



Project Overview: Urbana Technology Hub

A data center is being considered for the property, adjacent to the Rittal facility, at the corner of Rte. 55 and Rte. 68. Preliminary planning is ongoing, fully compliant with all use and zoning requirements. This would be a \$1B+ investment with minimal impacts and significant tax revenue generation.

What is a Data Center?

A Data Center is a warehouse for computers—the engines powering modern services like smartphones, social media, and emergency response.

How much revenue will it generate for the schools and community?

This is a **\$1 Billion** private investment into the Urbana community, potentially providing:

- Total Revenue: Over \$3,000,000 in new tax revenue for the City of Urbana annually
- Local Schools: Over \$2,800,000 in new funding (from the total revenue) for Urbana Schools annually
- Job Creation: 30–80 new jobs operations; 1,000+ construction (lasting several years)
- The project is committed to using local trades and vendors where viable

Will it be noisy?

The project is investing tens of millions in noise-dampening technology and offering to commit to decibel limits via a formal CRA agreement:

- **Daytime:** 65 dB (Like a refrigerator or light traffic)
- **Nighttime:** 55 dB

The noise level will be consistent with or quieter than the current traffic noise at the intersection.

Will it use a lot of water?

No. The proposed facilities use closed-loop cooling technology that minimizes water consumption. Water usage will be comparable to a standard office building - primarily for restrooms and basic facility operations, not for cooling equipment.

Will it create traffic?

The project is offering to work closely with the city to build a **new loop road to reduce existing congestion**. Data center operations traffic is low, limited primarily to staff commutes (30–40 vehicles)

Will it impact the community's power rates?

No, residential and commercial customers will not see their electric bills increase because of this data center. This site was selected specifically because the grid already has



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available transmission capacity to serve the data center. The data center owner will pay for all transmission line upgrades and infrastructure improvements required to power this facility

- residents will not pay for these upgrades. The project will enter into agreements with local utility providers that ensure we pay for the electricity we use and our fair share of grid costs.

Will light pollution impact our community?

No. The project plans to use no uplighting - all lighting is directed downward toward the ground. The design minimizes light pollution to preserve dark skies.

Are there health risks associated with data centers?

No. Data centers are clean facilities that do not generate industrial air pollution. The only emissions come from backup generators, which:

- Run only for testing and emergency services
- Comply with all EPA standards and state air quality regulations
- Are comparable to emergency generators at hospitals, schools, and other critical facilities
- The facility does not pose health risks to the surrounding community

Will the facility generate its own electricity or rely solely on the local grid?

The campus will utilize the electrical grid to power the facilities. The project is working with AES Ohio to serve this data center campus as well as to continue to ensure reliable power supplies during times of grid scarcity and help provide our community and Ohioans the affordable and reliable energy they deserve.

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- **Height:** Single-story building (~40' tall)
- **Footprint:** Approximately 460,000 sq. ft.
- **Visibility:** While significantly set back from Rte. 68, there will also be a berm built to further limit any visibility
- **Location:** Situated on the NW side of the property adjacent to the Rittal facility
- Proposed loop road to connect Rte. 55 and Rte. 68 design, to be refined in coordination with the city (note construction access will be off of Rte. 55)

