



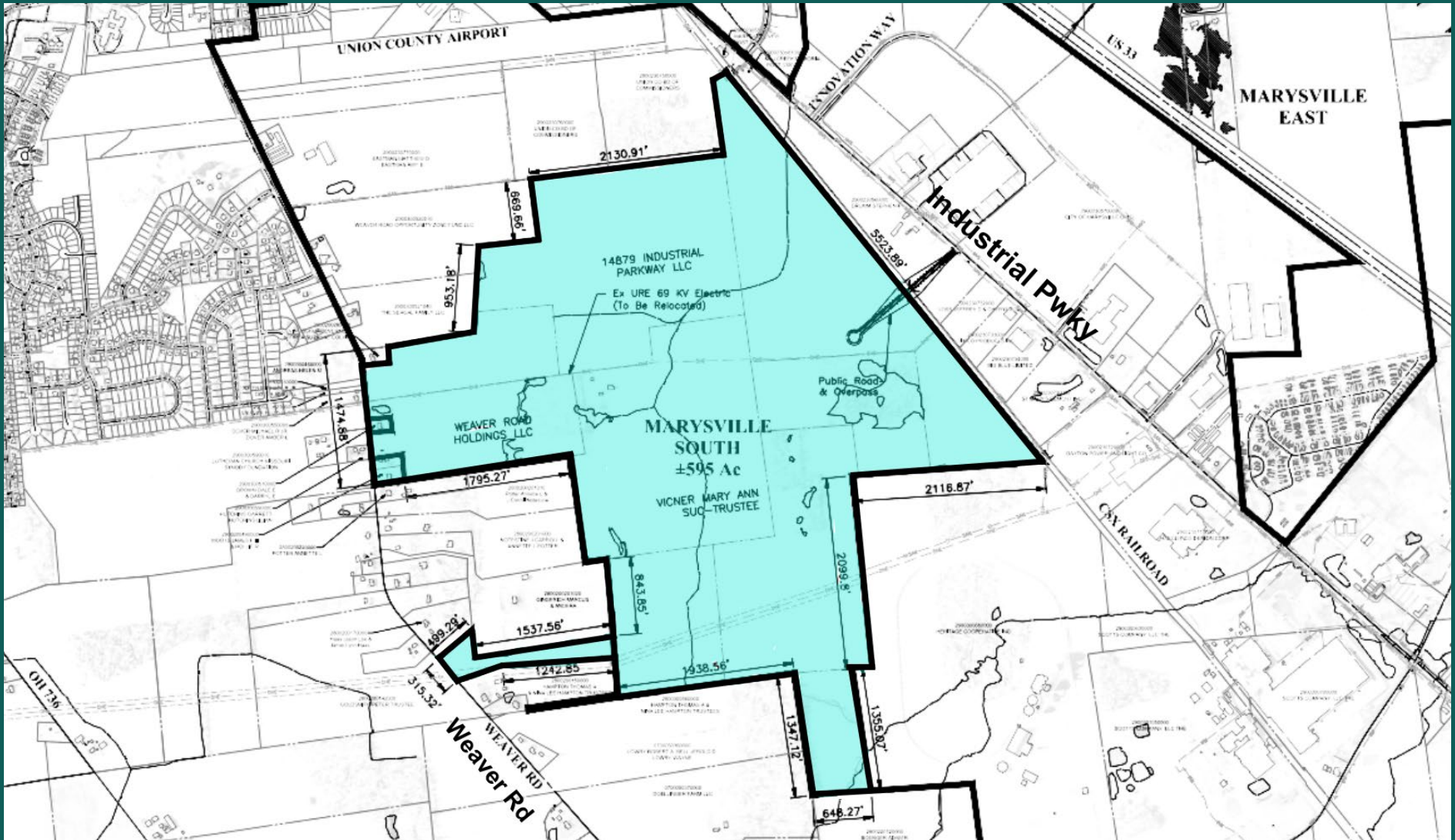
Project Flannel Data Center Project November 2025

Project Overview



- Site: 592 acres +/-
- Project: Phase 1 construction of 800,000 square feet (likely four buildings)
- Investment: \$1,000,000,000
- Jobs/Payroll: 50/\$4.75M (additional contract employees will be on-site)
- Construction Timeline: 2+ years
- Potential 1-2 additional phases
- Access to be provided from Industrial Parkway via overpass over CSX railroad
- Public infrastructure improvements to be completed using NCA on Marysville South and Marysville East

Marysville South Map



Project Considerations



- Data centers are a permitted zoning use.
- City is working with company and Marysville Land Company (MLC) to finalize water usage.
- Company is working closely with utilities and grid operators to plan for future growth.
- The 50 committed permanent jobs associated with the project will pay salaries well above the area average.
- The project will stimulate hundreds of construction jobs, many of which are skilled trades.
- The project will not produce a large amount of traffic, demand for new housing, or school headcount.

Current Tax Generation

- Annual Property Tax of Farmland – CAUV

Entity	Annual Tax	15 Year Tax
MEVSD	\$14,300	\$214,000
OHP	\$600	\$9,000
City	\$1,000	\$15,000
County	\$2,700	\$40,000
<u>Other Tax Entities</u>	<u>\$700</u>	<u>\$10,000</u>
Total	~\$19,300	~\$290,000

- Annual Income Tax - \$0

CRA Tax Abatement



- 15-years, 100%
- Existing EDIP recommends: 16-years, 95%
- Proposed EDIP recommends: 15-years, 100%
- Company has agreed to a payment-in-lieu of taxes (PILOT) to the CIC, distributed as follows to the MEVSD, OHP, and City of Marysville:

Entity Receiving PILOT	Amount
MEVSD – 15 Years	\$16,100,000 (\$1,074M/year)
OHP – 15 Years	\$690,000 (\$46K/year)
<u>City – 15 Years</u>	<u>\$1,200,000 (\$80K/year)</u>
Total – 15 Years	\$18,000,000 (1,200,000/year)

- City, MEVSD, and OHP will receive the 47% of property taxes they normally would receive prorated by percentage of taxes received and PILOT.
- With PILOT, overall abatement would equal a 62% abatement to the company.
- City to share income tax 50/50 with MEVSD.
- Company will invest \$6,000 annually into our economic efforts (includes monitoring)

Total Anticipated Financial Impact – 15 Years



Revenue Item*	MEVSD	City of Marysville
PILOT	\$16,100,000	\$1,200,000
Income Tax	\$525,000	\$525,000
Property Tax – Land	<u>\$11,400,000</u>	<u>\$850,000</u>
Total	\$28,000,000	\$2,500,000
No Development Total	\$214,000	\$15,000

*Phase 1 only. Additional phases will each generate additional PILOT per phase, additional income tax, and property tax increment.

- County to receive \$2,100,000 over 15 years with property tax increment – Phase 1.
- OHP to receive \$1,100,000 over 15 years with PILOT and property tax increment.
- 100% of annual property taxes is approximately \$3.2M (\$2.4M MESVD; \$177K City; \$450K County; \$102K OHP)

Additional Financial Implications



- PILOT, income taxes, and land increment directly benefit City of Marysville.
- PILOT, income taxes, and land increment provide new funds to MEVSD without addition of students.
- Project may have 1-2 additional phases
 - Investment could exceed \$3B when all phases are completed.
 - *Each phase will include a new PILOT of at least \$1.2M.*
 - *Each phase will include additional land increment tax.*

Timeline



- CRA and Donation Agreement – City Council, CIC
 - 1st reading – 11/10/25
 - CIC – 11/18/25 - consideration of Donation Agreement
 - 2nd reading – 11/24/25
 - 3rd reading and approval consideration – 12/1/25
- CRA and Donation Agreement – MEVSD and OHP
 - OHP BOE Meeting – 11/19/25 – consideration to waive notice
 - MEVSD BOE Meeting – 11/20/25
 - OHP BOE Meeting – 12/17/25
- Future Agreements/Approvals
 - Development Agreement – City Council
 - Design Review, Zoning, Engineering – City
 - Building - County

Additional Considerations



- Marysville South is a difficult site to develop with access and location issues.
- Other uses permitted in the zoning could be developed by right with a more intense impact on the area.
- Access to/from Industrial Parkway will reduce impacts to neighborhoods along Weaver Road and Scottslawn Road.
- MLC has agreed to substantial setbacks and landscape buffering along Weaver Road.
- Left undeveloped over 15 years, the property would generate approximately \$290,000 in total taxes versus \$34,000,000+ in land increment taxes, income taxes, and PILOT payments with Phase 1 of this project.

Discussion



Comparing Central Ohio Data Center Incentives – Mega Projects



City	Abatement	PILOT	School Income Tax Share	Companies
New Albany	100% years 1-15; 75% years 16-30	Square footage charge for infrastructure to City	50% (after 30% goes to pay for infrastructure)	Microsoft, AWS
Fayette County	80%, 30 years	20% PILOT to K-12 and career tech	50%	AWS
Sunbury	87.5% years 1-15; 75% years 16-30	Various county and school agencies	50%	Project Cosmos

City	Amount	PILOT	School Income Tax Share	Company
Marysville	100%, 30 Years	\$1,041,500 annually (\$15.6M Total)	50%	AWS

Comparing Central Ohio Data Center Incentives – Non-Mega Projects



City	Abatement	PILOT	School Income Tax Share	Companies
Hilliard	100%, 15 years	Infrastructure investment	Schools waived any income tax share	AWS
Columbus	100%, 15 years; 30%, 5-year MITC	\$100K grant to Hamilton Local and internships	50%	Google
Jerome Township	100%, 10 years	\$400K annually - \$250K JLSD, \$100K Tolles, \$100K Infrastructure	JEDD income tax, however, share is not required in unincorporated areas	AWS