

DATA CENTER COMMUNITY FAQ

Economic Impact

How will the data center benefit our community?

The project brings significant economic and social advantages to Perry Township and Stark County:

- **Top Taxpayer:** The data center is projected to be the largest taxpayer in both Perry Township and Stark County.
- **High Revenue per Employee:** Data center employees generate nearly 20x revenue of non-data center employees.
- **Local Jobs:** Panattoni will be employing a large local workforce during the project construction, with current estimates of more than 100 Perry Township residents who will work on the project or for the project's contractors.
- **New Income Tax:** As part of a Joint Economic Development District (JEDD), employee income taxes will provide new, direct revenue for the Township.
- **Economic Multiplier:** Studies show every direct data center job creates 6 indirect jobs in the local economy.
- **Educational Support:** Panattoni is partnering with local trade programs to provide scholarships for students entering construction trades.
- **Low Traffic:** Unlike traditional industrial sites, an operational data center generates minimal daily vehicle traffic.

What are data centers and why do we need them?

Modern life runs on data centers. Data centers make the internet as we know it possible, enabling us to send emails, place online orders, access online health records, and so much more. Companies like Netflix use cloud infrastructure to stream content to over 230 million subscribers worldwide, while businesses like Philips leverage data centers to process medical imaging data and AI-powered diagnostics, helping doctors detect diseases earlier and improve patient outcomes. We design our infrastructure to be highly efficient—optimizing energy use, water consumption, and operational performance to deliver maximum computing power with minimal environmental impact.

Why do data centers use so much energy?

There is unprecedented demand for the digital services that have become central to our daily lives and the modern economy. These digital, cloud-based services on which we all rely take place in physical locations—America's data centers. With an average of 21 connected devices per household in the U.S. and 5.5 billion people currently online globally, the role of data centers is expected to grow, as consumers and businesses generate twice as much data in the next five years as they did in the past decade. This growth is driven by the widespread adoption of cloud services, the proliferation of connected devices, and the rapid scaling of advanced technologies like generative AI.

Data centers are like the brains of the internet. They process, store, and communicate all the data behind the digital services we rely on every day—everything from online shopping and streaming movies to financial transactions, government services and telehealth appointments. The unprecedented increase in demand for these digital services is driving growth in the data center industry.

To perform these functions, data centers are equipped with servers and other devices that require a significant amount of energy to operate. These devices generate heat while in operation, and power also is required to remove heat and maintain operating temperatures in many data centers

How do data centers support the modern economy?

Data centers are the backbone of the digital economy, enabling cloud computing, artificial intelligence, e-commerce, financial systems, healthcare technology, and communication platforms.

They provide the infrastructure that allows businesses, governments, and individuals to operate efficiently in a connected world.

How will a data center benefit the township and broader community?

Creation of approximately 670 construction jobs.

The developer and prospective project user have indicated a commitment to recruiting locally where possible.

A significant increase in property tax revenue is anticipated to be associated with the project.

Data centers generate long-term economic activity beyond construction, including sustained employment, vendor contracts, and indirect economic benefits across the local economy.

Do data centers benefit other local businesses?

Yes. Data centers support a wide range of local and regional businesses, including construction firms, electricians, HVAC providers, manufacturers, logistics companies, and service providers.

They act as economic catalysts, creating demand across supply chains and supporting long-term growth in multiple industries connected to development and operations.

What will this specific facility be used for?

This facility is purpose-built to accommodate a broad spectrum of data center uses, offering optionality across cloud, AI, and other high-performance computing workloads. It supports public and private cloud platforms, and AI and machine learning training and inference, as well as high-performance and latency-sensitive applications.

Will this site be used for crypto mining or manufacturing?

No, it will not house bitcoin mining or manufacturing operations. This facility is strictly for professional data storage and processing. For example, Streaming, Social Media Scrolling, Video Calls, Online Gaming, Web Browsing all run through data centers. In addition, critical data for hospitals, universities/schools, and emergency services run through data centers as well.

Will there be any nuclear facilities on-site?

No. There will be no nuclear facilities of any kind on the property.

Why was this site selected?

This site was selected based on superior connectivity, power availability, and existing zoning and permitting conditions.

Data center sites are typically selected based on access to reliable electricity, fiber connectivity, and proximity to users to ensure low latency and high performance.

Is this associated with the Hall of Fame Village?

No. There is no affiliation between this project and the Hall of Fame Village. It is standard industry practice to name projects after local landmarks or regional themes.

How large will the facility be?

Two buildings of approximately 218,000 square feet each. Two buildings of approximately 160,000 square feet each. Main roof height of approximately 35 feet, 7 inches.

What is the anticipated build-out timeline?

The majority of site development is anticipated to be completed by April 2028. Interior data hall fit-out will be phased beginning in October 2027.

Will the data center pay taxes, and how will revenue be distributed?

Yes. Tax revenue distributions are determined at the local level and are not influenced by the developer or the prospective tenant.

How might the project affect local school funding?

Tax revenue distributions, including those benefiting local schools, are determined locally and are not influenced by the developer or tenant.

How many jobs will be created during construction?

Approximately 670 construction jobs.

Do data centers support long-term construction and trade jobs?

Yes. Data centers often take multiple years to build and can employ hundreds of workers during peak construction.

In addition, ongoing operations require skilled trades such as electricians, pipefitters, and HVAC specialists, creating sustained demand for local workforce participation even after construction is complete.

What types of jobs will be available?

Data centers create full-time, on-site roles focused on 24x7 operations including technical, operational, security, and management roles. The number of direct jobs at a data center can vary, typically ranging from dozens to hundreds depending on the size and type of facility. However, the broader impact is significantly larger. Research shows that each direct data center job supports approximately six additional jobs in the wider economy, including construction, supply chain, and service industries. Many data center roles are high-skill and high-wage positions, and the industry provides career pathways that often do not require a four-year degree.

A typical data center will need people in a series of different job classifications both during the construction and operation phases, including plumbers, pipe fitters, electricians, project engineers, fiber splicers, fiber techs, directional drill operators, line workers, engineer technicians, control technicians, data center technicians, and operations technicians, among others. The prospective tenant will collaborate with organizations in Central Ohio to deliver skills-based training to help workers enter data center-related careers.

Are there workforce training opportunities?

The prospective tenant will collaborate with organizations in Ohio to deliver skills-based training to help workers enter data center-related careers. This initiative helps participants secure job offers by making introductions to employers actively hiring for in-demand technical jobs in Ohio.

Will local contractors or vendors be utilized?

Yes. Local contractors and vendors will be invited to participate in the competitive bidding process.

Why do data centers receive tax incentives or exemptions?

Tax incentives are commonly used by states and local governments to attract large-scale economic development projects like data centers and manufacturing. Data centers require significant upfront capital investment, often in the billions, and must regularly upgrade equipment every 3 to 5 years. These incentives help make projects financially viable and competitive across regions.

Environment and Water

Have environmental studies been completed for the construction site?

Yes. A Wetlands Delineation Study, Cultural Resources Study, Endangered Species Survey, Phase One Environmental Site Assessment, Archeological Review and Phase Two Environmental

Site Investigation have all been completed for the property. All required approvals and permits have been obtained from the applicable regulatory agencies.

Our data center projects comply with all federal, state, and local environmental regulations, including those related to air quality, water usage, stormwater management, noise levels, and emissions. Environmental standards are enforced through multiple layers of oversight, including permitting processes with state and local environmental agencies, ongoing monitoring and reporting requirements, and regular inspections. We work closely with regulatory agencies throughout the planning, construction, and operational phases to ensure full compliance with all applicable environmental and public health standards.

What environmental impacts are anticipated, particularly related to water supply?

The City of Canton will supply water to the project and has confirmed that there is adequate excess capacity to serve the facility without impacting the existing water supply.

Will the facility rely on wells, a water tower, or municipal water service?

The project will utilize municipal water service provided by the City of Canton. No wells will be utilized.

Will the project affect residential water pressure or availability?

The City of Canton evaluated the anticipated water demand for the project and confirmed that no impacts to water pressure or water availability are anticipated.

What wastewater will be generated and how will it be managed?

Sanitary wastewater and industrial wastewater, including non-contact cooling water, will be discharged to the municipal sewer system in accordance with applicable permits and regulatory requirements. No processed water will be discharged to surface waters or groundwater from the facility.

The water used for cooling in the data center is considered non-contact cooling water, which means it does not come into direct contact with any equipment or contaminants.

Will hazardous materials be stored on site?

Data centers store limited quantities of materials needed for operations, such as diesel fuel for backup generators and batteries for uninterruptible power supplies. All hazardous materials are stored in full compliance with federal, state, and local regulations, with proper containment systems and multiple layers of spill prevention measures in place. The prospective tenant maintains comprehensive emergency response plans at each facility and conducts regular training to ensure safe handling and storage. These protective measures are designed to minimize any risk to the community and environment. In addition, the prospective tenant utilizes partners certified in waste disposal to ensure that materials are recycled, or disposed of, in accordance with applicable requirements.

What types of fuel will be used for backup generators, and how will fuel be stored and regulated?

Backup generators will utilize diesel fuel. Final generator specifications are still to be determined based on design and supply chain considerations. Fuel storage is anticipated to be provided via integrated belly tanks.

Generators are used only for emergency backup and limited routine testing and maintenance, in line with manufacturer guidance and federal and state regulatory requirements. They are rarely used to power facilities outside of grid interruptions or required testing.

Is processed water ever discharged into the ground or storm drains?

No. All processed water is handled through the dedicated sewer system.

How will stormwater be managed?

Stormwater will be managed on site through two engineered detention basins designed to capture runoff and release it at controlled rates to minimize downstream impacts. Final basin designs are currently under county review and approval. Construction will comply with all applicable stormwater management requirements.

Our data center is designed and constructed in compliance with all applicable stormwater runoff requirements. We will build stormwater management facilities such as ponds and outfalls to offset any changes in the landscape from data center development. These stormwater plans meet state and local requirements to protect water quality and water quantity. Our contractors also use temporary controls and Best Management Practices during construction to reduce erosion on the site and safeguard local water resources.

What is the purpose of the on-site detention basins?

These basins temporarily hold stormwater to prevent flooding. They are lined with 18 inches of clay and discharge into the sewer system via controlled piping. Currently, the property has no stormwater retention; these new basins will actually reduce drainage risks for nearby residents.

Are there any anticipated impacts to nearby air quality?

A CFD and air quality study has been conducted by the prospective tenant. The prospective tenant operates in accordance with all applicable governing standards. The only emissions come from on-site emergency generators, which are only used during the rare instances of power outages. Outside of emergencies, these generators are tested for short durations and in limited batches (two to four) at a time during daytime hours. All generator testing will follow Air Permit limits issued by Federal and State Agencies.

Traffic and Road Impacts

Have traffic studies been completed?

Yes. A Traffic Impact Study was completed.

What construction routes will be used for large trucks and equipment?

Construction traffic will utilize Kropf Road and Faircrest Road, depending on specific construction activities and timing.

Will construction traffic be limited to industrial corridors where possible?

Yes.

Are existing roads engineered to handle anticipated construction traffic?

The Traffic Impact Study evaluated roadway capacity. Any required improvements will be completed as part of the project.

How will road damage caused by construction vehicles be addressed or reimbursed?

Mitigation measures are being planned to minimize potential damage. If damage occurs, the developer and contractor will fund and complete the necessary repairs.

Utility Infrastructure

Are data centers paying their fair share of electricity costs?

The developer is responsible for 100% of all required infrastructure costs. Data centers pay for the electricity they consume under applicable utility rate structures.

All project-related infrastructure (power, water, and road improvements) is funded by the developer, not existing taxpayers/ratepayers.

Have studies been conducted on electricity usage?

Yes. Studies have been conducted to evaluate impacts.

Will energy be produced on site?

No.

Will natural gas be used?

No.

Will new substations or transmission lines be required?

Yes. Infrastructure improvements will be completed in coordination with AEP.

Who is responsible for infrastructure upgrades?

AEP will complete off-site and coordinate on-site improvements.

Will the facility require cooling year-round?

No. The facility utilizes ambient air during cooler months. Active cooling is primarily reserved for the warmer summer months.

Will this project cause rates to go up for residents and small businesses?

State utility regulations establish separate rate classes specifically to prevent cost-shifting between customer types. This regulatory protection ensures residential and small business customers won't subsidize data center operations through higher bills. In some regions, data centers pay more than the costs needed to power their data centers, resulting in surplus revenues that utilities can use to modernize the power grid, which improves reliability for the benefit of all customers.

Will my water bill increase?

Water rates are set by local authorities. Any water utilized by our data center project will come from existing surplus capacity, which will generate additional revenue for the water and sewer systems without requiring any new investment from the local community. All necessary water and wastewater infrastructure improvements will be funded by the project itself, not by taxpayers.

What occurs during a power outage?

The site will utilize backup generators to support continued operation of critical systems.

Backup generators are critical to maintaining uninterrupted digital services and infrastructure, including systems that support hospitals, emergency response, financial systems, and government operations during power outages. Backup generators are designed and operated to minimize noise impacts on neighbors. Generators run very infrequently — approximately 10 hours per year — mostly for brief tests to ensure they are ready and reliable when needed during rare emergencies. All testing must meet local noise and permit requirements. This careful approach keeps facilities prepared for emergencies while minimizing any potential disruption to the community.

Impacts to Neighboring Properties**What screening or buffering is planned?**

The site benefits from natural screening features and will include additional landscaping and grading.

Data centers are developed in accordance with local zoning regulations and operators work with communities to minimize visual and operational impacts.

What measures will minimize noise and light impacts?

Sound studies have been conducted and mitigation measures include equipment placement, enclosures, and silencers. The prospective tenant invests in advanced technology and engineering for industry-leading sound management across its data centers. As part of those investments, they have implemented a comprehensive Acoustic Program that integrates sophisticated sound mitigation strategies throughout the entire facility lifecycle, including initial site planning, building-specific design considerations, and ongoing operational oversight. This mitigation approach strives to reduce both low frequency and tonal sound characteristics to ensure comprehensive sound quality management. Noise mitigation measures include sound-

dampening building materials and insulation, strategic placement of equipment, visual screening, and acoustic enclosures and mufflers where needed.

For light, the prospective tenant used advanced photometric testing to keep light contained within the site. All are oriented downward and utilizing specific heat ratings to minimize glow and protect the privacy of neighboring properties.

How loud is a data center?

The facility will operate at or below the limits set by the Perry Township Noise Ordinance. To ensure peace and quiet for neighbors, we have integrated:

- Sound-attenuated air intakes.
- Specialized generator enclosures and exhaust silencers.
- A strategic layout that places equipment in internal yards or the northern portion of the site, away from residential areas.

Construction

When is construction expected to begin?

Construction is anticipated to begin in the second quarter of 2026.

How long will construction last?

Approximately 30 months for core and shell.

What will construction hours be?

Generally 7:00 a.m. to 5:30 p.m., Monday through Friday, with select Saturdays.

What types of construction noise should residents expect?

Typical industrial construction noise.

Will blasting or pile driving occur?

No.

How will dust, mud, and debris be controlled?

Dust control measures will include water trucks and site maintenance.

Safety and Security

How will site safety and security be managed?

The contractor will manage safety during construction. Post-construction, the site will be secured with no public access.

Will the facility be staffed 24/7?

Yes.

How will police and fire departments coordinate with the facility?

Emergency response plans will be coordinated with local departments.

Will emergency services require specialized training or equipment?

No.

Community Commitment

Data center operators aim to be long-term community partners, engaging with local stakeholders and addressing concerns as projects are developed and operated.