking at at this point.

We needed to get the the the wells capped and we needed to get the title transferred over from the schools before we could even move forward on any of that. So this is, we're at the very beginning. Abatements aren't a thing right now. None of this is a thing right now. We are simply allowing the developer to do their due diligence on the property to see if it's a feasible location for them to put a data center and for us to do our due diligence to determine if it's in our best interest.

And if so, what kind of zoning rules and regulations we wanna put in place to protect our community.

Hey, my name's John. 4249 Manchester Road in Perry. And I have a question directly for the council related to economic development. I've heard a lot of very positive forward looking. Considerations concerning the development of this property for the purpose of increasing the, the income of our community.

And I've heard a lot of probabilities of how that increase of income will promote a greater, wealth for our, for our community in the way of further but further jobs, possible jobs, possible development of more businesses, more support groups, many things. My question is a little bit going backwards and understanding for me to help me understand what is our current condition with the property having sat at for many years without any income.

Are we in a condition in which without the economic development, we are going to be in a hard place in the coming 10 years where we are gonna be looking at tax increases, we're gonna be looking at necessary costs that are gonna come to us? Or are we in a condition in which we are kind of just struggling along as most human beings do.

You know, we look at our community as…. (Mayor Gessic) So, with any community, tax revenues can kind of stay flat and increase in costs. Healthcare, Pensions, everything goes up.

You know, asphalts, concrete's got up quite a bit in the last five years alone. So, yes, uh, the fire department go for a levy next year and probably another levy two or three years after that. The school is gonna be losing money for TPP. They're gonna lose money through this (taxation of the) infrastructure of a power plant that they passed through the state legislature this a few month ago or so.

So they're gonna be asking for a levy in a few years because the money's not gonna be there. So this is one avenue to, to not to hear from our constituents that they're, you know, tapped out on property taxes. Keep asking for more and more, and this is the way that those increases won't be passed on to you.

So, yes, it, it's a survival mode. Looking out in the future.

(Joe Szeman) ... That was the final question on that, on that topic...

(Julie Schultz, Presenter) So onto traffic, all traffic for the data center will enter and exit via Route two 20. During construction and operation, travel levels will be minimal compared to other local activities. To put this in perspective. The daily traffic from the data center will be much lower than traffic generated by school events, retail centers and manufacturing or warehouse facilities specifically.

It is estimated to be about one quarter the traffic of manufacturers, one eighth of the traffic of a warehousing facility, and one 25th of the traffic generated by Walmart. So the benefits from a traffic perspective are clear; not as many cars on the road and the project will cause no significant road disruption, preserving traffic flow and safety on Route 20.

So in summary, the traffic impact is low. This is a very quick section, make it get compatible and low impact land use for our community. Questions on traffic? We, uh, we had three, three persons sign in and I know exactly where you are.

Mr. Hackley, I have a question on that. One of the things is we do want to bear in mind is during the construction period, there will be enormous traffic.

Everyone tells me that Middle Ridge Road west off center to Route 20 will be closed during this construction on Route 20 period. That surprises me. I don't understand the rationale on that. Not that I'm a traffic engineer, but all that traffic that normally would get off there are gonna have to get off at the intersection of Center Road.

Then, if that's the case during this construction, are you asking about the traffic management plan? Yes. During construction. During construction, that may be, I'll let the village officials speak as whether that's correct or not.

(Mayor Gessic, Rick Walker, et al) Uh, I'm not sure of when they're gonna close that road or what Construction.

You're talking about the resurfacing of 20 for the construction project. I don't know about this construction project because. But not, we don't have the time, Larry. That's a great question... currently some Village officials and some of the Fire Board members are reaching out to ODOT because they're talking about closing that off completely.

Completely correct. We are actively trying to get them to leave it open. This is eastbound, close it westbound. Correct. And they're, they have been very.... upfront and they're taking that into consideration. So I think it's a great idea. I think it's dangerous to pull out of there, to go West and as everybody else does.

So that's the plan is we're, we're actively, we're reaching out to ODOT to try and get them on board with that project. Very good. Thank you.

And, uh, **(Mr. Ziamba)** My question the traffic is, is simply, is there anything in place to help restore Route 20 again after the damages that are done from the amount of equipment and trucks that go down that road? We're just in the process right now of rebuilding Route 20. So a $1 billion project is mainly out of concrete and Steel has an incredible amount of traffic flow for that construction work to carry forward.

The company, is the company willing to bear any of the cost of that, infrastructure.

(Jean Schonauer et al) That's a great question, and we don't have that information at this point, but that is something that we need to consider. So we will put that on our list and once we have an answer, we'll let the community know.

Great question. Thank you. Good idea. That was the last, uh, question sign. Okay. That's a good, that's a good idea. That's really good question.

(Julie Schultz, Presenter) As a press release, Perry Village Council announced on July 11th that during its regular council meeting on Thursday, July 31st, 2025 at 7:00 PM they will have on the agenda the proposed repeal of Ordinance

2025-2. This ordinance previously amended the village zoning code to include specific regulations and standards related to the data center development.

Council believes that at this time, pausing the process is in the best interest of the community so that the community can be updated on this proposed project. To be clear, zoning ordinances like 2025-2, are created to protect the community. It defined what businesses, not just data centers, all businesses can and cannot do.

They help to ensure that any future development aligns along with the values. the safety and the expectations of Perry Village. If repealed. This does not automatically approve or deny any project. It simply means that Council is committed to continuing the conversation. Council invites everyone to attend all meetings.

Reach out and ask questions. 2025-2- we'll identify items that are in the zoning ordinance. And again, all of this information is online on that little barcode thingy that we we're all scanning like math. I'm onto lighting. You are. There we go. Lighting. Okay. So one of the key purposes behind the Ordinance 2025-2 was to establish some very strict mandatory zoning requirements, specifically for data centers, and especially when it comes to lighting and its impact on nearby homes.

I don't think it should be specific to just data centers. No, but, okay. The ordinance includes a night sky lighting standard to protect the dark skies and reduce glare, downward facing light fixtures only. No upward facing lights allowed. No flood lighting and absolutely no stadium style security lights.

These are all, those are prohibited. There's limits on the maximum fixture heights, meaning the light can only be so far off the ground and there's a required photometric lighting plan. So the village is asking for anyone that builds anything there to provide a photometric lighting plan so that they can confirm compliance in advance.

And overall, a strong emphasis is, emphasis has been placed on minimal light solution to preserve the quality of life for surrounding residents. These are zoning code requirements. These are not guidelines or suggestions. And Ordinance 2025-2 makes these protections legally enforceable, ensuring any potential development must meet the standards....

Okay. Lighting questions. Uh, first individual is, uh, Lori White. I don't have, and Mr. And Mrs. Hackley.

(Mr. Hackley), I only wanted to ask you in this, this verbiage, uh, that addresses nature birds and things of that nature that is very popular now related. So light as little as you possibly can. Yeah. Yeah.

And I assume that that's covered in there. Maybe it's a little hard to understand.

(Mayor Gessic, Ashley Hacking, et al) We didn't really take into account animals. We're looking at lighting for people, so people don't sees; the data center will have a fence that goes around this whole facility. Dimmers, it has a dimmers and they dim it for the animals...I am not meant to be on a microphone. The 2025-02, the way it is, it's, it's the way the lighting and the, the lighting study, the way it goes through is lights aren't supposed to be on blaring. 'cause that isn't good for animals. It isn't good for neighbors. It isn't good for everyone.

... it would be appropriate lighting to be the least effect on animals and humans.... We don't need it bright all the time. It only needs to be appropriate at the right time.

...They would be set to only have certain amount of lighting, the lowest amount that's really needed. And so that's why those studies are so important and that's why having that in the ordinance, that they have to have that. That's why it was. Such a big thing that I, the, that we felt that needed to be in the zoning, that that site plan was so valuable that it wasn't just, oh, build the building, put it up, and then all of a sudden, oh my gosh, those lights are horrible.

Um, it was before anything was built that it went through. I'm not a specialist on lighting. I don't think I should be qualified to pick that. It actually goes through people that, that is their career, is to know what is safe for animals, what is good for humans. So yes, that is considered. Thank you.

(Mike Glover et al) Thanks Mr.Hackley. I'd like to also add on to that, that we've already started taking into consideration light pollution in the village, and several years ago we started replacing the Cobra head lights that hang down...the street lights with LED directional lights. So that's reduced the amount of light pollution...

Yeah, I noticed quite a bit. That is good. So we are focused on that. Very good.

(Julie Schultz, Presenter) Okay. Onto noise. What makes noise in a data center? So let's talk about noise. This is one of the biggest concerns that residents are posing be included. Modern data centers are extremely quiet

compared to industrial facilities. The few sources of noise that do exist are limited and controlled, most of the sound comes from cooling systems like HVAC units and the internal fans. Electrical equipment which operates mostly outside of the building, also does produce noise. Generators are present. Everybody has a backup generator when they're in the commercial industry. Some of us have them on our homes. They produce noise, but they're only used during emergencies or power outages and for routine testing, which is regulated and limited; current industry standards call for just 30 minutes of generator testing per month during the daytime hours at a 30% load. So that generator is receiving 30% of the electrical load to do the testing. And even that is changing and many operators are now shifting to just 10 minutes a month unloaded, and then one annual test with load.

Importantly to note, data centers do not produce manufacturing noise. They do not have continuous truck traffic. There is no loud processing equipment, and there is no constant EE from forklifts or trucks that are backing up, et cetera. So while there is some operational sound, it is minimally frequent and much quieter than traditional industrial or warehouse uses.

And we understand that even the low levels of noise can be a concern for nearby residents. So let's, so that they're addressing it in Ordinance 2025-2. The zoning rules are designed to minimize sound beyond the site and protect neighborhood quality of life. So here's what's built into the plan.

First of all, they're requiring soundproof equipment. This means that acoustical enclosures are going to be required around generators and mechanical systems to muffle any operational noise. In the ordinance, they're also going to require sound barriers. This includes specifically designed walls and fencing that will block and absorb the ambient sound where needed.

There's mandatory setbacks. These buildings must be placed far enough from the property lines and homes to significantly reduce sound exposure. And lastly, smart building layout. And this is critical 'cause I actually researched when I was doing my due diligence, there was a... town in Virginia that had an issue with a data center from sound.

They brought in a sound engineer and simply by turning the building, it decreased the sound. I can, I can give you where I cited it. I don't have it handy, but I did, I did look that up. 'cause that was a concern for me. Okay, so smart building, layout, landscaping, using trees and shrubs, right? Building placement. All of these are critical factors to add a natural layer to sound buffering. All of these elements are not suggestions. These are in that zoning code 2025-2 or

regulation, and the developers must meet them before any site plan is approved. The goal is to ensure that this facility remains as quiet and non-intrusive as possible.

So let's talk about generators. Big, ugly word, generators. They're loud. … But fortunately, all of the major generator manufacturers that are providing backup generators to the commercial industry, not necessarily our homes, but for the commercial industry, they make enclosures for these generators to buffer the sound.

We've all heard these generators. I heard 'em; Hidden Village was going in, they were loud. But the commercial generators now have enclosures that can help absorb that sound. The village's goal here is simple and clear. They wanna regulate and keep the noise levels from the data center about the same or lower than what residents hear at night in the village.

It's their goal. So let's put this in perspective right now. Heating and cooling systems at the local school and local businesses. So we're not talking about general local, we're talking about Perry Local School. We're talking about the Village pub. The Village market, like these existing businesses, okay?

So this, often the sound that is emanated from them often reaches 61 to 64 decibels. Okay? A typical home generator, which is not regulated and it's not soundproof, will reach around 75 decibels. We've got one. They're loud. Face the gas. Thanks. But that's allowed, right? We allow 'em in the village. These generators we're allowing 'em on our houses with no enclosures, no, no required soundproofing at 75 decibels.

So in contrast, similar to the data centers in New Albany. So our team went down there. One of our council members bought a decibel reader, a decibel reader. I don't know if you've ever been in bars when you're, well, y'all been in bars when you were young. And sometimes… the bouncer would walk around with this decibel thing for a metal band and he would come to you and say, Hey John, you gotta turn down.

So that's what she bought one of these tools. They took it down to the New Albany facility and they were measuring the decibels of sound at the facility. And the decibels that they were picking up were between 42 and 55. Okay. That's, that's like around a conversation without me using a microphone.

Okay. Through sound reduction ordinance or requirements in the ordinance 2025-2, like acoustical enclosure, setback, sound barriers, and site plan review.

The aim is to maintain a quiet environment with new development. And, and before, before we get to the, the video, 'cause they're gonna play you a video, show you some short clips.

Sound was a big deal for me. It was a real big deal and I did go online and I googled, um, hearing loss. And an impact of noise decibels. And actually I was pleasantly surprised and kind of shocked to learn. They break it down so that, in terms that I could understand. So if, if you're curious about decibels, it's very simple.

Just Google it and they're gonna put it in layman's terms for you that, that we general people can understand. So, um, I believe you have a clip.

I think it's okay. I think we're good. I think we're good. We're good. It's good? Yeah. Okay. That's great.

(Video clip of resident and Council Members in New Albany near Data Center) Okay. Uh, we've been here three years. Okay. We're the first, uh, owners of this home. Um, in the three years I have never heard a decibel of, uh, any and any. Okay. Now we do have a nice screening between it. Mm-hmm. Um, and are you right here, like right along the building here? Yep. Yep. Okay. Alright. Yep. Alright.

Well. All this. And then on the back of our home, yes. Fronts up on that stand of trees. Okay. And data centers are nothing but, uh, places for microchips to be. You know, how, how many pictures do you have on your phone? Too many data center trip. I'm clear phone. Well, you know, they say you wanna get something back from the cloud. This is what these data centers are hoping. Yeah. The cloud is in your backyard. You're able to sleep at night. It doesn't cause you not to sleep. Not at all.

(Recording near pharmaceutical plant) And it that's a pharmaceutical plant. Oh, that's campus. Oh, it's, it's a school. It's pretty close. Pharmac...

(Julie Schultz, Presenter) Okay. Could you all see, because the, the printing was kind of small, but the first clip. Was the data center, and we were showing you the decibels of the data center, and it was coming in the forties. And then the next clip was actually the schools, our schools, Perry, local schools. And it was in the sixties.

I don't know if you guys could see the little, the numbers right. And then the last one was, was the Perry Village Pub, and that was also in the sixties. Um, thank you for, for doing that. So sound questions....

Mr. and Mrs. Hackley (Joe Szeman, et al), I was concerned about noise and why is it, what has changed that people say driven saying by the humming sound question.

I've read that. And now this says that. What have they changed? Mrs. Hackley indicated that you, you've read somewhere or seen somewhere that people, people were near the data centers were affected by a humming sound. I, if anyone has any, do you wanna answer? You just wanna, do you guys wanna, or do you want us, to me it's a technical data center means,

(Mark Kerslake) Well, technology has evolved quite a bit. It may have been an older data center. So I think the newer, the newer ones ... data centers...don't have what they call a tonal spike, which is what causes the, um, if you will or used to (the hum), but all of the sound deadening and what was incorporated in the village ordinances would, would prevent that as part of the ordinance.

(John Ziamba) I just have a question related to our 25-02 zoning ordinances related to noise. You know, the Council did make an effort to go down and looked at and, uh, record the noise volume there and it came back at, I think 45 or 46 decibels probably at the property line, I'm assuming of that, of that facility or in a neighbor's house.

You were talking to a neighbor. Uh, but then we instituted into our zoning ordinance a decibel level of 70. That's quite a bit of leniency. We're giving the contractor or the development companies to go well above the 45, 46 that we are being shown on the screen. Can you explain to me why we were at 70 and 65 at night and not at 45 or 50, and putting a little more restriction on them to do their best effort, make their best effort to quiet down whatever it is they're doing.

(Ashley Hacking, et al) I think that's an excellent question. I think through all this, um, I think every day and every time I do more data research, and I think, I think the Province group knows that every day I get deeper and deeper and deeper into, um, data questions and data information. And... I read more articles and I dig deeper.

And I think, I think it's one of those things that's a really cool thing about zoning ordinances and council is we can revisit it, we can amend our zoning, we can

have that conversation. And that's probably one of the things that maybe we need to have a conversation about that, you know, now that we've gone there and seen these that bring, maybe we need to bring it down and bring it closer to where we know they're at, that we've seen 'em.

And maybe that's a good conversation to have as Council of saying, hey, let's, let's, let's maybe bring this down. 'cause they're, I'm very impressed with all of the data center complexes that we went around and visited that I was shocked on that the traffic going by we're like, oh my gosh, that's the cars.

They're so loud. Oh, the birds are loud. And I mean, Jean was constantly putting her arm through the fence trying to get closer. Those things you see is us running. We, we had more security guards talking to us, trying to figure out why we, us two were trying to run through things to put our arms through their security because we wanted to get to the loudest place on their campus.

Um, we weren't just in the front behind a berm on top of a mound behind a tree-that wasn't good enough for us. We wanted to know what we were bringing into our community that we have to live with. And I wanted to know what it really sounded like. That's why that picture was in the back where all the big, the, did you see the, on the wall where it was all the fans and the, the, the filters or I don't know, whatever that is.

…We went, we climbed all the way through the back going around it till we found where something sounded like it would be the loudest. And we wanted to have true numbers and that's why Jean ordered the thing. 'cause it didn't want it to be our opinion. We wanted something to be comparable. And I think you made an excellent point that yeah, we need to continue to make sure we have the best ordinances in place for our community and we need to, to continue to do our due diligence.I agree.

(Mayor Gessie) Yeah. Also, we did, we did visit four data centers down there, not just one or two. Mm-hmm and the reason for a higher decibel level is construction, construction noises are gonna be louder than a data center running. Mm-hmm. Yeah. So we had to take an account of two, three years of construction on these sites that might, uh, be a little louder during the days, especially when they're doing their construction work.

That was one of the reasons. (Jean Schonauer) And the only other thing I want to add to that is that we had heard that, you know, at night when in doing our research as well, we heard that at night they keep people awake. So we took a second trip down there and we went and we looked at these data centers

between nine and 11 o'clock at night when you didn't have the road, you know, you didn't have the cars on the road and you didn't just have the, the noise that's typical in a community during the daytime 'cause we were concerned about the night noise as well. And those lower readings were at night. Um, which is why they seem so low because you didn't have other background noise that you have to take into consideration as well. You know, cars going by like, like Ashley said, you could hear the birds chirping and it would go up and a car would go by and it would go up.

So we, we have to consider those noises as well.

(Rick Walker) And, and John, as you can see on next week's agenda, we're looking to repeal, um, 2025-2 so that we can, uh, fine tune these ordinances because as you and I discussed, 70 is pretty high. So we could probably do a adjusted for construction period. Then once it's up and running, you know, adjust it to normal levels. Yeah, can be changed.

(Joe Szeman) We have, uh, maybe we have Tracy Goldhart (et al including Joe Szeman),

My question is given the, the well-documented health impacts and the documents are through World Health Organization, nasa, Sydney University, the National Institute for Occupational Safety Time Magazine, and many others. I've got at least 10 different sources that give, um, the documentation of the health studies of the prolonged low frequency.

So we're not talking about loud noise, we're talking about the low frequency industrial noise from data centers, including sleep disturbances, anxiety, emotional stress, the madness, and cardiovascular stress has been well documented. Are, are you asking whether or not asking this facility will generate and, and I'm gonna clarify what you're, can I ask my question?

No, ma'am. You're making a speech currently. Are you asking whether or not this facility will, cause I'm stating so that I, my question is thorough. It's okay. Go ahead. Thank you…Thank you. So my question is, um, how can we kind of justify placing that, and are we doing more research on the health impacts of the low frequency, not just the loud noise and, you know, the potential damage that that's gonna bring to the residents, so…

So I heard that the question is low frequency health impacts,

(Jean Schonauer, Council, et al) Tracy, we're, that's all part of the due diligence. So can you hear me? Yeah. All part of the due diligence that we're still doing. That's an excellent, excellent, excellent question. And it'll be something that we will continue to pursue information on. Okay. Thank you. Okay. Also, when you look at it, the buffers around the facility should help keep that from getting, you know, throughout the community.

Uh, when you go to the school, it's, it's there. You have to be up close to it, to, to be affected to you. But I think a lot of this landscaping buffering will help lower that impact of that, that low, low noise. 'cause they're gonna have berms, they're gonna have trees, and I think that's, that's what we're looking at to try and keep that from, you know, the community.

Okay.

That was our last question. That was last question on that.

(Joe Szeman, resident, et al) No, from, sir, if you haven't signed in, you're not permitted to ask questions. Sorry. The rules were explained. What? I didn't, folks, the rules were very clearly explained. I'm being neutral. You follow the rules and that's how we're gonna enforce them.

The presenter also refrain from personal comment.

(Julie Schultz, Presenter) Sorry. I will, I will, I apologize. (Jean Schonauer) If anybody wants, it has questions after this presentation on the table at the back, there are some, um, question cards that you can fill out. You can write your question down, write your contact information, and we will get answers for everybody. We will be posting all of those questions and answers at a later date.

(Julie Schultz, Presenter) Okay. Visual integration. There we go. Okay. That's a tower. In case you guys don't know what electrical lattice tower is, that is a, an electrical tower. What's that? That's an electrical tower. So in Perry, we expect new development to blend into the existing character of our community, and that includes data centers.

Ordinance 2025-2 outlines specific designs or specific design standards to make sure these facilities don't dominate the landscape or clash with our small town identity. Landscape buffers and fencing are required around the site to soften views from roads and neighboring properties. These buffers help maintain a green natural feel something Perry residents deeply value.

All mechanical equipment must be hidden from view. That includes things like HVAC systems, cooling towers, and backup generators. This eliminates, or these elements must be enclosed or screened so they're not visible from public areas or nearby homes. The architect must reflect character of the village, not just basic industrial buildings.

Design should consider scale, materials and form that are in harmony with what already exists in our community. This isn't just about appearance, it's about preserving a sense of place. Under Ordinance, ordinance 2025-2, there is a maximum building height of 65 feet. A conscious limit designed to keep new construction in harmony with Perry's landscape.

Power lines typically stand between 115 to 150 feet tall. The high voltage towers that are located on the north side of Main Street are 148 feet tall. On the south side of Main Street, they step down to 141 feet, and as they go towards the nuclear facility, they go down to 136 and 128 feet respectively.

Even at it, even at its full height of the ordinance approved height of 65 feet, the building would only rise to about 40% of the height of that power line. That's like one third to half. In other words, these buildings would remain significantly lower than the infrastructure already present on the Champion Farm property.

Finally, the 2025 ordinance outlines that multiple site plan approvals are required. This ensures ongoing oversight by the village in the community at each stage of planning and development, not just a one time approval when it comes to visual integration. And we know that this kind of careful integration is not only possible, but it's already been done right here in Perry.

Our school district campus is a great example. It's a facility with significant infrastructure, yet it blends in seamlessly into the heart of the village. That success came from thoughtful design, strategic building placement, extensive landscaping, and strong community support input. That's exactly the kind of model that they are now aiming when it comes to the future development of the Champion Farm property to help maintain the same visual balance.

Ordinance 2025-2 forces a strict height limitation of 65 feet for data center buildings. For context, the high school clock tower is one of the tallest and most visual visible structures in the village, and it stands 126 feet. The theater building itself is about 118 feet tall. So even if built to the maximum, a data center would be visibly smaller (than the) the facilities already accepted and integrated into our community.

With planning and landscaping, you're unable to see the clock tower at 126 feet or 118 foot tall theater building from the majority of the surrounding areas of the school district. The zoning requirements weren't created in a vacuum and they reflect carries values, scale and future in mind. As the plans evolve, it is essential that any future development is shaped through community dialogue with a focus on thoughtful design, long-term benefit, and clear respect for the unique character of Perry, visual integration questions (Joe Szeman) and…to the person.

Just it's, if you have a question with a factual predicate, generally it's how you structure it. Otherwise, it's gonna be interpreted as you're, you're making a speech, which you'll have an opportunity, I think as, as officials will made clear it, at various Village Council meetings and things of that nature.

Tonight is an information exchange and you're just, it's the nature…of what was advertised and, and what this is. So just structure questions a little bit so that it's clear what it is that's being asked. So, uh, with that, uh, Ms. Hackley, I'm good. Okay. Uh, Mr. John Sines (Joe Szeman, Becky Shimko, other Council Memebrs et al), question…

Okay. So besides the site plan and landscape plan specified Article X, that only requires the approval of the zoning inspector and without a robust overhaul of the current 2025-2 language, what are the mechanisms? Meetings, public hearings plans, architectural reviews are available for the public or the city to use to control the design because you no longer live in the handshake world.

If you give them a 25 foot minimum setback, they will build 25 feet (away? Inaudible)…Right away. We're giving them 25. What's the question's?…What other opportunities for review will there be?

I think the question that they'll summarize it is opportunities for site plan development review. I know it's a term of ours, but that was all I interpret. Correct. Is your question pertaining to site plan ultimately, or the development plan? My question is in regards to the process. Oh. What is the process besides them submitting a site plan and Mr. Gray reviewing it, what other. Or planning. Okay. So I think the question is, is there a planning commission review…? Yes. We would like to invite all of you to the planning commission meetings. You, you could come voice your opinion and we will take that into consideration. We are on the planning commission. We are not 100% agreed on. So we are still trying to figure out exactly what the public wants and what we can do to better our community and, |01:47:00| help our community, but still keep it a small

town feel. So I, you know, we do publish when we… have our meetings, I would invite anybody to come and express their opinion.

And I believe that we will, once we give plans, we will announce it and we will let people come, come in and, and answer any questions you have. Take some suggestions. But at this point, you know, we're, we're still working on that…

And finally, uh, Alan Burkholder. Hi, I'm Alan Burkholder, 4024 Manchester. I don't think I need to microphone, but you… bring it over. Uh, my question is related both to the sound piece as it relates to the visual integration as part of the sound piece you guys brought up that, uh, there would be the potential of fences to help dampening the sound and that kind of stuff.

How do you justify fences for a building that could be up to 65 foot tall and have that visually integrate in with the community?….

(Mayor Gessic?, Council, Alan Burkholder et al) So the fence is pretty much, it could be around the entrance to the build, entrance to the building and maybe a, a side entrance emergency exit.

There'll be fencing in that area by a brick type fencing. Uh, the (main entrance) just gonna be a gate. Uh, there'll be berms and trees, so there'll be six to eight foot berms and trees planted (spread to absorb sound). The natural barrier, the natural barrier. Nobody wants to look at a wall…I didn't hear you clearly.

The dimensions from. For the building. Are you gonna have these? We don't have any site plans. We don't have anything. Yeah, we don't, we don't have site plans right now, so we, no, this is, we don't have any site plans. As I said earlier, we're doing our due diligence with the zoning. So those are some of the things that we're still working on. We, we can't answer that question right now because they haven't even done their due diligence to make sure that they are even gonna proceed with this project.

(Jean Schonauer, Joe Szeman, et al) Yes. Did that answer your question?

If you could do me a favor and get that card in the back, write the question down and we'll make sure that we answer that appropriately and, and we will post it. The reason I ask that question, I'm listening to you saying, we're gonna this and this and this, but then you tell me you don't have plans. I'm hearing the ordinances, but I don't understand that really meet the needs.

So I'm really trying to get information here from you saying a hundred foot barrier... So again, I just wanna reiterate that if you haven't signed in, there is not an opportunity for questions, but, but this has been, we have... underscored multiple times this is a part of a long process for your village officials. Uh, you're gonna have opportunities and other public hearings to ask these questions. And I think just to underscore as well, this is, there, there is no site development plan. They're still in due diligence. They're still under contract. And, um, so there's a, there's a long way, uh, before anything comes to fruition or gets to at least a decision point.

And, uh, I, I hope that's a fair, fair statement. Thank you. Yes. That's a fair statement. And that was the last, uh... the gentleman was the last question.

(Julie Schultz, Presenter) Okay. Onto water usage for a data center. Here we go. So, water usage often raises concern, and understandably so, but it's important to remember the numbers or to put the numbers in perspective and focus on facts and not assumptions.

Many of the concerns that have been heard, excuse me, reference the mega data centers like Google's facilities in places such as Dallas, Oregon or Council Bluffs, Iowa, which use hundreds of millions of gallons of water per year. What's proposed here in Perry is not that scale. While the planned data center would use approximately 273 (thousand) gallons per day, it would operate using a closed loop cooling system, which recirculates water drastically reducing the net water withdrawal.

The system is far more efficient than the older once through design- meaning it goes, comes in, goes through, comes out one and done. In a closed loop system, the water stays within the system, and... the Lake County Department of Utilities has reviewed this and confirmed two key things. First, the local infrastructure has the capacity to support the usage without upgrades. Second, this water use will have no significant impact on residential water pressure and the total daily capacity for water for Lake County from the Bacon Road facility is about 6 million gallons. Right now, the entire area, not just Perry Village, the entire area that relies on that facility, it uses about 3 million gallons of water daily. That leaves an additional 3 million gallons to accommodate the data center's needs, as well as any future growth throughout the County.

Finally, any waste wastewater will be fully treated by the Lake County utilities, and it will be safely returned to Lake Erie in full compliance with Ohio EPA regulations. While the daily number sounds large, at first glance, the modern

cooling design that the existing systems capacity and regulatory oversight all combined ensure that this is responsible, sustainable, and manageable for Perry

Questions? 273,000 (Gallons). Thank you. If I omitted that, I apologize. 273,000 gallons... Yep. No, sorry. Thank you. Good catch. Thank you.

(Lori White, Joe Szeman, Council et al) ... just probably a stupid question, but is this gonna affect all of our water bills? Will it affect water rates? No, no, no. That's good.

Ms. Hackley. I also have read in past, if people have said it that greatly reduce their water pressure, apparently this has been a message.

Am I too assume? Will this, will this reduce water pressure? No, not according to the County. (Mayor Gessic, Joe Szeman) No, no. County said no. Uh, not according to county, they have capacity for 6 million gallons. So it shouldn't reduce water pressure in our community.

They weren't able to hear your answer... Oh. So according to our County, it should, should not reduce, uh, water pressure for our, for our community.

(Mr. Ziamba? and Province Group) ... I saw the 273,000 as proposed for a closed loop system. I didn't see any number on actual usage of water. Is there a number of actual usage? Yeah. Yep.

The 273, can you hear me? Yeah. The, the 273 gallon, 273,000 gallons per day is what's already been allocated to this site based on the size of the site in the county's, uh, water and sewer master plan. That that is not very old and. That's, the county has confirmed that that is available to the site. There's still excess capacity that remains.

And, uh, there's a 20 inch water line in Route 20, which will be brought into the site to help facilitate the water needs. So what we've, what we've said is that we'll live within the, the allocation that exists for the site. It's not going to be one of those other data centers that you referenced that uses hundreds of millions or even billions of gallons a year.

The technology has evolved quite a bit and, and it's not drawing from a well,

(Joe Szeman, Franco Gianfagna, Council et al) Jim Walker....and Franco. Franco here... my question is this, on this side of the aisle, we did our research on that side. You guys did yours. What is the impact, that's the negative impact

on this particular data center that you guys can find? 'Cause we are looking at personally, uh, going through the internet and trying to find the research on this. I can find quite a bit of stuff that you guys are not talking about. That's pretty bad. So you guys talking about, what's the question? What is the question? Is this, did you guys find anything wrong with these data centers that's being built throughout the United States?

That's my question. Did you guys find anything like that? It's, um, it's not about water. Yeah. But it was, it is outside the scope of the, of the topic. But that still, that's the main question. Well, I think our officials are taking note of questions, even if they're outside the scope of things. Just answer the question, well, the question's out of order. Um, and that's, you know, what, just answer the, the question pertains to anything and everything that might, uh, you know, be adverse about a data center.

Again, this is a part of the process, not the end of the process. And again, to the extent the gentleman's asking about further due diligence items, I think, you know, Village officials, you know, wanna try to take a, take a stab at that after the end of the presentation. Perhaps that might be more appropriate...

You look at research, so it, it depends on what you're looking at. (Rick Walker) Yes. As I've done my research, I've seen some horrible things on data centers and I've seen some wonderful things on data centers. So I don't know if there's an actual answer to your question. We have all done a lot of research and yes, we have seen some negative impacts on certain facilities.

Most of these seems to be the older, original style facilities. So, um, the short answer is yes, we have seen it. And this is what we're trying to avoid with our zoning. (Franco Gianfagna, Joe Szeman, et al) We're not talking about that though. That's not just the older ones. There's some new ones. They also have an impact. That's great, very great to the environmental, to the community that we're in. Do you want, sir, there is a mechanism by which you can submit specific questions to village officials because frankly, uh, you know, they, they've prepared quite a lot of information tonight and have been prepared to discuss the nuts and bolts of what the, this preparation is.

If there are additional questions outside the scope of tonight's presentation, there's a lot of mechanisms by which they can be submitted to the village officials. And frankly, I hate to speak for you, but I think they want to hear these questions. This is the purpose of this process, uh, because a lot of these questions do require additional due diligence and they... and off the cuff answer, it doesn't do anybody any good, in my opinion.

If I may tell you the question was the principle of the data center, the structure, the way, the way I'm doing the research... Again, and please submit those questions, uh, via you've got email available to you and stuff like that. Submit those questions. (Jean Schonauer) But I'm gonna reiterate if I can interrupt, I'm gonna reiterate, we have question cards at the back. Thank you. So if for some reason we're not answering your questions or you're not getting an opportunity to ask one because you didn't sign up, then I would strongly, strongly encourage you to fill those out. That will give us an opportunity to not only answer those questions for you individually, but we will be posting the questions and answers at a later date so that the entire community will see the answer. As far as commenting...I want to invite you on behalf of all of council to every council ... meeting that we have, any meeting we have is publicized. We have a public comment section in that which allows you as the public to come and make your comments. And please come. We wanna hear from you. We have limited amount of time tonight and we're trying to do the best that we can to address as many questions and concerns as we can do, so I appreciate your patience through this process and bear with us. We're still doing our due diligence, as I've said. Thank you.

(Julie Schultz, Presenter) Okay. How do data centers use power? The data centers run thousands of computer servers 24 7, which requires a significant and a continuous supply of electricity powers needed, not only for the services and the data storage, but also for the cooling systems like fans and chillers that keep equipment from overheating as well as security and building operations.

It's important to note that data centers use more electricity than typical businesses, but they are quiet, clean facilities, not noisy factories or industrial plants. The data center will connect directly to the high voltage transmission lines that are completely separate from the neighborhood distribution lines that serve our homes and local businesses.

This means there is no overlap or sharing of power infrastructure between a data center and the residual residential areas. Your home, electricity, supply voltage, and service reliability will remain unaffected. In other words, the data center's power needs will not reduce or compromise the electricity available to carry residents.

Importantly, any new power infrastructure or upgrades required to serve the data center will be the responsibility of the developer, not the taxpayer. The cost associated with connecting and supporting the data center are paid for by the project proponents. Residential electric rates are set and regulated by First Energy and the Public Utilities Commission of Ohio.

The data center operates under a separate industrial rate schedule, which does not affect the rates or bills for Perry residents.

This is to protect homeowners and ensure fair, reliable services, so residents can be confident that their power supply will remain stable and their electric bills won't increase because of this development. Will a data center cause my neighborhood to lose power? ... It is understood that many residents are concerned about whether the data center could affect your home's power, especially for those that rely on medical equipment like oxygen or need reliable heating and air conditioning.

The short answer is no. Your neighborhood power will not be impacted. Here's why. Your home receives electricity through the local lower voltage distribution lines, which come from neighborhood substations. These are completely separate from the high voltage transmission lines that will supply the power of the data center.

Even if the data center experiences a power surge, shut down or any other issue, your home power supply remains isolated and protected from those events. Utility engineers design the distribution and transmission grids with multiple layers of insulation and automatic protections to ensure that the problems, problems on one system do not affect others.

This means your electricity for essential devices like oxygen machines, heating, air conditioning will remain stable and reliable at all times. The safety and comfort of three residents is a top priority, and the utility facilities like data centers, grid isolators, and safeguards that prevent casing failures is understandable that residents do worry about what might happen if the data center suddenly shuts down or experiences a power surge.

Could this cause blackouts or brownouts in our neighborhood? The good news is the modern electrical grid systems are engineered to prevent that kind of a ripple effect. Today's grid uses multiple layers of protection, including automated switches that detect issues and quickly isolate the problems.

Smart relays that manage and control power flows in real time, substation level protections that safeguard entire segments of the network. And these systems work together to, to make sure that any outage spike or shutdown at the data center does not cascade…into the residential power system.

Simply put, the data center does not take power away from homes and any unexpected shutdown shouldn't cause a blackout or a brownout. The design and

the technology are standard practice across modern power grids and are supported by national and regional authorities, including the US Department of Energy, PJM Interconnection-- that's who manages the grid-- the Electric Power Research Institute, and first energies transmission planning teams.

Residents can be confident that the power supply is protected by some of the advanced grid safety and reliability measures available today. All the sources for that information are on your QR code to scan as it relates to energy. Why this exact location? Why are we putting the, the, the data center where they're putting it?

The nuclear generating station exports 1,256 megawatts into first Energy's 345 kilovolt or KV transmission network via twin 45 KV kilovolt circuits operated by ATSI, which manages over 8,100 miles of high voltage infrastructure. These lines travel in parallel towards the Champion Farm parcels then converge into a single corridor just before crossing State Route 20 at the property line, which was confirmed by the utility mapping.

This existing unused infrastructure is ideally positioned for a data center development offering economic growth, new revenue streams for the School District, Fire Department, senior services, municipalities, County, and supporting our community's long-term resilience. Questions about power?

(Joe Szeman et al) Mr. Hackley. Answered. Thank you. Lori White. Answered. Mrs. Hackley (Answered). Mr. Ziamba, I'm still gonna mispronounce it and I'll…

(John Ziamba) I have a question related to the developer. Has there been any conversation directly the microphone, nuclear power plant related to the possible impacts to the reactor? If we have a great shutdown from your facility, so at a certain point it's producing a major amount of flow and the reactor's keeping up with that, and then we all of a sudden get shut down.

What is the result of that shutdown distribution?

(Province Group, John Ziamba, Ashley Hacking, Roy Blalock et al) The system, uh, or the facility is isolated from the, from there are circuit breakers between the transmission lines and the facility, so that those shut off. If there's a problem at the facility, you answer the question that, that, that answers the question.

documentation and resources. And it reiterates that all exhibits and documents can be found on the Perry Village website. And additional answers to any questions will also be posted on that website and the website address is right there. The balance of my presentation merely provides, uh, citings, uh, to support the information that I've just read to you. And as a final reminder in my notes, it says, all meetings are open to the public. Meeting dates and times are posted on the village website, announced at council meetings, and published in the, the next scheduled Village Council meeting is July 31st, 2025 at 7:00 PM at Perry Village Hall.

And it also states to please contact; contact information for all council members, and the mayor is on the website. Please feel free to contact. Lastly, thank you all for coming tonight and taking the time to be part of this important conversation. Okay. Your input, your questions, your presence make a real difference. As we look ahead. Perry's future will be safe shaped, not just by our projects or our policies, but by the people who care enough to engage. We are grateful for your involvement. We encourage you to stay connected, stay informed, and continue sharing your voice as we move forward together. Thank you, Perry Village Council and Mayor.

That was my final…thank you for allowing me talk to you…

Concluding Remarks and Adjournment:

(Jean Schonauer) On behalf of all of council and the Mayor, we would like to thank you all for coming. We value you, as Julie said, I'm just reiterating that, and with that I am making a **motion to adjourn this meeting. I will second** **(Rick Walker)** Roll call: all Council Members present (Jean Schonauer, Rick Walker, Ashley Hacking, Mike Glover and Rebecca "Becky" Shimko voted to adjourn the meeting). **The meeting adjourned at approximately 8:16 PM.**

John H. Roskos, Fiscal Officer   James Gessic, Mayor

Posted 8/21/25

So if there's a problem, you, when you, there's a problem with this facility. My question, well, it's one question. Your question is, what happens if there's a power outage in the plants? Does that, no, my question is what happened? I'll rephrase my question. Yeah. What is the impact to the reactor, the power outage from your, when you shut your switch down at any given time because you have an internal problem, what is the impact going to be on the reactor? It was producing the power that you were consuming it. Now no longer are consuming it. We're we, we get isolated. We are isolated from the system. If our, if the facility shuts down by circuit breakers, this, it doesn't, it would not, it would not affect reactor. Okay. This, this, that's, this is Roy. He, he did that at the nuclear power plant.

Can you, will you respond to that question? Yeah. I, I think it since that was his expertise at the plant. Okay. So your answer was correct. So the plant is never gonna feel that load.… What people don't understand about the plant is, is the plant is a base load power, putting out power 24 7 365. Right?

So when we put that, that that goes to a transmission yard. That transmission yard also protects the reactor. The reactor doesn't see that. What does see it is the transmission yard and that transmission yard would detect any type of issue. It would not go back, if that makes sense. It, it's always pushing out the power.

It's not bringing it back into the, the transmission yard, but to shut it down. And again, there's integrated switches and they will also have integrated switches in their facility so that if they do have a major, uh, surge in their system, it's never gonna go through the transmission. That's what, that's, that's how high power works in (the) system.

I hope that helps. It doesn't affect, no, it'll not affect your reactor. That's, that's, that is the answer. And again, like I said earlier, come to me, ask me a question if you can prove me wrong. Let's, let's try to figure it out because we, we want to be transparent. Thank you. Thank you Roy.….

And Brian Dannemiller. My questions really not about power- about the data center, the data center ownership…And is there any foreign involvement in this data center? It doesn't have to do with power…on who owns the, who owns the facility. Sure. **(Mark Kerslake, Province Group)** We would be the owner of the facility. It would be leased to operators, (who) operate the computers and servers within it. And there's no foreign involvement in that.

Julie Schultz (Presenter) Okay. Um, I'm at the end of my, uh, presentation. The paperwork I was provided. What is left that I have is a slide that says