Building For Oregon

Growing with the Community

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Agenda

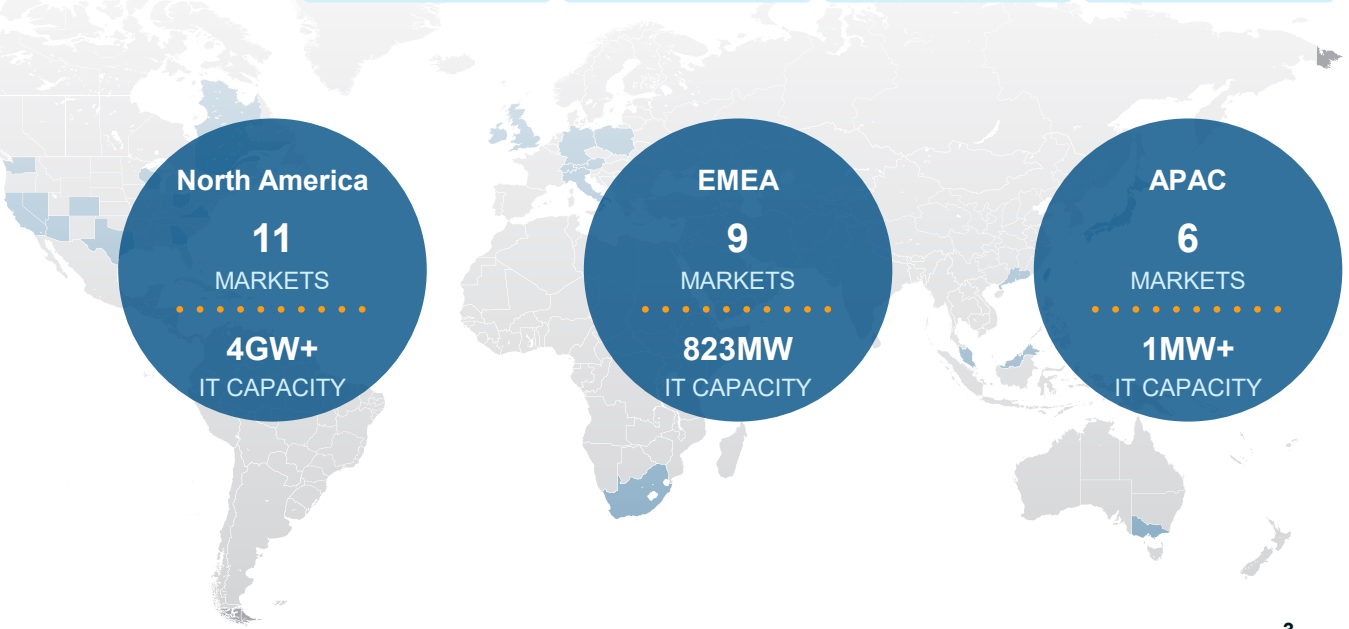
1. Introductions – Sean Byrne
2. Vantage in Oregon – Misty Allen
3. Project and Construction Overview – David DaCunha
4. Economic Development Agreement Status – Sean Byrne
5. Discussion

Who We Are

One of the world's largest and fastest growing global data center companies focused on responsible development and building long-lasting partnerships

5 Continents	**14** Countries	**26** Markets	**2500** Global Employees
41 Campuses	**53** Operational Data Centers	**9GW** Potential power	

- **Founded in 2010**
- **Headquartered in Denver, Colorado**
- **Engineering, Construction, and Operational Expertise**
- **Operational Maturity**
- **Serving the world's leading technology brands**
- **Local partnership is foundational to our development**



VANTAGE

Our Approach to Responsible Development

1

Protecting Ratepayers

We pay our own way.

We support policies and utility tariffs that require those who need more energy to pay for the new power supply and equipment, not families and businesses.

2

Strengthening Communities

We commit to being a good neighbor.

We partner and invest locally to create jobs, build workforce skills, improve local infrastructure, and drive economic growth.

3

Advancing Sustainability

We build smarter.

We set goals for energy, water, nature, and sustainable design to guide how we build and operate our facilities over time.

Our Approach to Sustainability

Vantage takes a holistic approach to sustainable development and operations, taking into account local priorities such as water use and power needs.

Our company-wide sustainability commitments include:

Net Zero Carbon Emissions

- For Our Operations by 2030
- Across the Value Chain by 2040

100% matched Zero-Carbon Electricity by 2030

For all new developments, Vantage is committed to:

Water Positivity

By minimizing onsite water use and restoring more water to local watersheds than we consume

Biodiversity Net Gain

By enhancing the local ecosystem onsite or within the community

Energy Efficiency

Minimizing electricity use for cooling and support functions

Green Building Certification

LEED or Green Globes

Our Approach to Community Engagement

- Listen First
- Communicate Openly
- Partner on **Local** Priorities
- Create **Local** Value
- Report Back and Improve

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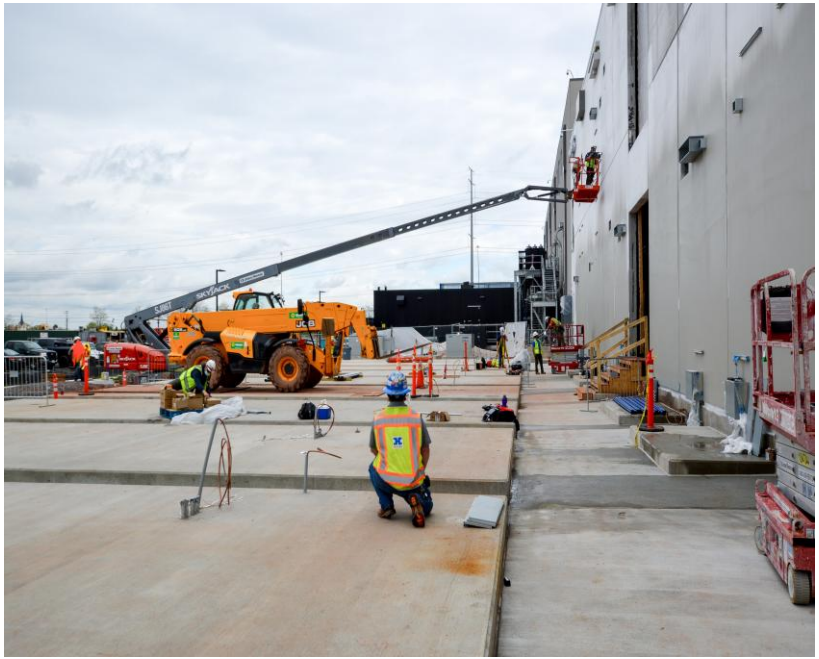
If Vantage is your Neighbor . . .

Jobs

- Hire Local, Hire Union Commitment
- Over 1,500 construction jobs at peak
- Over 30 permanent Vantage high-skill roles, plus indirect jobs through contract services
- Anticipated annual payroll for permanent roles is approximately $2.7 million
- Build out of the 3-building campus increases jobs and payroll

Economic Impact

- Greater than $1 billion digital infrastructure project
- Increase tax revenue
- Increase school funding
- Increase local business activity
- Community investment and volunteerism



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Project Plan and Technical Overview

Vantage in Oregon, OH Quick Facts

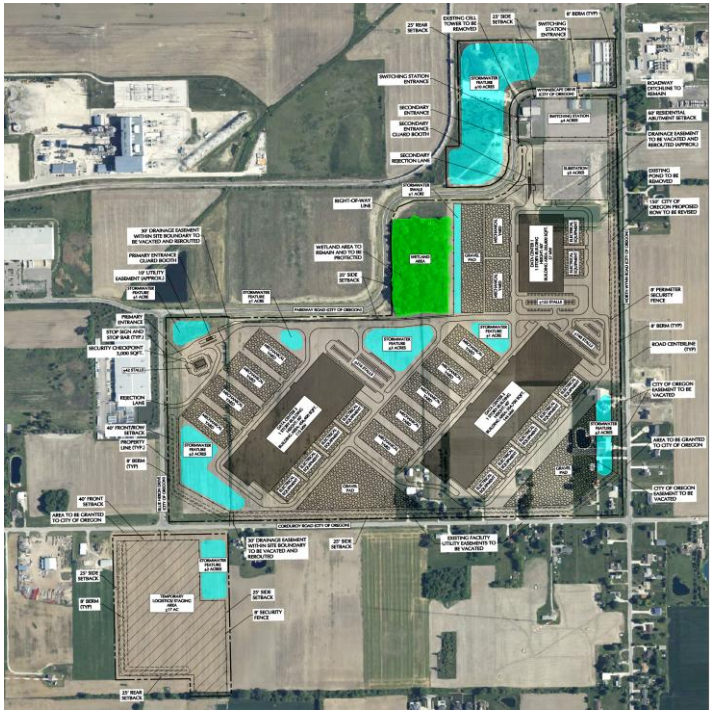
OH-G Data Center Campus

Total IT Capacity	317 MW of IT capacity
Location	432 Blue Heron Drive Oregon, OH 43616
Site Acreage	213.8 acres
# of Buildings	3 (Pursue silver level LEED certification)
Building SF	Varies, initial building, 236,000 – 390,000
No. of Floors	2 + R
Water Usage	Operational water supplied by City of Oregon Utilities
Power	Utility Grid (First Energy)
Construction Start (anticipated)	Mar/April 2027
Construction Completion (anticipated)	June/July 2031

The information shared in this presentation reflects our current understanding of the project and is subject to change as planning and review activities continue. Picture is for illustrative purposes only.

Inside the Project: Preliminary Site Plan

CAMPUS PLAN	
Building 1	57.6 MW
Building 2	115.2 MW
Building 3	144 MW
Total Campus	**316.8 MW**



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Inside the Project: Water Use and Sustainability

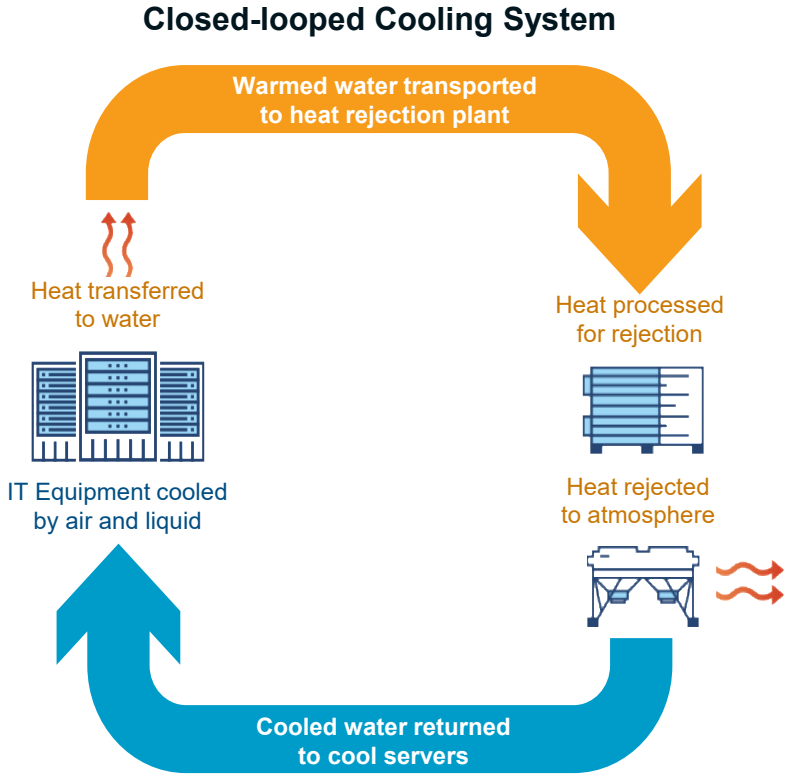
DIFFERENT TYPES OF WATER USE

- **Construction**
  - Primarily used for dust control, road maintenance and other related activities
  - Supplied from City of Oregon Water and non-potable sources where feasible
- **Closed-Loop Cooling**
  - One-time fill of recirculated water
  - No cooling water is discharged to sewer system or to local waterways
- **Domestic Operations**
  - Less than 25,000 gpd; like an office building of similar size
  - Sanitation, drinking fountains, etc.,
  - Supplied from City of Oregon Water

We aim for **water positivity**, to restore 110 gallons of water to local water basin for every 100 gallons used during operations

Inside the Project: Water Use and Closed-looped Cooling System

- **High energy efficiency**: By efficiently moving heat through a circulating fluid and rejecting it to outside air, closed-loop systems can help reduce the energy required for cooling.
- **High water efficiency**: Because the system is sealed, the cooling water is preserved inside the piping and recycled continuously, supporting reduced day-to-day water consumption compared with evaporative approaches.
- **Closed-loop cooling** continuously recycles water to save one of nature's precious resources while eliminating the drain on local infrastructure; this cooling technique **reduces water usage by 90%+** compared to traditional data center cooling methods.



Inside the Project: Electricity Use and Ratepayer Protection

Grid Reliability
- First Energy conducted a detailed load study and determined added load is acceptable
- ~ 475 MW of electricity consumption at full load (equivalency of ~ 238,000 homes)
- Requires construction of a substation on the data center property

Ratepayer Protection
- Vantage will pay 100% of all costs for electricity consumed, transported, and required infrastructure improvements
- Public Utilities Commission regulates rates

No Temporary or Bridge Power Needed
- First Energy was a key partner in the engineering and safety review of this project

Emergency Backup Generators
- Diesel generators are standard backup power to all mission-critical facilities, not just data centers (e.g. hospital, schools, water treatment plants)
- The total # of emergency backup generators is still to be designed and dependent on the customer needs
- Only run in emergencies when power from the grid is unavailable or during monthly testing

Community Considerations
- Substation will comply with City noise ordinance
- Fully contained within property and fenced

Inside the Project: Noise, Lighting and Traffic

Noise

- Operations will comply with Oregon zoning ordinance and, not withstanding higher limits, operations will not exceed 65 dbA at any boundary abutting a residence
- Experienced typically as a volume of a typical office, a busy restaurant, a running dishwasher
- Mitigations in our design include:
  - Planting trees and shrubs
  - Building berms
  - Technical mitigations

Lighting

- Design to protect night skies and migratory birds

Traffic

- Will collaborate with the City to upgrade roads to minimize disturbance to community

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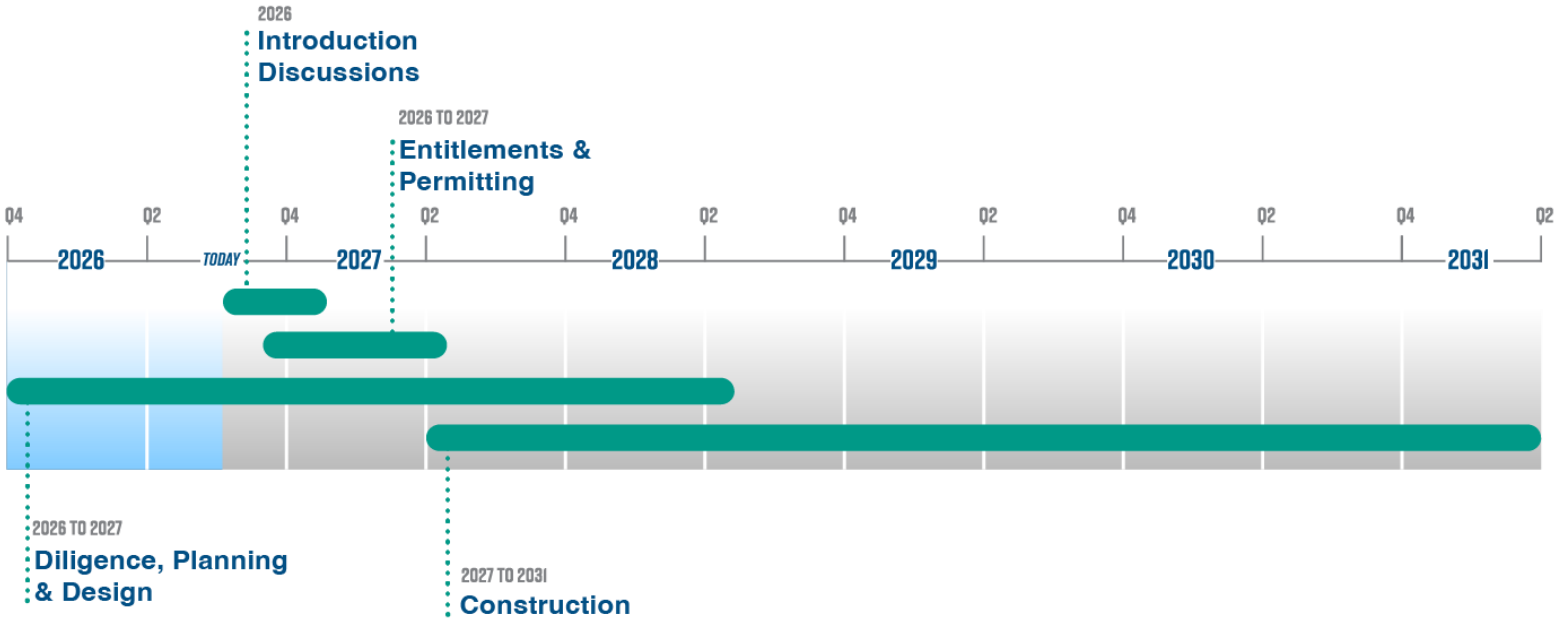
Inside the Project: Preliminary Construction Timeline



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Economic Development Agreement

A Partnership for Growth: Economic Development Agreement (EDA)

Community Benefit Payments

Real Property Tax PILOTS

Community Benefit Payments

$20M

Total Community Benefit Payments

$10M
CITY GOVERNMENT

Flexible use:
- Public safety equipment
- Roads & intersections
- Parks & recreation
- Water/sewer improvements
- Economic development initiatives

$10M
SCHOOLS

Flexible use:
- Teachers & support staff
- STEM and technology labs
- Career & technical programs
- School safety upgrades
- Facility improvements

First, $5M paid when project is fully permitted and able to proceed (without appeals)

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Real Property Taxes and PILOTS

- Proposing a payment in lieu of tax (PILOT) structure to maximize value to the community
- PILOT payments are not counted as local property tax revenue for state school funding purposes. See ORC 3317.021
- Proposed CRA exemption with TIF for benefit of City
- PILOT is 93% of real property taxes on improvements, capped at $14,000,000/year
- PILOT is shared 50/50 between City and School District

Additional Key Proposed EDA Terms (Local Labor)

- Vantage will enter into a Memorandum of Understanding (MOU) with the Northwestern Ohio Building and Construction Trades Council and its affiliates
- The MOU will require the project's general contractor to enter into a Project Labor Agreement (PLA)
- The MOU will be executed prior to approval of the EDA
- The project will prioritize local contractors when bidding work when feasible
- When construction work is ready to be bid, the general contractor will obtain a list of local contractors from the Oregon Economic Development Foundation (OEDF) and notify the contractors of the work being bid

Additional Key Proposed EDA Terms (Infrastructure)

- Vantage will pay for its water line and all infrastructure upgrades required for the project
- The TIF will support additional infrastructure improvements by the City
- Vantage and the City will work together for the City to abandon a portion of Wynnscape Drive and Parkway Road within the project site (at no cost or risk to the City)
- Vantage and the City will cooperate in defending any litigation against the project (with Vantage reimbursing the City's legal fees)

Additional Key Proposed EDA Terms (Permitting and EDA Timing)

- Vantage will follow all current City permitting requirements
- Vantage will also agree, that notwithstanding the higher limits for the project site, noise generated by the project will not exceed 65dbA at any boundary that directly abuts land containing an existing residential structure
- Vantage and the City will cooperate on lot reconfiguration and other government approvals
- Vantage requests the EDA be considered for approval by City Council on October 26, 2026

THANK YOU

Quincy, WA

Phoenix, AZ

Santa Clara, CA

Ashburn, VA

https://vantage-dc.com

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