Rossford, OH

Right-Sized Infrastructure: The Rossford Data Center Opportunity

Understanding the impact and what to expect

Prepared for Public Discussion

10 MW Critical Load Facility · Single-Building Site · Closed-Loop Cooling

PROJECT TEAM · U.S.-BASED

Who's Behind This Project

Every company involved in this project is U.S.-based.

DEVELOPER / OWNER

Qlevr

- Project developer and owner
- U.S.-based company
- Headquarters: St. Petersburg, Florida
- Background: Data Center Development

OPERATIONS

Long-term data center operations

- U.S.-based
- Committed for decades
- Maintenance performed by local labor
- Supports regional digital services

CONTEXT

What This Is — and What It Isn't

This data center is similar to data centers that have been around for 20+ years. This data center is NOT a hyperscale facility like the ones shown in the news. This project is not meant for artificial intelligence or cryptocurrency.

What this IS

- Only one small, single-building facility (~90,000 sq ft)
- A quiet, utility-supported operation
- A low-traffic, low-impact use of land
- Closed and secure facility
- Designed to meet or exceed all city, county, and national standards, including the Ohio EPA

What this ISN'T

- Not a hyperscale or mega-campus
- Not a manufacturing or industrial plant
- Not a warehouse, cold storage or distribution facility
- No retail traffic
- Not a heavy water-consumption facility

OVERVIEW

The Project at a Glance

A modest single-building data center — much closer in scale to a large grocery store than to hyperscale campuses.
This project will be used to provide service to end users and is not used for AI.
Similar to the Data Center facilities that have been developed/build over the past 15-20 years with **improved and more efficient systems** to support day to day operations.

10

MEGAWATTS

Critical Load-Power Usage.
Not the 500+MW sites that are controversial and in the news.
Power compares to a hospital campus.

~90K

SQUARE FEET

Single building, about the size of a large grocery store.
No future expansion needed on the property.

15–20

ON-SITE STAFF

Daily operations team, monitored remotely.

~282

GALLONS / DAY

Domestic water use — similar to one average home of 4 (~300-400gal/day)
Source: U.S. EPA

Secure, closed facility

Monitored 24/7

Buffered by landscaping

Setbacks and screening implemented

Supports regional digital services

Cloud, Business & Consumer apps, Telecom

Construction Phase: Local Jobs & Local Spending

Most of the near-term economic activity comes during construction.

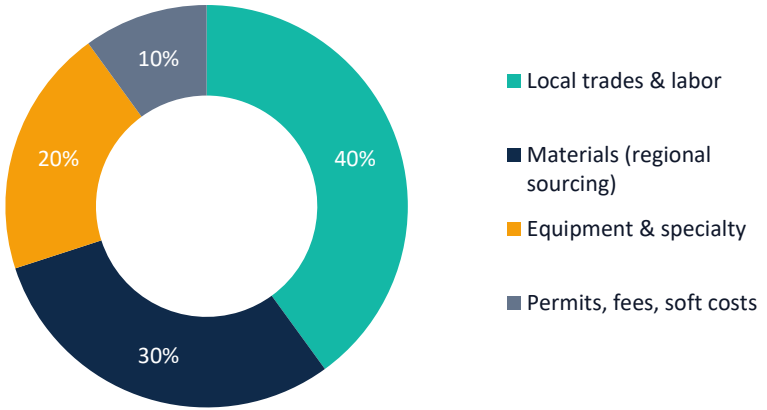
18–24
MONTHS
Typical construction timeline

400+
TRADES JOBS
Site, concrete, steel, electrical at peak

$150M+
DEVELOPER INVESTMENT
Direct construction spend, much sourced locally

$100M+
EQUIPMENT INVESTMENT
Additional $100M in equipment and personal property

Where construction dollars flow



Source: Qlevr data from its current data center projects.

ENVIRONMENTAL & NEIGHBORHOOD IMPACT

Living Next Door

How the facility affects sound, lighting, power, gas, and traffic — and how each is managed

WHAT WE'LL COVER

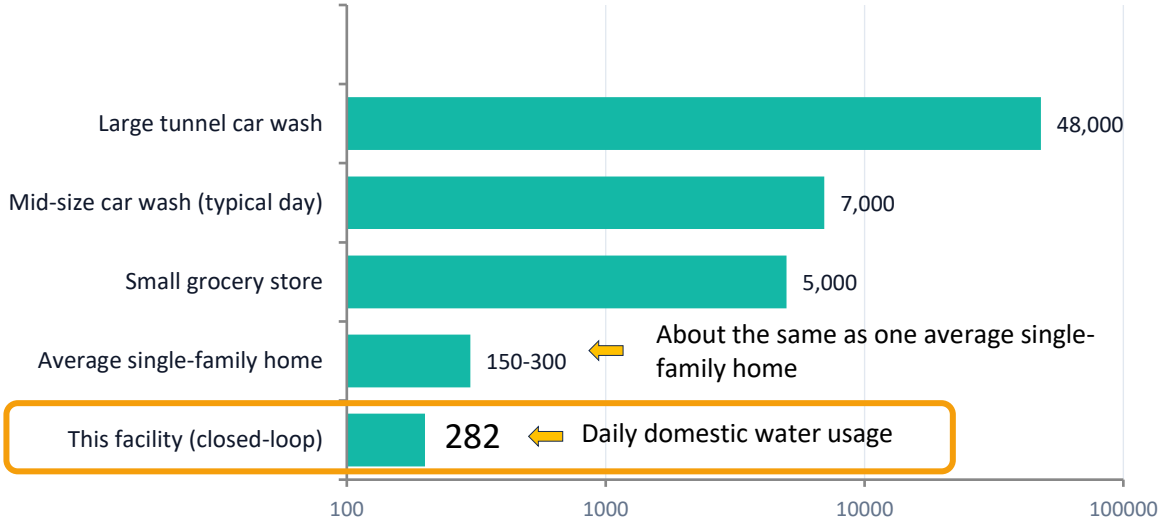
Water · Power · Traffic · Lighting · Sound · Gas

WATER

Daily Water Use vs. Other Land Uses

This facility uses a **closed-loop cooling system** — no evaporation, no continuous discharge.
Daily water use (~282 gal/day) is about the same as one average single-family home of 4 per US EPA Data.

This is the only building planned for the site — there are no future expansion phases.



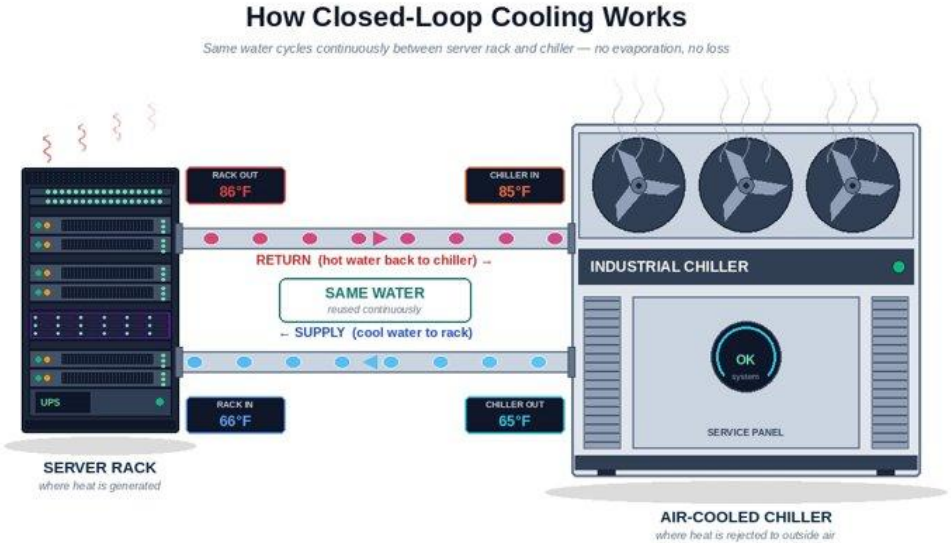
FOR CONTEXT

That's ~25,000× less water than a typical hyperscale campus or legacy data center design — putting this facility in an entirely different category.

Sources: Residential use — U.S. EPA WaterSense (~300 gal/day per household). Car wash, grocery, and laundromat figures are industry-average estimates; facility figure per closed-loop cooling design. Hyperscale comparison assumes ~5M gal/day (Nature Forward, 2026).

How Closed-Loop Cooling Works

Our project uses a sealed circulation system. The same water cycles continuously between the servers and an outdoor air-cooled radiator — no spraying, no evaporation, no continuous discharge.



How it works

- One-time initial fill of ~120,000–140,000 gallons for the closed loop. This is equivalent to a community pool.
- Heat is transferred to outside air through coils with fans (the same principle as a car radiator)
- The same water is reused continuously — only minor makeup is needed for restrooms and routine operations
- Water circulates in a sealed loop between the servers and an outdoor radiator — never sprayed, never exposed to air
- Only restroom wastewater goes to the sanitary sewer on Harmon Pkwy — no cooling-water discharge.

POWER

Power: Predictable Load, Privately Funded

PEAK DEMAND

Usable IT Load-Power Usage = 10 MW

There are no plans to draw additional power once the building is at full capacity.
All-electric facility: ***no natural gas is used on site.***

Comparable to a hospital's demand

The 10 MW peak draw is comparable to a hospital campus or large medical center.
Source: U.S. DOE reference buildings; EPA CHP data.

Predictable, flat load profile

Data centers run 24/7 at steady power. They don't create the morning/evening peaks that stress local utility infrastructure.

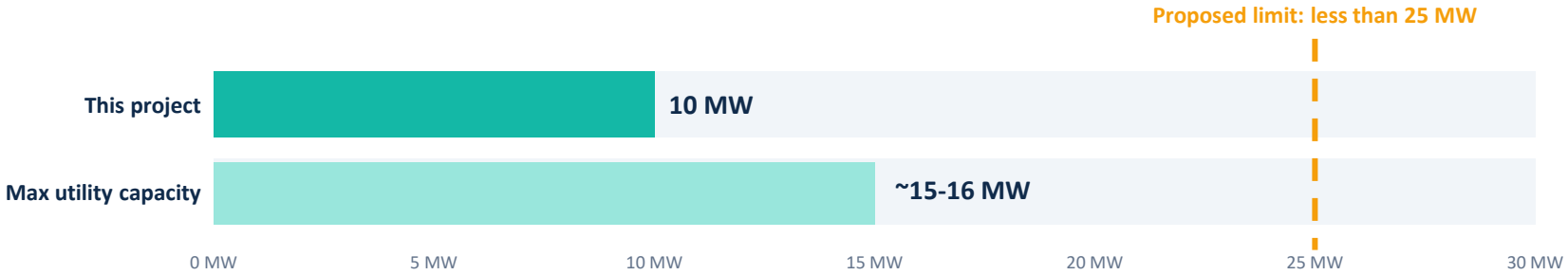
No effect on existing service

The new FirstEnergy substation and grid upgrades for this project are funded 100% by the developer.

CONTEXT · PROPOSED SIZE LIMIT

Well Under the Proposed 25 MW Limit

Conserve Ohio has petitioned to amend Rossford's charter to limit data centers to less than 25 megawatts.
This project is 10 MW of critical IT load (~15-16 MW total utility load that includes building operations).
Data centers are sized by critical IT load (industry standard), so this presentation refers to it as a 10 MW facility throughout.



~64%

OF THE PROPOSED LIMIT

10 MW of critical IT load, measured against a cap of less than 25 MW.

~15-16 MW

MAX UTILITY CAPACITY

Even the substation's full usable capacity stays under 25 MW (one transformer is a backup).

1

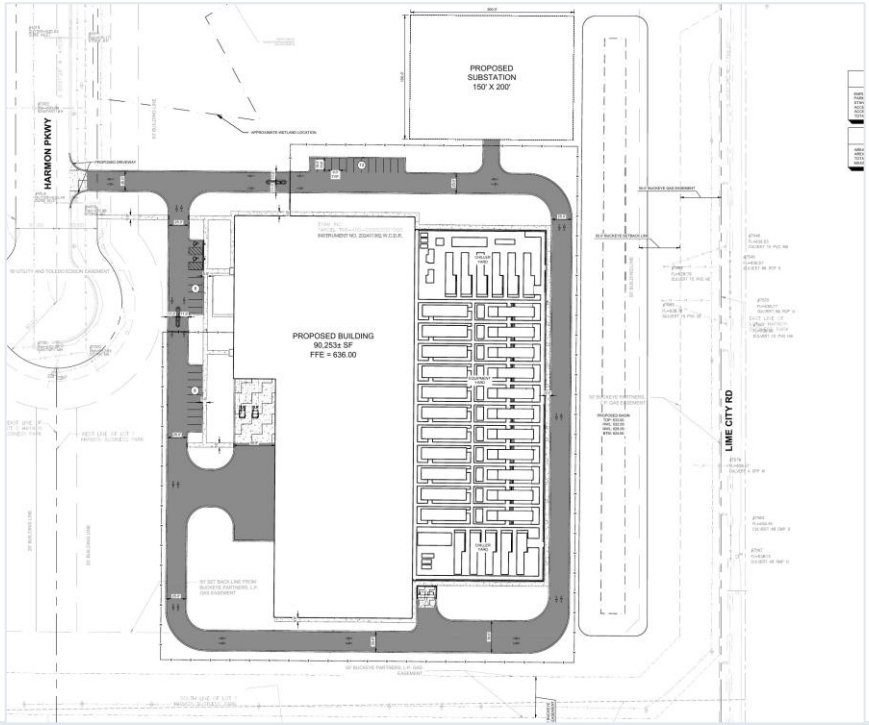
BUILDING, NO EXPANSION

A single building, with no future expansion needed on the property.

Hyperscale campuses in the news run 500+ MW — 20 times the proposed limit. Source: WTVG 13 ABC, "Conserve Ohio submits petition to limit data center size in Rossford" (11/10/26).

A Substation Sized for One Building

The new substation is built for this facility alone.
It is located on site and is not designed to power a hyperscale campus.



Substation facts

- Two 138 kV transformers, 20 MVA max each — one is a backup
- ~10MW Critical Load— a few percent of a 500+ MW hyperscale campus
- 150 × 200 ft footprint on site — space a second building would need
- Dedicated feed keeps this load off the lines that serve other users
- 100% developer-funded new transmission infrastructure

Sources: Kimley-Horn Site Plan Exhibit (9/23/26); AECOM substation layout ES-101 and one-line E-601, Rev A (6/17/26, preliminary).

Backup Generators: Clean and Rarely utilized

Emergency generators exist only to keep the facility online during a utility outage.
Outside of outages, they run only for brief scheduled testing within EPA guidelines.

EPA TIER 2

Strict Diesel Standard

Though rarely used, on-site diesel generators are required to meet U.S. EPA Tier 2 emission requirements — stringent standard for non-road diesel engines — which sharply limit particulate matter and nitrogen oxides.

Backup only, not daily power

Generators start only when utility power fails — a rare event. They are not a routine power source.

Brief monthly testing

Aside from outages, they run only for scheduled testing — under an hour a month, **during business hours.**

Separate, dedicated feed

Served by its own dedicated electric feed, separate from the lines serving the neighborhood.

Air Permitting

Required to obtain Air Permitting through Authority Having Jurisdiction and in line with EPA guidelines.

Sources: U.S. EPA Tier 2 non-road diesel standards; industry maintenance-window data. Testing cadence per facility O&M plan.

POWER · COST PROTECTION

Large Users Pay Their Own Way

Utilities and regulators require projects like ours to fund electrical improvements needed for the facility.

WHO PAYS FOR INFRASTRUCTURE

100%

of the substation required for this project are funded by the developer — including substation and transmission work.

Firm financial commitments

Utilities increasingly require similar customers to make binding financial commitments for the transmission investments their projects need.

FirstEnergy Engagement (ToledoEdison)

Utility provider and development group initiated Detailed Load Study for the requested power that is on going and fully funded by the developer.

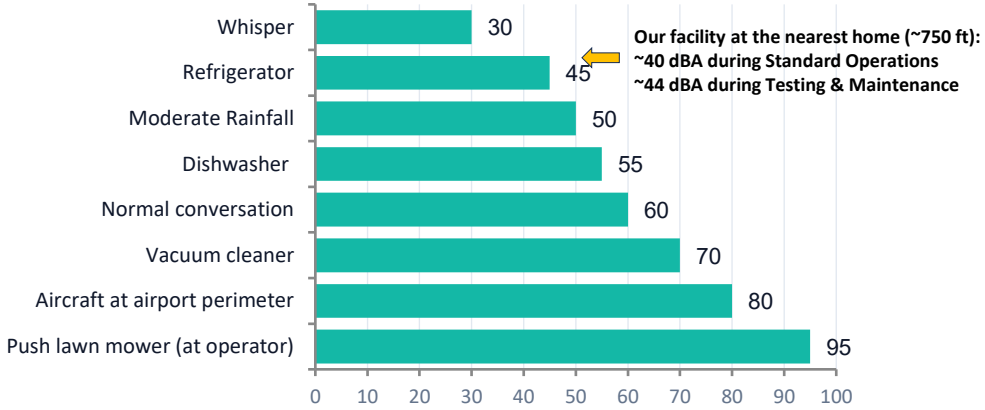
Will-Serve letter obtained

Initial study and Will serve confirm new load interconnection for this site.

NEIGHBORHOOD IMPACT

Lighting and Sound: Built to Local Standards

Sound levels (dBA) — our facility vs. everyday sounds



Lighting

- Full-cutoff LED fixtures — no light spills upward
- Designed to avoid spillover onto neighboring lots
- Automatic controls dim or shut off when not needed
- Light poles mounted at 25 ft for soft, downcast light

GENERATOR RUNTIME IN CONTEXT

Daytime testing only

Generator testing is scheduled during normal business hours — never at night. **Otherwise, generators run only if utility power is lost.**

~30 min per generator, monthly

On-site generators sit idle nearly all year — plus one brief scheduled test per generator each month, **during normal business hours**

Sources: Facility O&M plan; Kimley-Horn sound summary (11/10/26). Comparison levels are typical published values.

What the Sound Study Shows

Model Scenario	Closest Receptor (Nearest at 750 feet)		
	South	North	East
Standard Operations	~40 dBA	~37 dBA	~36 dBA
Testing & Maintenance	~44 dBA	~38 dBA	~38 dBA

Standard operations (24/7)



Testing & maintenance (daytime)

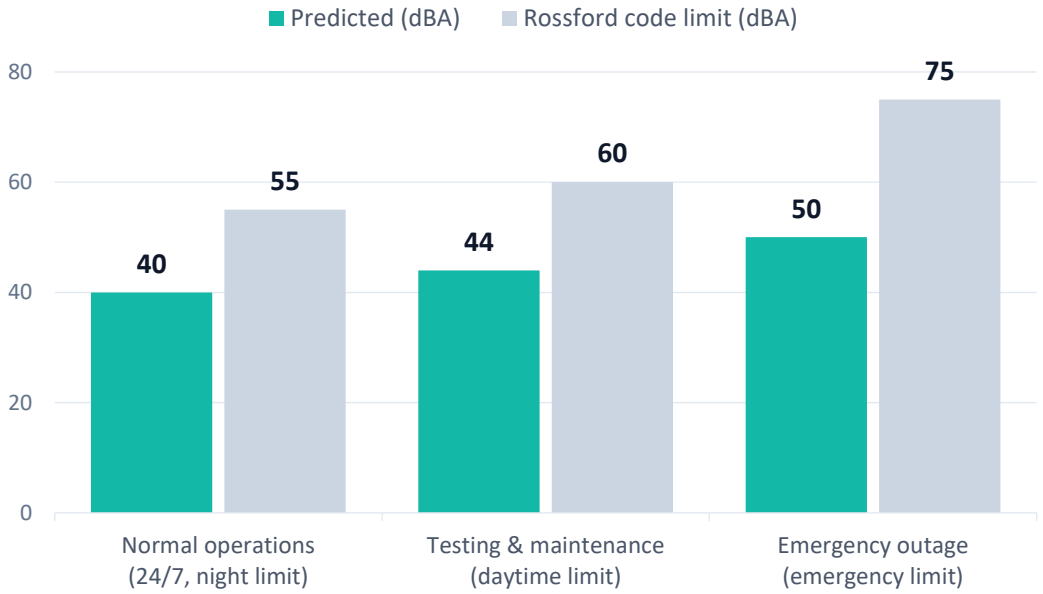


Colored areas (above 50 dBA) stay on our property. Dark green (50 dBA or less) = no sound impact. Nearest home ~750 ft away.

Source: Kimley-Horn, Project Bedrock Noise Technical Memorandum (9/23/26), Figures 3 and 5; Kimley-Horn sound summary (11/10/26).

Sound Limits

Sound from Standard Operations is controlled and mitigated by the Sound attenuating Screen wall.
At the nearest home (~750 ft away) the model predicts ~40 dBA from Standard Operations.



MARGIN BELOW CODE LIMITS

15–25 dBA

below the strictest residential limits in every operating condition

FOR CONTEXT

~40 dBA in normal operation is quieter than a refrigerator hum.

Estimated existing background near homes today: upper 40s to low 50s dBA.

Emergency limit is 75 dBA — predicted outage level is ~50 dBA.

Sources: Kimley-Horn sound summary (11/10/26); Rossford Codified Ordinances Ch. 507 (strictest residential limits 60 dBA day / 55 night; 75 emergency). Predicted (modeled) at nearest receptor; background estimated.

SOUND · HOW IT'S CONTROLLED

Designed to Keep Sound on Site

1. **23-ft screen wall**
   A 23-foot screen wall surrounds the entire equipment yard, blocking sound toward neighbors.

2. **Modeled with the real equipment**
   Chillers, generators, UPS, outdoor air units and transformers — as specified, on the current site plan.

3. **No low-frequency hum expected**
   The dBC–dBA difference is below the 20 dB reference threshold that signals a low-frequency problem.

4. **Daytime-only generator testing**
   About 30 minutes per generator each month, during business hours. Otherwise generators run only if utility power is lost.

PREDICTED LEVELS

~40 dBA
Normal 24/7 operation

~44 dBA
Monthly daytime testing

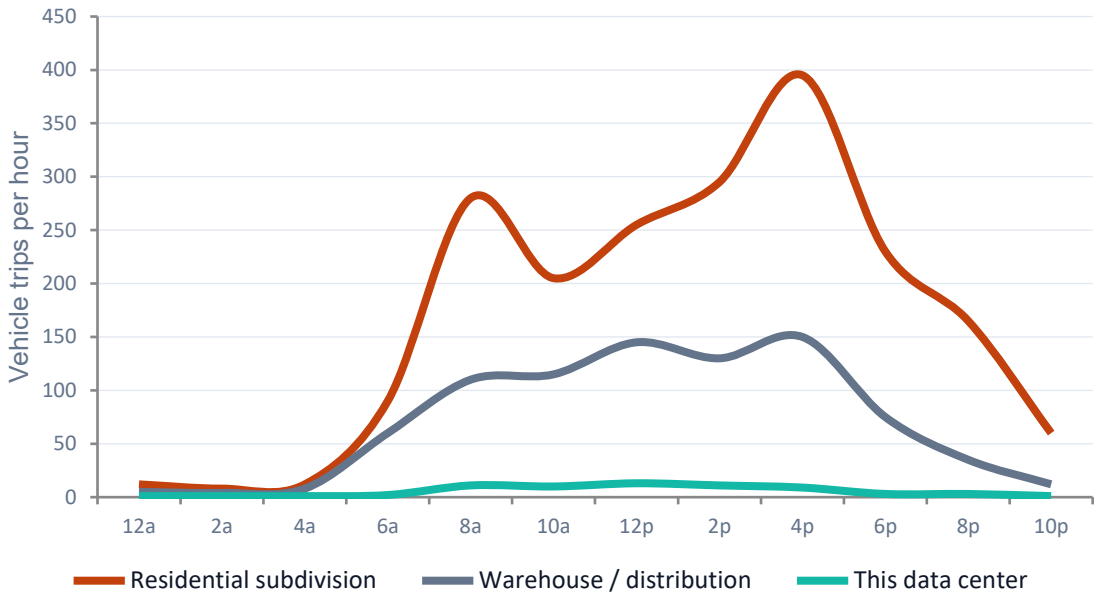
~50 dBA
Emergency outage only

Source: Kimley-Horn sound summary (11/10/26). Predicted (modeled) operational levels; Rossford Codified Ordinances Ch. 507.

TRAFFIC

Traffic: A Quiet Neighbor by Design

Daily trip generation comparison — based on standard ITE rates for each land use, per site.



15-20

Employees commuting daily — small, predictable

Minimal

Shift changes or minimal delivery traffic

Source: ITE Trip Generation Manual, 11th Ed. (2021) — single-family detached (LU 210), warehouse/distribution (LU 150), data center (LU 160); comparators shown as illustrative typical sites.

AESTHETICS

Visual Impact

This is a single-story, modestly-scaled building — material choices, setbacks, and landscaping per zoning requirements.



How visibility is minimized

- Single-story building, about the size of a Large Grocery store or Home Depot
- Trees planted to create a barrier
- Native, drought-tolerant landscaping screens equipment and site edges
- Generous setbacks from all property lines and public streets

Representative architectural rendering — similar building design (Corgan, 11/8/26)

The Whole Parcel in Context

The project sits inside Harmon Business Park between Harmon Parkway and Lime City Road, next to existing industrial neighbors.



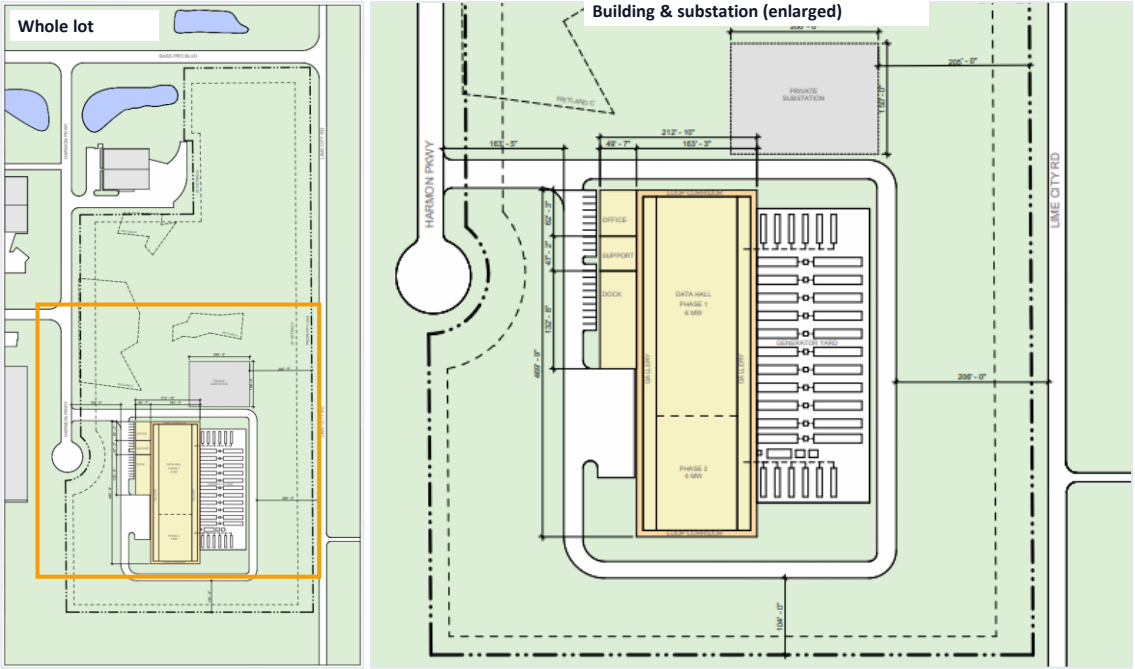
Surroundings

- Industrial neighbors to the west: Capital Tire, Orbis, DWP Wholesale
- Undeveloped farmland across Lime City Road to the east
- 28-acre Planned Industrial lot; the building sits on the southern portion
- Wetlands and a Buckeye gas pipeline easement stay open as buffers
- 50 ft setback lines along Lime City Road and the gas easement

Source: Kimley-Horn Zoning Site Plan Exhibit (9/23/26).

The Current Site Plan

Corgan's latest test fit puts the building and substation on the southern part of the lot, leaving the wetlands and north end undisturbed.



What the plan shows

- One story, 90,253 sq ft — 10 MW built in Two phases (6 MW + 4 MW)
- Private substation (200 × 150 ft) just north of the building
- Paved yard sits ~206 ft back from the Lime City Road property line
- Wetlands and the north end of the lot stay undisturbed
- Site access from the Harmon Parkway cul-de-sac

Source: Corgan, PB Rossford Test Fit Site Plan 2 — 10 MW test fit, scale 1" = 80' (received 11/10/26).

SPECIAL USE · ZONING CODE CRITERIA

How the Project Meets the Special Use Criteria

(a) Is a Special Use in the district

Harmon Business Park is zoned Planned Industrial (PI) and Data centers (Accessory/Micro through Hyperscale) are a listed special use in the PI district.

(b) Master Plan objectives

There is no Master Plan. Listing data centers as a PI special use is the best evidence the use is intended there and conforms with the City's zoning code and planned objective.

(c) Harmonious with vicinity character

Single-story ~90,000 sq ft building with generous setbacks, perimeter trees, native landscaping and screened substation; designed, operated and maintained to fit the area.

(d) Not hazardous or disturbing

Secure, closed facility monitored 24/7. Sound comparable to surrounding uses; Tier 2 backup generators run only in outages and brief daytime monthly tests.

(e) Adequate public infrastructure

All-electric 10 MW flat load; substation and grid upgrades 100% developer-funded. Closed-loop cooling: ~282 gal/day domestic water, no continuous discharge.

(f) No detrimental nuisance impacts

15–20 staff, no shift changes or heavy freight; traffic consistent with the area. Full-cutoff, downcast LED lighting. No smoke, fumes or odors.

Rossford Zoning Code §1112.03 general standards for special uses.

BALANCED VIEW

Overview

Addressing common misconceptions regarding our project.

Benefits

Stronger tax base. Higher per-acre property and equipment tax than retail, warehouse, or vacant land

Ops High-wage jobs. 15–20 permanent technical positions paying well above the county median

Construction Jobs. 18–24 months of local trades work, materials sourcing, and contractor spending

Low neighborhood impact. Minimal traffic, no shift changes, no outdoor operations, no public visits

Misconceptions

Long-term water usage. Closed-loop is low water and comparable to one average home of 4

No grey discharge from system. Closed-loop cooling returns no greywater to municipal sewers

Facility sound. Daily operations are below other common disturbance levels. Similar to other industrial facilities with energy backup, generator testing is brief, scheduled for daytime hours.

Utility costs. The new substation and grid upgrades including design are 100% funded by the Development group.

THE BOTTOM LINE

A modest building.
A measurable benefit.
A neighbor that's easy to live with.

Low water usage

Closed-loop cooling uses about as much water as one average home of 4 per day.

Predictable power

10 MW flat load with developer-funded grid upgrades — no rate impact.

Real benefit

Strong tax base, high-wage local jobs, and a 18–24 month construction job boost.

Questions, comments, and Planning Commission discussion welcome.

Thank you.