PERRY
TECHNOLOGY
PARK

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PERRY TECHNOLOGY PARK IS AN INVESTMENT IN PERRY'S FUTURE

The Technology Park will provide direct monetary, lifestyle and safety benefits to residents, agencies, services, and community programs. These benefits are necessary for the continuing economic success of the local community.

April 2026

WHY ECONOMIC DEVELOPMENT MATTERS

PRIMARY REVENUE STREAMS:

- Property Taxes
- Municipal Income Taxes
- PILOT Payments

FUNDS CRITICAL SERVICES:

- Emergency Services
- Schools
- Community Amenities & Programs
- Parks

<u>New Revenues Help Prevent Future Tax Levies on Residents!</u>

ECONOMIC DEVELOPMENT

- Village and Township purchased Champion Farm for the express purpose of economic development
- Village formed a Community Reinvestment Area (CRA) in 2017
- The property was listed with a national real estate brokerage firm for many years with no real offers
- Local agencies in Perry are in severe need of funding and new revenue sources

KEY PROJECT BENEFITS

- Significant land sale proceeds in excess of $12 million ($8.585 million to Village)
- Delivers *immediate benefits* at closing and sustained annual support for years
- Nearly immediate construction jobs
- At full build out - 200 data center jobs with wages @ $80,000+/year
- Additional direct and indirect job creation with significant vendor and contractor revenue creation for local community
- Low impact on local government and community services
- Vital new revenue source to help prevent future tax increases

IMMEDIATE BENEFITS

- **$12+ Million in Cash from the Land Sale:** The Village, Township, and JEDD combined will receive $12+ million in cash when the sale of the land is completed in 2026. The purchase price easily earns interest of $480,000 annually at 4%.

- **$2.7 Million in Cash from the Developer at Close of Land Sale:** The developer will pay an additional $2.7 million in cash when the sale of the land is completed in 2026 to jump start <u>immediate</u> community benefits. This is the initial PILOT payment which will be used to fund near-term community needs and benefits.

- **Land Property Taxes:** The property taxes on land are <u>NOT</u> subject to abatement so ±$267,500 paid annually.

VORYS

New thinking.
Since 1909.

CRA Overview

CRA INTRODUCTION

- The State legislature created the Community Reinvestment Area (CRA) program to provide tax incentives to stimulate investment, development and job creation (economic development)
- Property tax abatements for large data center and industrial projects are very common in Ohio
- The State CRA program provides for tax exemptions of up to 100% for up to 15 years; however, we are proposing 75% for 15 years
- Counties, Cities and Villages grant abatements to attract these large capital intensive projects as they are enormous economic and job creation engines for local communities
- The property generates <u>ZERO</u> in property tax revenue now
- The payroll tax and business income taxes are not part of an abatement

CRA INTRODUCTION

- Each building will have a 15-year abatement schedule
- The CRA exemption applies only to building improvement value
- The land value is not abated (just the structures are) so the land purchase price of ±$12,075,322 is taxed 100% after closing on the purchase. This alone will provide ±$267,500 in annual unabated permanent tax revenue
- 25% of the improvement value and 100% of the land value is assessed and taxed as it normally would be
- Even with an abatement, the data center project will generate far more in property taxes than any other potential use of the land

PILOT PAYMENTS

- An abatement program is often coupled with a PILOT (Payment In lieu of Taxes) program
- PILOT payments provide tailored payments to local community priorities instead of the revenues going to the County who decides how funds are spent
- More funds stay local
- PILOT payments can be up-front and/or ongoing
- With an abatement, we can provide up-front PILOT payments with the land closing to fund current community needs
- Most PILOT payments are ongoing as they are keyed to building completion because that is when the abatement commences

TOTAL PROPERTY TAX REVENUE

OVER THE FIRST 31 YEARS

$326,279,949

With 75% abatement for 15 years, excluding PILOT payments

PERRY TECHNOLOGY PARK
DATA CENTER CAMPUS
PERRY, OHIO
FOR DISCUSSION PURPOSES ONLY
REVENUE PROJECTIONS
SIX BUILDINGS ARE CONSTRUCTED

Information as of April 13, 2026

INCENTIVE
REVIEW GROUP

Accurate • Monitored

Summary of Assumptions

General Assumptions:	
Taxing District Buildings 1-5	Lake County / Perry Township / Perry Village / Perry LSD
Taxing District Building 6	Lake County / Perry Township / Perry LSD
Valuation Increase (Tri-annual)	3%

CRA Assumptions:	
CRA Ordinance	2019-07
CRA Period	15 Years
CRA Abatement Percentage	75%

PROPOSED DEVELOPMENT AND VALUATION ASSUMPTIONS

			Construction Timing			Total Projected Appraised Value				Current
Property Description	Acreage	BSF	Start Date	Completion Date	CRA Start	Land Value	Building Value	Total Value	Auditor Value	Appraised Value
Village of Perry - Perry Township - Perry LSD Tax District:										
Building 1	36.20	333,333	2028	2031	2030	$1,717,175	$116,666,667	$118,383,842	$118,383,842	$0
Building 2	36.20	333,333	2028	2031	2030	$1,717,175	$116,666,667	$118,383,842	$118,383,842	$0
Building 3	36.20	333,333	2029	2031	2031	$1,717,175	$116,666,667	$118,383,842	$118,383,842	$0
Building 4	36.20	333,333	2029	2031	2031	$1,717,175	$116,666,667	$118,383,842	$118,383,842	$0
Building 5	36.20	333,333	2030	2032	2032	$1,717,175	$116,666,667	$118,383,842	$118,383,842	$0
Subtotal	181.01	1,666,667				$8,585,875	$583,333,333	$591,919,208	$591,919,208	$0
Perry Township - Perry LSD Tax District:										
Building 6	36.20	333,333	2030	2032	2032	$3,489,447	$116,666,667	$120,156,114	$120,156,114	$0
Total	**217.22**	**2,000,000**				**$12,075,322**	**$700,000,000**	**$712,075,322**	**$712,075,322**	**$0**

Notes:

The rates, method, and amount of property taxation reflected herein are as of April 13, 2026. There can be no guarantee that future taxing regimes will be similar or materially different from the taxing rationale presented herein.

Building appraised values are based on comparable data center projects within Franklin County and Licking County, and estimated construction costs provided by the

Based on the development assumptions provided by the Developer. Preliminary and subject to change.

These revenue projections are for discussion purposes only.

Current Appraised Value of the Site

Parcel	Address	Acreage	Owner	Total Appraised Value		
				Land	Improvement	Total
04-A-036-0-00-042-0	3669 Main Street	163.53	Village of Perry	$0	$0	$0
04-A-036-0-00-044-0	Center Street	3.398	Perry Township	$0	$0	$0
04-A-056-0-00-001-0	Center Street R	19.083	Perry Township Board of Trustees	$0	$0	$0
03-A-037-0-00-024-0	0 N Ridge Road	31.202	Perry Joint Economic Development District	$0	$0	$0
Total		**217.22**		**$0**	**$0**	**$0**

Notes:

Represents the tax year 2025 (collection year 2026) appraised values as reported by the Lake County Auditor's Office.

Project's Taxable Appraised Value Summary

Tax Year	Collection Year	Taxable Appraised Value: Buildings 1-5	Taxable Appraised Value: Building 6	Taxable Appraised Value: Total Development
2025	2026	$0	$0	$0
2026	2027	$0	$0	$0
2027	2028	$8,585,875	$3,489,447	$12,075,322
2028	2029	$8,585,875	$3,489,447	$12,075,322
2029	2030	$23,606,708	$3,489,447	$27,096,155
2030	2031	$58,655,319	$3,489,447	$62,144,766
2031	2032	$106,829,354	$13,908,436	$120,737,790
2032	2033	$153,243,729	$24,222,742	$177,466,471
2033	2034	$163,558,035	$34,537,047	$198,095,082
2034	2035	$168,464,776	$35,573,158	$204,037,934
2035	2036	$168,464,776	$35,573,158	$204,037,934
2036	2037	$168,464,776	$35,573,158	$204,037,934
2037	2038	$173,518,719	$36,640,353	$210,159,072
2038	2039	$173,518,719	$36,640,353	$210,159,072
2039	2040	$173,518,719	$36,640,353	$210,159,072
2040	2041	$178,724,280	$37,739,564	$216,463,844
2041	2042	$178,724,280	$37,739,564	$216,463,844
2042	2043	$178,724,280	$37,739,564	$216,463,844
2043	2044	$184,086,009	$38,871,751	$222,957,760
2044	2045	$393,045,161	$38,871,751	$431,916,912
2045	2046	$602,004,313	$38,871,751	$640,876,063
2046	2047	$727,678,405	$147,651,867	$875,330,272
2047	2048	$727,678,405	$147,651,867	$875,330,272
2048	2049	$727,678,405	$147,651,867	$875,330,272
2049	2050	$749,508,757	$152,081,422	$901,590,180
2050	2051	$749,508,757	$152,081,422	$901,590,180
2051	2052	$749,508,757	$152,081,422	$901,590,180
2052	2053	$771,994,020	$156,643,865	$928,637,885
2053	2054	$771,994,020	$156,643,865	$928,637,885
2054	2055	$771,994,020	$156,643,865	$928,637,885
2055	2056	$795,153,841	$161,343,181	$956,497,022
2056	2057	$795,153,841	$161,343,181	$956,497,022
2057	2058	$795,153,841	$161,343,181	$956,497,022

Summary of Distribution of Real Property Taxes

Tax Year	Collection Year	Perry Village	Perry Township	Perry LSD	Joint Fire District	Auburn JVSD	Lake County	Lakeland Community College	Metropolitan Park District	Lake County Financing District	Perry Twp. Library District	Total
2025	2026	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2026	2027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2027	2028	$6,912	$11,176	$126,934	$31,681	$6,340	$37,878	$12,610	$11,660	$17,254	$5,331	$267,776
2028	2029	$6,912	$11,176	$126,934	$31,681	$6,340	$37,878	$12,610	$11,660	$17,254	$5,331	$267,776
2029	2030	$19,003	$18,011	$284,830	$71,091	$14,225	$84,995	$28,295	$26,165	$38,718	$11,962	$597,295
2030	2031	$47,218	$33,958	$653,255	$163,046	$32,626	$194,935	$64,895	$60,008	$88,798	$27,436	$1,366,175
2031	2032	$85,998	$77,583	$1,269,175	$316,773	$63,387	$378,730	$126,081	$116,587	$172,522	$53,303	$2,660,139
2032	2033	$123,361	$120,189	$1,865,497	$465,609	$93,170	$556,676	$185,321	$171,365	$253,581	$78,348	$3,913,117
2033	2034	$131,664	$146,370	$2,082,342	$519,731	$104,000	$621,383	$206,862	$191,284	$283,057	$87,455	$4,374,150
2034	2035	$135,614	$150,761	$2,144,812	$535,323	$107,120	$640,025	$213,068	$197,023	$291,549	$90,078	$4,505,374
2035	2036	$135,614	$150,761	$2,144,812	$535,323	$107,120	$640,025	$213,068	$197,023	$291,549	$90,078	$4,505,374
2036	2037	$135,614	$150,761	$2,144,812	$535,323	$107,120	$640,025	$213,068	$197,023	$291,549	$90,078	$4,505,374
2037	2038	$139,683	$155,284	$2,209,156	$551,383	$110,334	$659,226	$219,460	$202,933	$300,296	$92,781	$4,640,535
2038	2039	$139,683	$155,284	$2,209,156	$551,383	$110,334	$659,226	$219,460	$202,933	$300,296	$92,781	$4,640,535
2039	2040	$139,683	$155,284	$2,209,156	$551,383	$110,334	$659,226	$219,460	$202,933	$300,296	$92,781	$4,640,535
2040	2041	$143,873	$159,942	$2,275,431	$567,925	$113,644	$679,003	$226,044	$209,021	$309,304	$95,564	$4,779,751
2041	2042	$143,873	$159,942	$2,275,431	$567,925	$113,644	$679,003	$226,044	$209,021	$309,304	$95,564	$4,779,751
2042	2043	$143,873	$159,942	$2,275,431	$567,925	$113,644	$679,003	$226,044	$209,021	$309,304	$95,564	$4,779,751
2043	2044	$148,189	$164,741	$2,343,694	$584,962	$117,053	$699,373	$232,826	$215,292	$318,584	$98,431	$4,923,144
2044	2045	$316,401	$259,817	$4,540,237	$1,133,197	$226,756	$1,354,834	$451,033	$417,067	$617,165	$190,682	$9,507,190
2045	2046	$484,613	$354,894	$6,736,780	$1,681,432	$336,460	$2,010,296	$669,240	$618,841	$915,746	$282,933	$14,091,236
2046	2047	$585,781	$638,697	$9,201,323	$2,296,557	$459,548	$2,745,731	$914,071	$845,234	$1,250,757	$386,440	$19,324,139
2047	2048	$585,781	$638,697	$9,201,323	$2,296,557	$459,548	$2,745,731	$914,071	$845,234	$1,250,757	$386,440	$19,324,139
2048	2049	$585,781	$638,697	$9,201,323	$2,296,557	$459,548	$2,745,731	$914,071	$845,234	$1,250,757	$386,440	$19,324,139
2049	2050	$603,355	$657,858	$9,477,363	$2,365,454	$473,335	$2,828,103	$941,493	$870,591	$1,288,279	$398,033	$19,903,863
2050	2051	$603,355	$657,858	$9,477,363	$2,365,454	$473,335	$2,828,103	$941,493	$870,591	$1,288,279	$398,033	$19,903,863
2051	2052	$603,355	$657,858	$9,477,363	$2,365,454	$473,335	$2,828,103	$941,493	$870,591	$1,288,279	$398,033	$19,903,863
2052	2053	$621,455	$677,594	$9,761,684	$2,436,417	$487,535	$2,912,946	$969,738	$896,709	$1,326,928	$409,974	$20,500,979
2053	2054	$621,455	$677,594	$9,761,684	$2,436,417	$487,535	$2,912,946	$969,738	$896,709	$1,326,928	$409,974	$20,500,979
2054	2055	$621,455	$677,594	$9,761,684	$2,436,417	$487,535	$2,912,946	$969,738	$896,709	$1,326,928	$409,974	$20,500,979
2055	2056	$640,099	$697,922	$10,054,534	$2,509,510	$502,161	$3,000,334	$998,830	$923,610	$1,366,735	$422,273	$21,116,009
2056	2057	$640,099	$697,922	$10,054,534	$2,509,510	$502,161	$3,000,334	$998,830	$923,610	$1,366,735	$422,273	$21,116,009
2057	2058	$640,099	$697,922	$10,054,534	$2,509,510	$502,161	$3,000,334	$998,830	$923,610	$1,366,735	$422,273	$21,116,009
Total		**$9,979,850**	**$10,612,088**	**$155,402,588**	**$38,786,910**	**$7,761,385**	**$46,373,079**	**$15,437,891**	**$14,275,293**	**$21,124,223**	**$6,526,642**	**$326,279,949**

TOTAL PROPERTY TAX REVENUE

OVER THE FIRST 31 YEARS

$326,279,949

With 75% abatement for 15 years, excluding PILOT payments

<u>New Revenues Help Prevent Future Property Tax Levies</u>

DIRECT BENEFITS TO RESIDENTS

- Free trash service for Village residents
- Enhanced (and free) recreational opportunities for families and youth
- Improved (and free) senior services and quality of life
- Stronger schools and educational programs
- Better funding of fire and emergency response
- New revenue source to offset cuts to services by County
- Prevents future levies

UP-FRONT PILOTS

To be paid at the land sale closing

Item	Amount	Note
Free Trash – 1x/week for residential	$447,810	Years 1-3 – paid up-front
Fire District	$500,000	Ambulance Retrofit (2) & Life Paks
Village Police Cruiser	$75,000	Needed in 2027
Senior Center	$75,000	$25,000/year for 3 years
Youth Rec Sport Vouchers & Equipment	$150,000	$50,000/year for 3 years
POW / MIA War Memorial	$40,000	Lump sum
Lydic Park / Sports Field Improvements	$200,000	Pavillion and field improvements
Lydic Park Playground Equipment	$75,000	New equipment and fencing
Tractor / Lawnmower (2)	$50,000	Lydic Park plus one
Village Computers / Misc.	$20,000	New equipment
Village Office Landscape / Beautification	$50,000	Lump sum
Village – Improvements	$250,000	Lump sum

Continued on next slide

UP-FRONT PILOTS

To be paid at the land sale closing

Item	Amount	Note
Township – Park Improvements	$250,000	Lump sum
Perry Center	$36,000	$12,000/year for 3 years
Perry Athletic Hall of Fame	$36,000	$12,000/year for 3 years
Perry Theater Guild	$36,000	$12,000/year for 3 years
Perry Band Boosters	$36,000	$12,000/year for 3 years
Perry Athletic Boosters	$36,000	$12,000/year for 3 years
Perry Mighty Mites Wrestling	$36,000	$12,000/year for 3 years
Perry Youth Football & Cheer	$36,000	$12,000/year for 3 years
Perry Women's League	$36,000	$12,000/year for 3 years
Perry PTA	$36,000	$12,000/year for 3 years
Fall Festival	$30,000	$10,000/year for 3 years
Village Community Fund	$180,000	$60,000/year for 3 years
Total	**$2,716,810**	**Paid at Land Sale Closing**

ON-GOING PILOTS

Item	Amount	Note
Free Trash – On-Going	$2,494,574	Prorated per building over the abatement period
Fire District	$2,400,000	Prorated per building over the abatement period
Senior Center	$300,000	$25,000/year for 12 years
Youth Rec Sports Vouchers	$600,000	Prorated per building over the abatement period
Perry Center	$144,000	$12,000/year for 12 years
Perry Athletic Hall of Fame	$144,000	$12,000/year for 12 years
Perry Theater Guild	$144,000	$12,000/year for 12 years
Perry Band Boosters	$144,000	$12,000/year for 12 years
Perry Athletic Boosters	$144,000	$12,000/year for 12 years
Perry Mighty Mites Wrestling	$144,000	$12,000/year for 12 years
Perry Youth Football & Cheer	$144,000	$12,000/year for 12 years
Perry Women's League	$144,000	$12,000/year for 12 years
Perry PTA	$144,000	$12,000/year for 12 years
Fall Festival	$120,000	$10,000/year for 12 years
Village Community Fund	$720,000	Prorated per building over the abatement period
Total without School District	**$7,930,574**	Prorated per building over the abatement period
Perry Local Schools	TBD	Prorated per building over the abatement period
Total with School District	**TBD**	**Paid over the abatement period**

PAYROLL TAXES

Near Term Construction jobs (est.):

- 350 jobs at $65,000 average is $22,750,000 per year in payroll
- At 2%, for 5 years provides $2,275,000 in construction payroll revenue with 50% going to Perry Local Schools

At buildout, the data center will have:

- 200 jobs at $80,000 average is $16 million per year in payroll
- At 2% tax, this equates to ±$320,000* per year of which schools get 50%, so $160,000 per year to Perry Local Schools

* Excludes wage growth

TOTAL PROPERTY TAX REVENUE

OVER THE FIRST 31 YEARS

Entity	Current Total	With Project
County	$0	$46,373,079
Perry Village	$0	$9,979,850
Perry Township	$0	$10,612,088
Fire District	$0	$38,786,910
Perry Local Schools	$0	$155,402,588
Perry Library	$0	$6,526,642
Auburn Joint Vocational	$0	$7,761,385
Lakeland Community College	$0	$15,437,891
Metro Park District	$0	$14,275,293
Lake County Finance Dist.	$0	$21,124,223
Total Revenue	**$0**	**$326,279,949**

With 75% abatement for 15 years, excluding PILOT payments

REVENUE SUMMARY

Source	Current Total	With Project
Property Tax Revenues	$0	$326,279,949
PILOTs – Up-front	$0	$2,716,810
Land Sale Proceeds	$0	$12,075,322
Land Sale Proceeds Invested @ 4%	$0	$14,973,399
PILOTs – On-going	$0	$7,930,574
PILOTs – School District	$0	TBD
Payroll Taxes – Construction (est) Period	$0	$2,275,000
Payroll Taxes – Data Center – On-Going	$0	$9,920,000
Total Revenue	**$0**	**$376,171,054**

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