CITY OF OREGON, OHIO · CITY OF OPPORTUNITY

OREGON INDUSTRIAL PARK DATA CENTER

FACTS VS. FICTION

A lot of information about the proposed data center at Wynn and Corduroy Roads is circulating on social media, and not all of it is accurate. Here are the facts.

FICTION	FACT
Problems seen with data centers in other places will happen here.	The site is zoned Advanced Manufacturing, a district Council created in 2022 specifically to keep out heavy industry. It requires larger setbacks, shorter buildings, and landscape and building design standards, and the developer has said it will follow them. The City plans to write any additional reasonable conditions into the Economic Development Agreement, which is still being negotiated.
The data center will use up our water and raise water bills.	Vantage has committed to closed-loop cooling that recirculates water. Use is estimated at about 30,000 gallons per day, with a requested maximum of 50,000, which is less than any of the City's 10 largest water customers. The City has 2,000,000 gallons per day available for new development, and the data center will have no effect on water or sewer rates.
The data center will flood nearby neighborhoods with noise and light.	Vantage is proposing a noise limit of 65 dBA, below the 70 dBA allowed in Advanced Manufacturing zoning and the 75 dBA allowed in Commercial-Industrial zoning. All exterior lighting must be shielded and stay under 0.5 foot-candles at the property line, and under 0.3 foot-candles next to single-family homes.
The data center will make Oregon residents pay more for power.	The campus would draw power directly from a 345 kV transmission line a few hundred feet north of the site, and binding agreements require utilities to serve residents first. Electric rates are set regionally across the ATSI zone, which covers all of Northern Ohio, so locating the data center in Oregon has no disproportionate local impact on residents' bills.
Oregon taxpayers are paying for the data center.	The City assembled this land over about 10 years for industrial development. Under the purchase agreement, the developer will buy it for $18 million, about $10 million more than the City paid, a one-time gain for the City. The developer is also expected to make community benefit and payment-in-lieu-of-tax payments, shared 50/50 with the school district.

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This project was planned in secret.	City plans have designated this area for industry since the 1960s, and the 2006 and 2026 Comprehensive Plans both name it a target industrial site. Council unanimously approved the purchase agreement at a public meeting on Nov. 4, 2024, and has voted on the project in public ever since. Between November 2024 and September 2026 the City held 18 public meetings and voted on 15 ordinances.The City held a town hall on Nov. 20, 2025, and posts all agreements, term sheets, Q&As and meeting videos on its website.
The City is forcing people off their land.	The Oregon Economic Development Foundation assembled the site over about a decade by securing purchase options from property owners. Each purchase of the remaining homes and property was approved by Council at a public meeting. Eminent domain was not used for any part of the property assemblage.
Oregon is doing just fine. Nothing needs to change.	In April 2024, a proposal to ask voters to raise the City income tax from 2.25% to 2.5% to fund police and fire failed in Council. The Administration took that as direction to find new revenue through industrial development before asking residents to pay more. Without new revenue, that pressure on City services doesn't go away.
The tax incentive gives away taxpayer money.	The developer would make payments in lieu of taxes under the incentive. The City's September 2026 counterproposal asks for $14 million a year for 15 years (or 93% of the incentive's value, whichever is less), plus four $5 million community benefit payments, all split 50/50 with the school district. The project would also bring an estimated $320,000 a year in income tax. Terms are still being negotiated.
Oregon officials are somehow benefiting financially from this project.	The City of Oregon and its elected/appointed officials take their legal and ethical responsibilities seriously. There are no direct or indirect conflict of interests issues that currently exist. One councilmember is a property owner within the industrial park and has received an offer as part of this project. That councilmember has legally and responsibly abstained from all voting on data center business. Any decision will be made only by the remaining, unconflicted members of council. Conflicts of interest do happen and are OK, but they must be acknowledged and properly navigated.

SEE THE DOCUMENTS FOR YOURSELF

The full timeline, purchase agreement and amendments, term sheets, developer Q&As and meeting videos are posted at **oregonohio.org** under "Oregon Industrial Park: Information on Data Centers."
Questions? Call 419-698-7000 or visit us at, 5330 Seaman Road, Oregon, OH 43616