

# Proposed Investment by Amazon Data Services, Inc.

## CRA & Compensation Agreements

November 25, 2025



# Clinton County Port Authority

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## Introduction

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## Mission

The Clinton County Port Authority advocates for and facilitates economic growth in the County.

## How

The Clinton County Port Authority works through a dual mandate:

- As owner and redeveloper of the Wilmington Air Park
- As the local economic development agent for all of Clinton County



# Proposed Project

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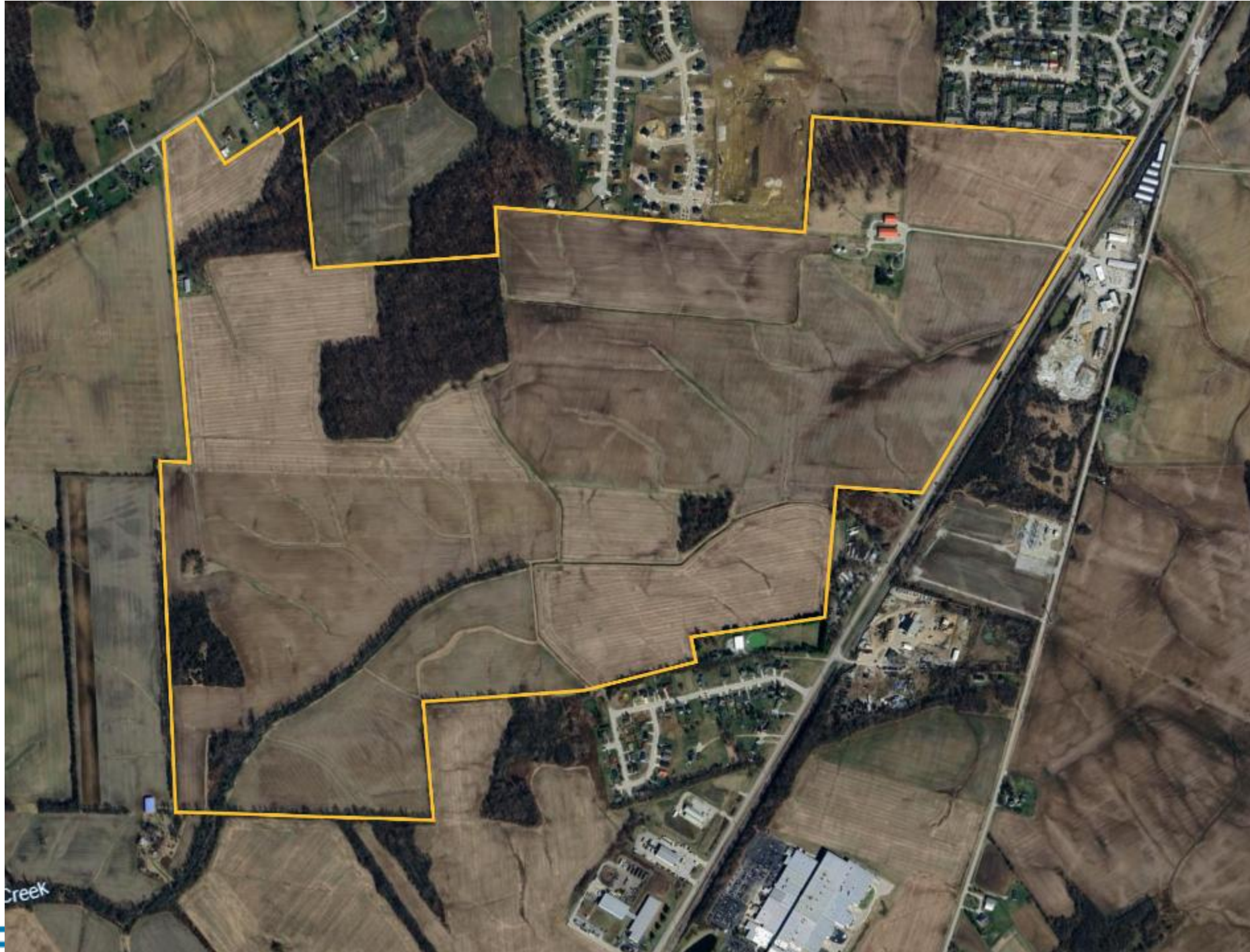
## **Amazon Data Services, Inc.**

- \$4 Billion Private Investment in a multiple-building Data Center Campus
- 100 New Permanent Jobs, at minimum
- \$8 Million Annual Payroll, at minimum

## **Project Includes:**

- Estimated \$25 Million in new Water/Sewer Infrastructure
  - Built and Paid for by AWS, to City Standards
  - 3.5 Miles of new trunk sewer
  - 2.5 Miles of new water main
  - 1-million-gallon water tower
- Roadway Improvements to US-68 and SR-730
  - Built and Paid for by AWS, to City and ODOT Standards
- Donation of ROW for a future extension of Ahresty Road







# Proposed Project

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## What is a Data Center?

- Where the World's Data is Processed, Organized, and Stored
- The Backbone of the Internet

## What's Inside?

- Servers
- Cooling
- Power
- Backup & Recovery
- Security
- Fire Suppression

## Types of Data Centers?

- On-Site
- Cloud
- Colocation
- Hyperscale



# Proposed Project

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## **Common Concerns**

- Not enough Permanent Jobs
- Energy Consumption
- Water Consumption
- Water & Air Quality
- Noise & Light Pollution
- Local Government & School District Impact



# Proposed Project

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## Common Concerns

### Not enough Permanent Jobs

- This may be true in a major metro area, but...
- At full build-out, AWS is anticipated to be a
  - Top 10 largest private employer in the City and County
  - Top 5 largest private source of income tax in the City
- This project is expected to create a minimum of **100 new, permanent jobs** for the duration of the CRA Agreement (30 years).
- AWS has surpassed their commitments in every community they operate in
- Highly skilled & highly compensated
- New type of job in the community, won't put workforce pressure on existing industry



# Proposed Project

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## **Common Concerns**

### **Energy Consumption**

- AWS has worked with AES, Ohio to ensure sufficient electric capacity for both this project and existing electric users in the region
- AWS will pay for 100% of the cost of service to their site
- AWS will pay for 100% of the electric they use
- AWS will pay their fair share of any grid upgrades
  - These upgrades will benefit residents in Wilmington and the surrounding region
- Data centers are an opportunity for AES, Ohio to make investments in our grid without putting upward pressure on delivery rates





# Proposed Project

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## Common Concerns

### **Water Consumption**

- Where Wilmington's Water comes from:
  - Caesar Creek Reservoir
  - City Reservoirs on SR-134
- The City does not rely on aquifers for its water supply
- AWS will not be permitted any on-site wells
- Since the early 90s, the City of Wilmington has purchased 7 million gallons per day from ODNR at Caesar Creek Reservoir – whether the City uses it or not – and even at its peak has never been able to sell half of this amount.
- This project will defray costs the City's Water Utility is already incurring



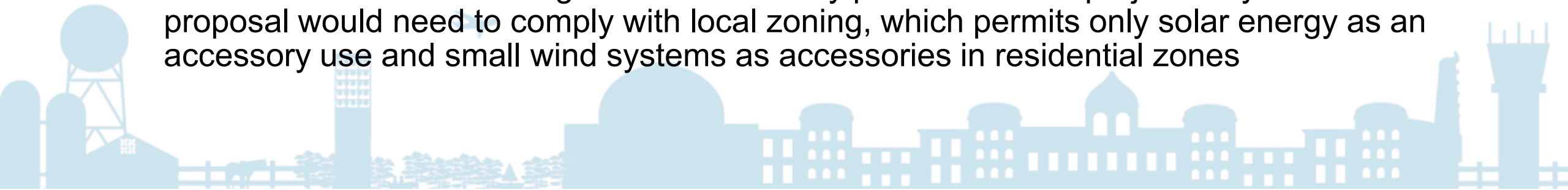
# Proposed Project

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## **Common Concerns**

### **Water & Air Quality**

- The only source of water for the project will be the City of Wilmington
  - AWS will not be permitted any on-site wells
- The City of Wilmington regulates stormwater runoff
  - The Site Plan review process includes a stormwater management plan
- There will be no direct discharge of wastewater, all effluent will be sent to the City's Wastewater Treatment Plant
- AWS has been working with OEPA on air pollution control permitting for their backup generators, which are very rarely deployed
- There is no on-site electric generation currently planned for this project. Any future proposal would need to comply with local zoning, which permits only solar energy as an accessory use and small wind systems as accessories in residential zones



# Proposed Project

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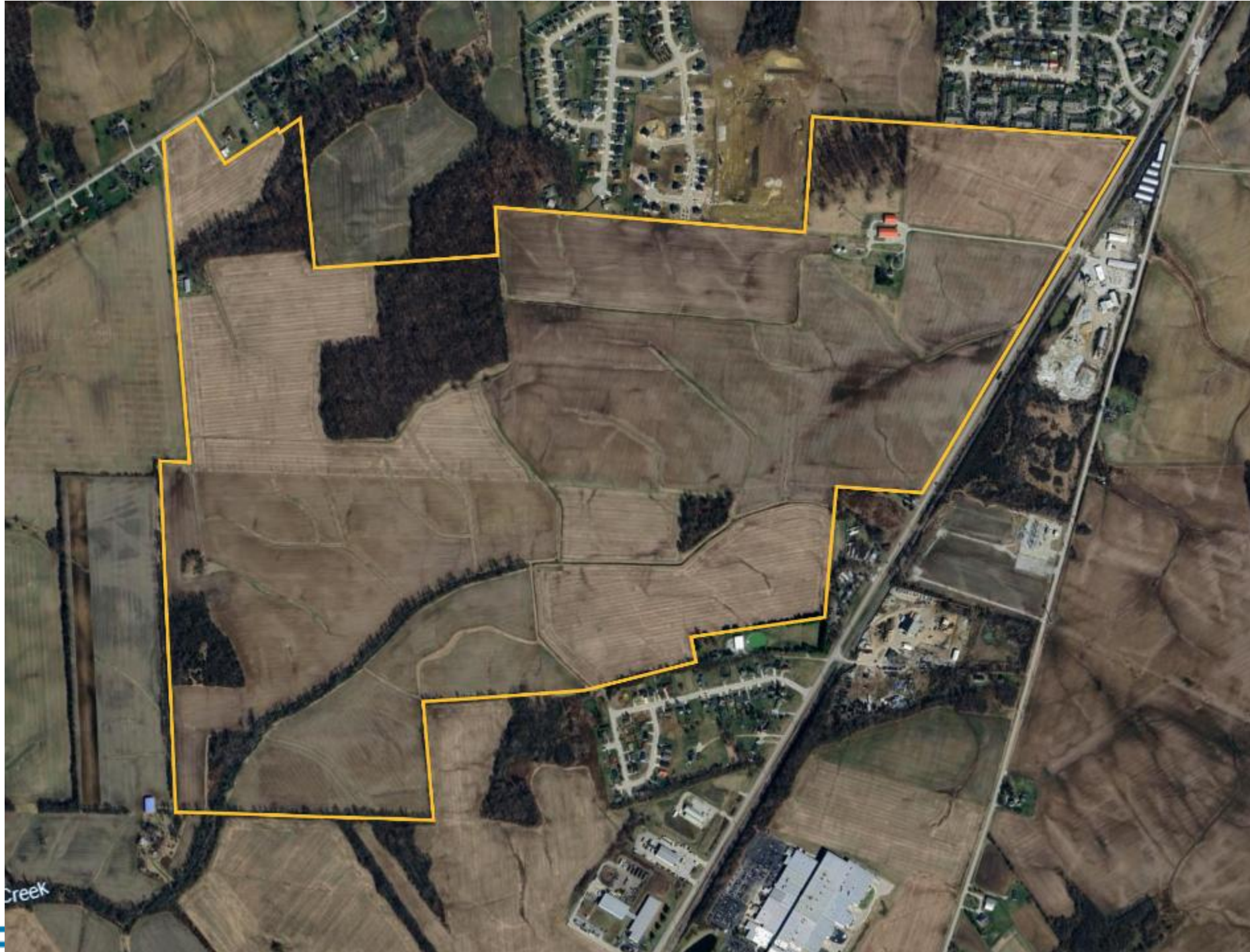
## **Common Concerns**

### **Noise & Light Pollution**

- The City regulates both sound and lighting to protect neighboring property
  - No more than 60 dBA between 7am and 10pm; no more than 55 dBA between 10pm and 7am
  - No more than 0.5 foot-candles of illumination at the property line
- The Zoning code was updated to include Use-Specific Standards for any Data Centers
  - A Noise Study is required for Site Plan approval
  - Minimum 200 foot set-back from Residential
    - This project will be set-back at minimum 500
  - Visual Screening & Noise Mitigation strategies required
    - This project will include an engineered berm along the northern property boundary
- AWS takes great pride in exceeding local regulations and protecting its neighbors from both noise and light pollution.







# Proposed Project

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## **Common Concerns**

### **Local Government & School District Impact**

- AWS will pay for 100% of the cost of the infrastructure necessary to serve the site
  - The infrastructure is being sized to accommodate future growth opportunities for the City
  - Traffic Impact, Construction Routing & Maintenance Responsibilities being negotiated
- AWS will pay for water and sewer it uses according to the published rate schedule, plus a water reservation fee regardless of how much water it consumes
- AWS will partner with the schools and workforce development partners on education and workforce programming
- Many additional local concerns will be addressed through the Site Plan process





# CRA Background

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## **Community Reinvestment Area Agreement**

- A local economic development tool which provides real property tax exemption, often in exchange for private investment, job creation, and other community goals
- Up to 100% real property tax exemption
- Up to 15 years, or with a Mega-Project designation, up to 30 years
- School Board approval required when:
  - In excess of 75%; or
  - In excess of 15 years

## **School Compensation Agreement**

- An arrangement to compensate School Districts for lost revenues when a CRA Agreement exceeds 75% and/or 15 years



# Project Approach

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## Reality

- A real property tax exemption is necessary to redirect revenues
- A mega-project designation is necessary (30 years), due to the scope of the project

## Objectives

- Provide the lowest 'incentive' possible, while still winning the project
- Negotiate strategically valuable infrastructure
- Minimize costs to the Community
- Maximize revenues and benefits to the City and Schools
  - Maximize Flexibility
  - Preserve State Aid for the Schools
- Address negative externalities (visual and sound, traffic, etc.)



# CRA & Compensation Agreements

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## CRA Agreement

- 100% Real Property Tax Abatement
- 30-Year Term, Mega-Project Designation
- 30% Payment In Lieu of Taxes (30 Years)
  - ~46.7% to City of Wilmington
  - ~43.8% to Wilmington City Schools
  - ~4.5% to Laurel Oaks
  - ~5.0% to Clinton County Port Authority
- PILOTs are unrestricted and can be directed to maximize community benefit
- School Funding Formula
  - Howard Fleeter Analysis
  - State Aid is preserved with 100% CRA + 30% PILOT



# Next Steps

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- **CRA & Compensation Agreement**
  - Currently under consideration by City Council
- **Development & Water Use Agreement**
  - To be introduced in December
- **Tax Increment Finance** (Non-School; Sole benefit of the City, not the Project)
  - To be introduced in December
- **Planning Commission for Site Plan review**
  - To be introduced in 2026



# Public Comment

