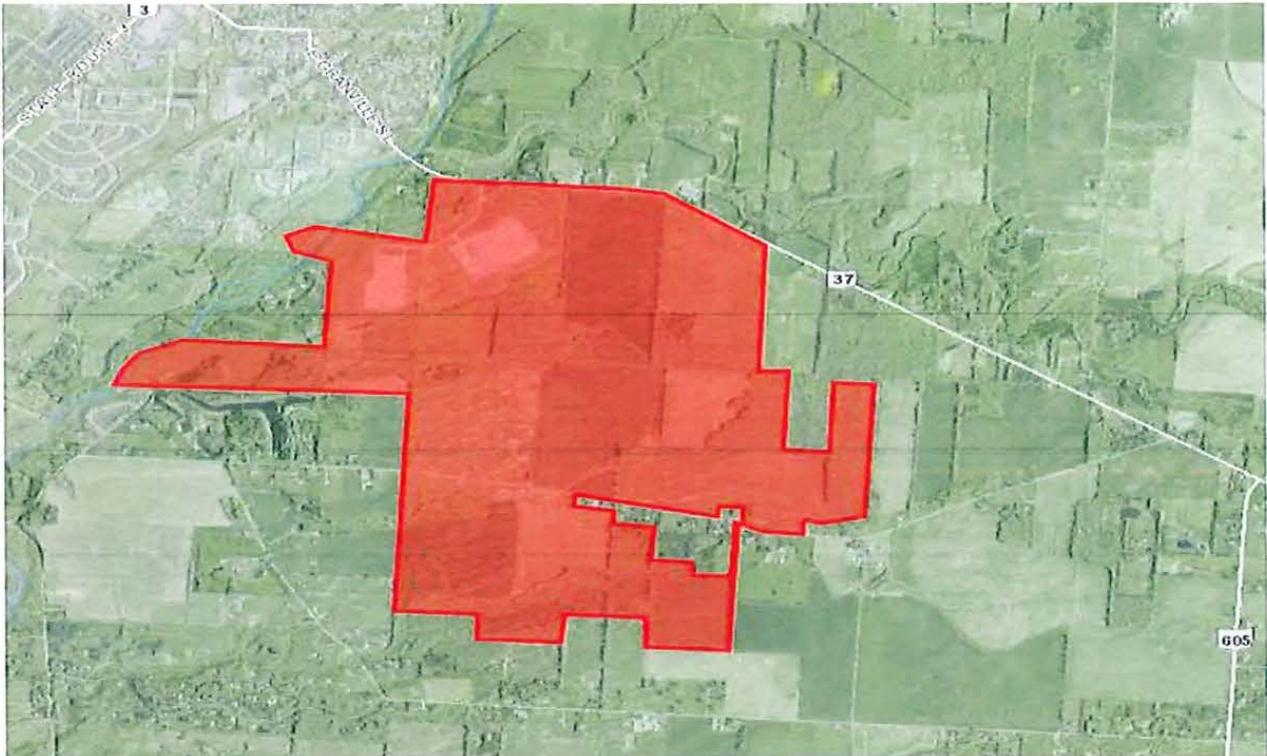


Sunbury Business and Technology Park Frequently Asked Questions

Where is the Sunbury Business and Technology Park?

The city has recently established the business park on approximately 1,200 acres of newly annexed land on the east side of Sunbury and located between State Route 37 and Vans Valley Road. The following map shows the location of the business park.



Why did the City establish a new business park?

The business park will enable the city to diversify its tax base and maintain a high-level of community services without burdening residents with higher tax rates. It also will benefit residents and others by providing a significant number of new job opportunities.

Why is the City interested in attracting technology-based businesses to the community?

Like other communities, the city sees tremendous potential in attracting new technology-based businesses to the community because they create high-wage job opportunities for residents, benefit property-tax dependent entities like public schools because they invest heavily in capital assets, and produce relatively low impacts on community services.

Is it true that Amazon announced plans to locate in the business park?

Yes, Amazon Data Services, Inc. (aka Amazon Web Services – AWS) announced plans to develop a megaproject data center campus in the business park.

What is a data center?

A data center is a facility of networked computer servers that are typically used by organizations for the remote storage, processing, or distribution of large amounts of data.

What is a megaproject?

The State of Ohio has defined a megaproject as any economic development project that includes a fixed-asset investment of at least \$1 billion. A megaproject must be certified by the Ohio Department of Development to receive enhanced economic development benefits from state and local governments.

When will construction on the AWS megaproject data center campus begin?

Although the company has announced plans to locate in Sunbury, its decision to move forward with construction is still contingent upon the approval of a Development Agreement with the city that contains commitments for financing and constructing public infrastructure. In addition to the local development agreement, the company is also working to secure adequate power and water from other regional stakeholders. This is a complex project that will take additional time to plan before construction begins.

What public infrastructure is needed to support the AWS project?

The project will require the construction of a new sanitary pump station, the extension of sewer and water lines, the installation of a new water tank, and the construction of at least one new roadway to support the project. The city is also evaluating options for providing reclaimed water to help cool the data center operations and preserve scarce water resources for other needs.

Who will pay for this new infrastructure?

It is important to local elected officials that growth pays for growth. To that end, city staff and officials are working to establish new community charges, secure minimum service payments, and collect other direct financial contributions from the company and adjacent developers to pay for the infrastructure.

Why is the city offering a property tax incentive to AWS for this project?

Property tax incentives are an essential economic development tool that communities must use to attract highly competitive projects like the AWS megaproject data center campus. AWS considered sites in Indiana, Virginia, and Minnesota for this project before selecting Sunbury. The tax incentive was a major factor in the company's location decision.

The city has offered a Community Reinvestment Area (CRA) property tax exemption of 87.5% for 15 years and 75% for another 15 years in support of this project.

I thought the maximum term for a CRA agreement was 15 years. Why is this incentive scheduled for 30 years?

Megaprojects certified by the Ohio Department of Development are eligible for property tax exemptions up to 30 years.

What commitments has AWS made to the community in exchange for the property tax incentive?

AWS has committed to investing at least \$2 billion in new capital assets, creating at least 50 full-time job opportunities paying an average of \$90,000 per year, and maintaining operations at the project site for at least 30 years.

Public schools are primarily funded with local property tax receipts. How will the AWS property tax incentive affect our schools?

The schools will immediately benefit from the AWS investment by collecting revenues on any new increase in land value as it converts from agricultural to industrial use. The schools will also begin immediately

collecting their share of property taxes on the non-exempted portion of taxes resulting from increased real property values.

Under the existing agreement, this equals 12.5% of taxes from increases in real property for the first 15 years and 25% for the next 15 years. After 30 years, the schools will receive the full benefit of property taxes resulting from increased land and real property values at the project site. The schools will collect these revenues despite no increase in student population counts from the business operations.

The financial benefits to local schools are also true for all other entities that receive a portion of local property tax revenues such as BST&G Fire District, library services, Preservation Parks, Board of Developmental Disabilities, and 9-1-1 emergency communications.

What kind of zoning restrictions will be placed on the AWS development?

The proposed project will be located in the city's new Limited Industrial Zoning District, which was established by the Sunbury City Council last year. The district includes development standards that are aimed at producing consistent high-quality design and construction projects, while also protecting the interests of neighboring property owners.

Some of these standards include a minimum building set back of at least 100 feet from any neighboring residential or agricultural use. A maximum building height of 85 feet but only if the building is set back an additional 200 feet. A maximum lot coverage of 75% so as to allow room for landscaping, screening, and stormwater management.

Was public input considered when the Limited Industrial Zoning District was established?

Yes. At both the Planning and Zoning Commission and City Council, public hearings were held to received feedback on the development standards proposed in the new district.

Has AWS provided a site plan for the proposed project?

To date, AWS has only announced plans to locate in Sunbury and has not yet submitted a site plan for city review. When the site plan is submitted, it will be reviewed by staff and the Sunbury Planning and Zoning Commission for consistency with the standards required by the Limited Industrial Zoning District.

How will the AWS project impact local traffic?

Traffic impacts are expected to be minimal as data centers do not create a lot of new traffic. Moreover, the city will collaborate with AWS to minimize any traffic disruptions that may occur when construction begins. The city's priority is to thoughtfully integrate the project into any new or existing infrastructure to reduce any future construction congestion.

Will AWS hire local businesses to do the work?

That will be an AWS decision. Local businesses are encouraged to monitor bid solicitations related to this project that align with services they offer.