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, 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.
- 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.
- 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 doesn't come into direct contact with any equipment or contaminants.
- Will hazardous materials be stored on site?
    - No
- 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 our facilities outside of grid interruptions or required testing.
- 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.
- 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.

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.

Economic Impact

- 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.
    - Significant increase in property tax revenue associated with the project.
- 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 compute-intensive workloads. It supports public and private cloud platforms, and AI/ML training and inference, as well as high-performance and latency-sensitive applications.
- Why was this site selected?
    - This site was selected based on superior connectivity, power availability, and favorable zoning and permitting conditions.
- How large will the facility be (square footage, number of buildings, height)?
    - 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, including earthwork, buildings, and infrastructure, is anticipated to be completed by April 2028. Interior data hall fit-out will be phased, beginning in October 2027, and will align with power availability.
- Will the data center pay taxes, and how will revenue be distributed among the township, city, schools, and county?
    - Yes, tax revenue distributions among the township, city, schools, and county 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 at the local level and are not influenced by the developer or the prospective tenant.
- How many jobs will be created during construction?
    - Approximately 670 construction jobs.
- What types of jobs will be available?

    - Data centers create full-time, on-site roles focused on 24x7 operations. Typical positions include critical facilities technicians, electricians, HVAC and chiller operators, building and energy management system controls staff, data center IT technicians, structured cabling technicians, inventory and logistics personnel, physical security staff, environmental health and safety professionals, and site and facilities managers.
- Will local contractors or vendors be utilized?
    - Yes. Local contractors and vendors will be invited to participate in the competitive bidding process for project components.

Electric and Gas Infrastructure

- Have studies been conducted on the impact of increased electricity usage?
    - Yes. Studies have been conducted to evaluate the impact of increased electricity usage associated with the project.
- Will energy be produced on site?
    - No. Energy will not be produced on site.
- Will natural gas be used, and for what purposes?
    - No. Natural gas will not be used as part of the project.
- Will new substations or transmission lines be required?
    - Yes. In coordination with AEP, both on-site and off-site electrical infrastructure improvements will be completed.
- Who is responsible for infrastructure upgrades?
    - Off-site infrastructure improvements will be completed by AEP. On-site improvements will be completed by AEP in coordination with the landlord.
- Will the project affect service reliability or rates for existing customers?
    - AEP to respond
- What occurs during a power outage?
    - In the event of a power outage, the site will utilize on-site backup generators to support continued operation of critical systems.

Impacts to Neighboring Properties

- What screening or buffering is planned for nearby residential areas?
    - The site benefits from existing natural screening features, including topography and mature trees. Additional site grading and landscaping will be installed as part of the project to further enhance visual buffering.
- What measures will be taken to minimize noise and light impacts?-
    - The prospective tenant and operations team have prepared a sound study and will comply with all applicable local ordinances and codes. Generator testing will occur during standard daytime business hours and will be conducted in smaller groups to minimize noise. The site plan was developed with the objective of containing sound generated within the property through strategic layout decisions and integrated mitigation features. These include sound-attenuated fresh air intakes, generator enclosures and exhaust silencers, internal-facing equipment yards where feasible, and placement of equipment within the northern portion of the site, north of the AEP easement.
- Can site plans or renderings be shared publicly?-

    - The public site plan utilized for RPC approvals may be shared. Additional details are considered proprietary.
- When is construction expected to begin?
    - Construction is anticipated to begin in the first quarter of 2026 subject to final negotiations.
- How long is construction anticipated to last?
    - Core and shell construction is anticipated to last approximately 30 months.
- What will construction hours be?
    - Construction hours are anticipated to be 7:00 a.m. to 5:00 p.m., Monday through Friday, with select Saturdays as permitted, in accordance with local rules and ordinances.
- What types of construction noise should residents expect?
    - Construction hours are anticipated to be 7:00 a.m. to 5:00 p.m., Monday through Friday, with select Saturdays as permitted, in accordance with local rules and ordinances. Construction noise will be consistent with that typically associated with industrial park development.
- Will blasting or pile driving occur?
    - No. Blasting or pile driving is not anticipated.
- How will dust, mud, and debris be controlled?
    - The general contractor will implement dust control measures, including the use of water trucks, hoses, and sprinklers. Driveways and adjacent streets will be maintained and cleaned as needed.

Safety and Security

- How will site safety and security be managed? -
    - During construction, the contractor is responsible for all on-site safety and security. Post construction the site will be a secured facility without public access.
- Will the facility be staffed 24/7?
    - Yes. The facility will be staffed 24 hours a day, seven days a week.
- How will police and fire departments coordinate with the facility?
    - Emergency access and response plans will be coordinated with the appropriate police and fire departments.
- Will emergency services require specialized training or equipment?
    - No. Emergency services are not expected to require specialized training or equipment.