

Piqua I-75 Exit 78 Business and Industrial Park

November 3, 2025

City of
PIQUA

Objective

Develop a research, technology and advanced manufacturing-oriented Class A business and industrial park



Piqua I-75 Exit 78 Business and Industrial Park

Site Information

Land

- 1,168 acres of land
- Heavy Industry zoning
- Located within municipal corporation limits

Ownership/Control

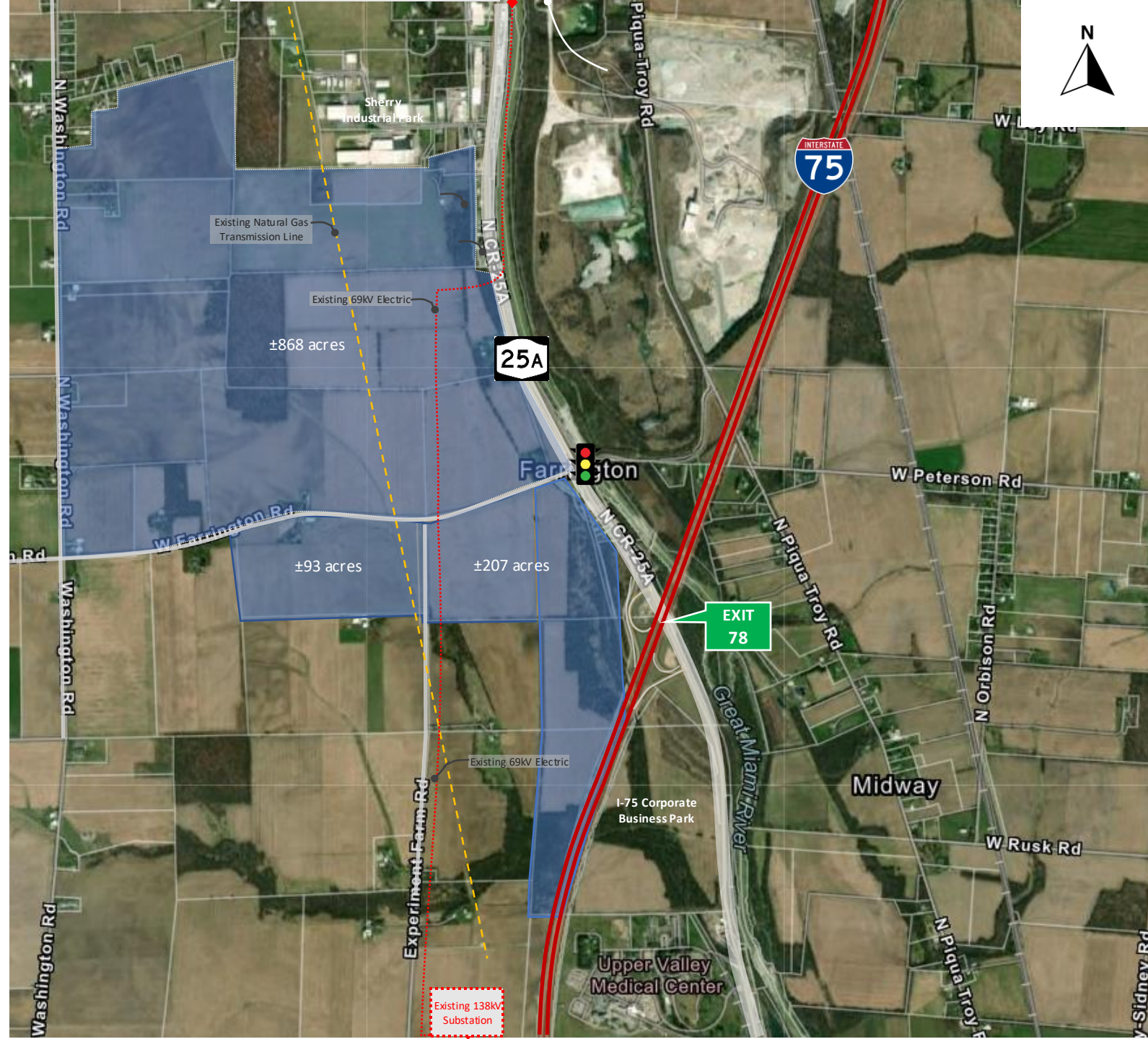
- Piqua Land Company
- Piqua Materials
- Bruns Upper Valley Development

Business Park

- Target industries:
 - Research and technology
 - Advanced manufacturing

Local incentives

- Community Reinvestment Area (CRA)
- Tax Increment Financing (TIF)
- Opportunity Zone (OZ)



Piqua I-75 Exit 78 Business and Industrial Park

Site Information

Access

- 5 lane access from Interstate 75 exit 78
- Signalized intersection access to site

Water

- 16" and 20" water main loop extensions
- 4 MGD water capacity at 70-85 psi

Sanitary Sewer

- 12" and 20" sanitary main extensions
- 4 MGD of wastewater discharge capacity

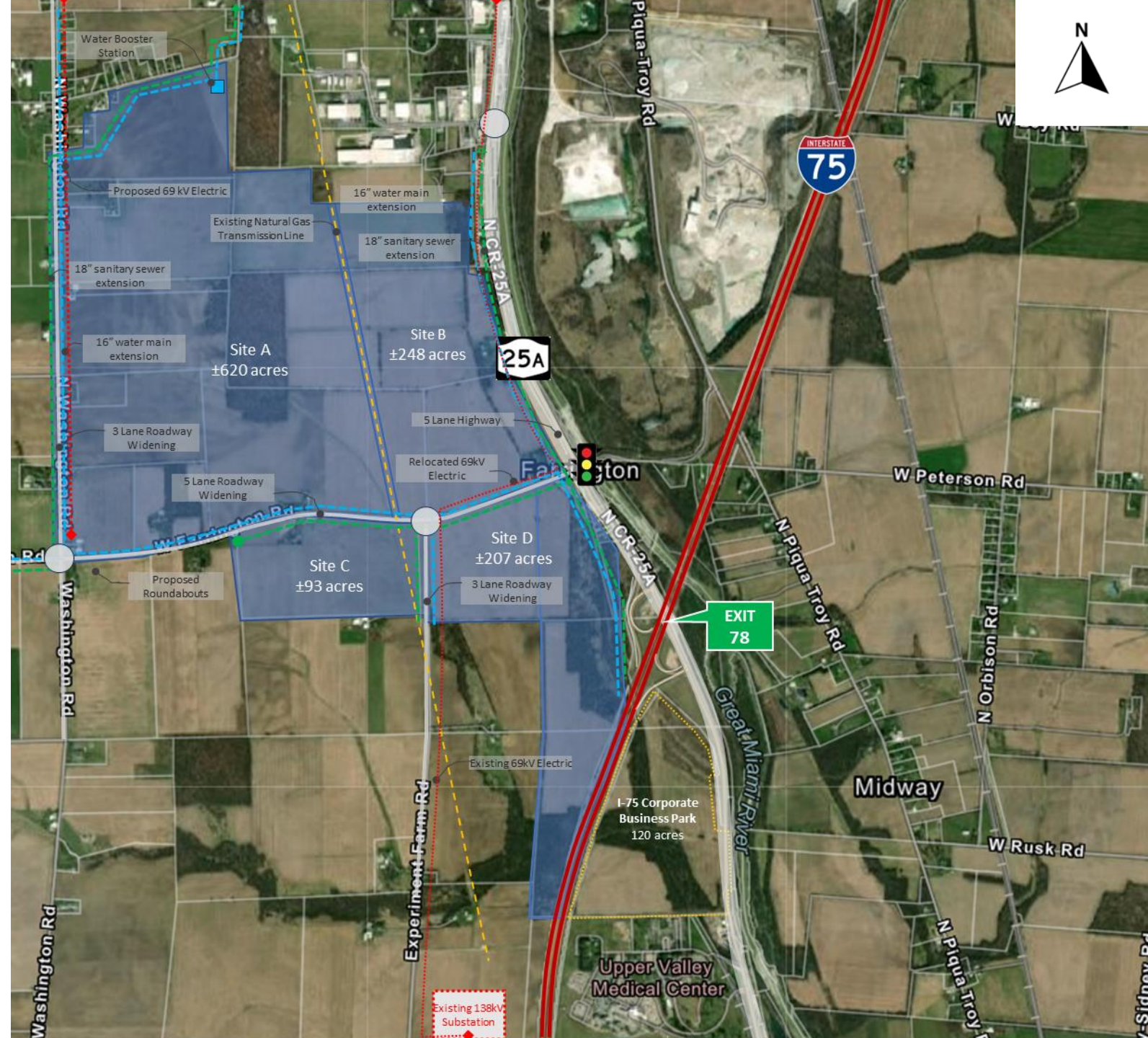
Electric

- 69kV transmission line on site (relocate)
- 138kV substation nearby

Natural Gas

- High pressure natural gas line on site


Telecom and Gig+ data line extensions



Key Events

- 2007 ● Piqua Comprehensive Plan – Strategic Growth Area
- 2020 ● Statler Farms – Land Auction
- 2021 ● I-75 Corporate Park – Bruns General Contracting
Target Industry Analysis – Grow Piqua Now
- 2022 ● Call for Mega-Sites – JobsOhio
- 2023 ● Developer Interest – Piqua Land Company
- 2024 ● End User Prospect – Project Interest

Recent Activity

- 
- 2024
 - Utility Planning, Traffic Impact Study
 - Annexations, Land Entitlements
 - Utility and Roadway Design
 - Project Due Diligence
 - 2025
 - Site Selector Engagement

Project Overview



Project

Enterprise data center campus

- 607-acre site along Washington Road
- Two data center buildings at 350k sf each
- Overlapping construction phases over period of 3-5 years
- Innovative advanced systems providing highly efficient power and water usage

Project

Jobs

- More than 1,000 workers on-site at peak of construction
- Several hundred employees of local service providers will be contracted by company annually
- 50 FTE's earning over \$100k per year plus benefits

Project

Investment

- \$1B fixed assets investment by company
- \$78M infrastructure investment by company
- Annual community action grant to eligible local non-profits

Project

Economic Impact

- Construction Impact
 - \$864 million in Gross Economic Output
 - \$206 million contribution to Gross Domestic Product
- Annual Operational Impact
 - \$63 million in Gross Economic Output
 - \$13 million contribution to Gross Domestic Product

Project

Power

- Construction Power - City
 - Power system infrastructure improvements
 - Construction power revenue benefits General and Power Funds
- Operations Power - AES
 - Transmission grid infrastructure improvements
 - Customer pays applicable transmission rate

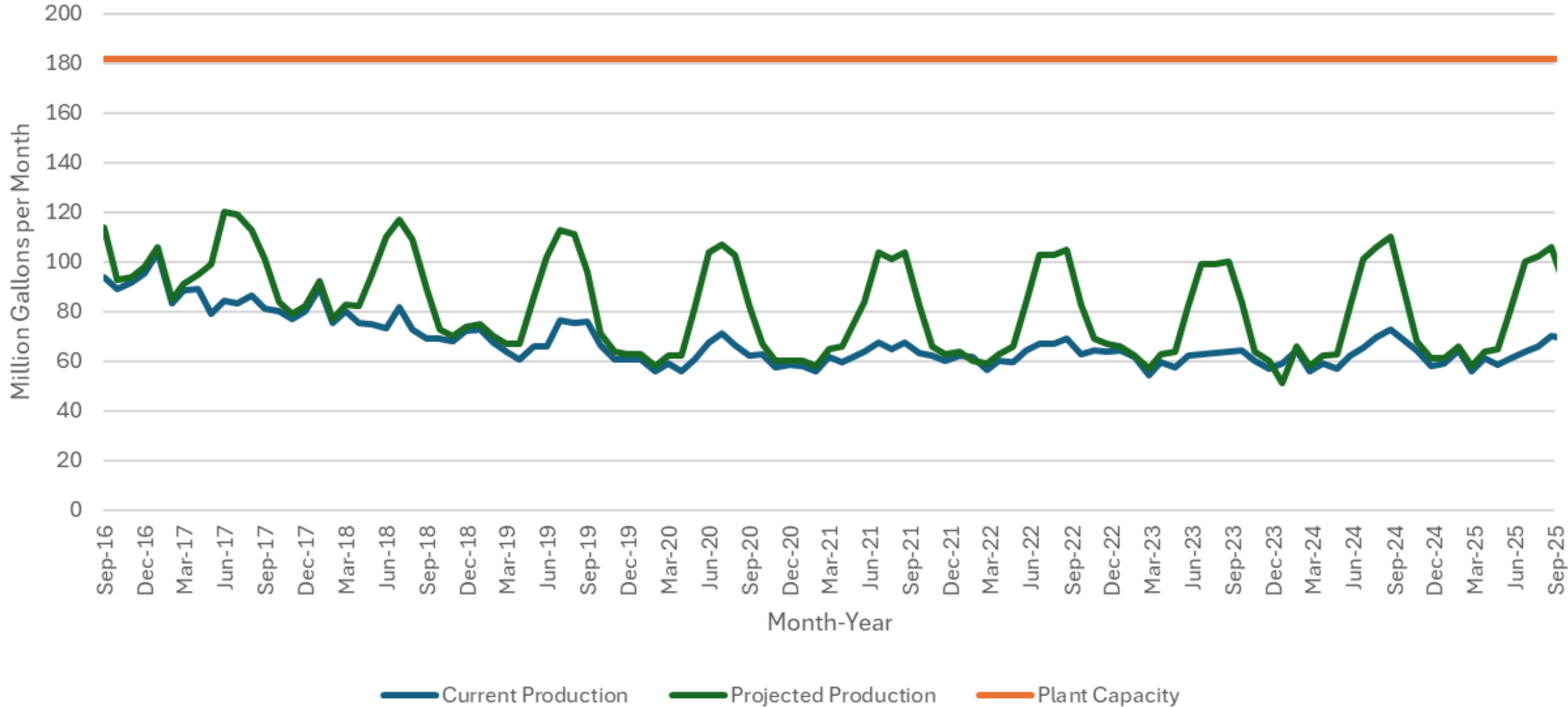
Project

Water and Sewer

- Water/Wastewater
 - Water system infrastructure improvements
 - Wastewater system infrastructure improvements
 - Customer pays same rate as any other large volume customer
 - Excess system capacity available for future development

Piqua Water Plant Production Volumes

Current | Projected | Capacity



Key Deal Points



Key Deal Points

CRA

- 15-year 100% tax exemption on improvements valuation tax increase (buildings only)
- Tax entities continue to receive current land and improvements valuation taxes (no decrease in revenue)
- Schools and City each receive payment in lieu of taxes (PILOT) during abatement period on each data center building

Key Deal Points

TIF

- 30-year 100% PILOT on land and improvements valuation tax increase
- Schools receive land valuation increase in taxes as payment in lieu of taxes (increase in revenue)
- City receives improvements valuation increase in taxes as payment in lieu of taxes (to pay for public infrastructure improvements)

Key Deal Points

Power

- Company pays for infrastructure improvements
- Construction power service by City
- Operations power service by AES

Key Deal Points

Water/Sewer

- Company pays for infrastructure improvements
- Company pays applicable rates (same as any other customer)
- City serves up to peak demand requirement (same as any other customer)
- City facilities continue to operate with excess capacity to serve

Key Deal Points

Summary

- City and School Districts receive increased tax revenues
- Project pays for infrastructure improvements
- City utilities receive increased revenues
- Community positioned for significant economic growth

Next Steps



Next Steps

Approve TIF Ordinance and Agreements

- Execute Development Agreement, Water/Sewer Agreement, and TIF Agreement (and Power Agreement at future date)

Begin Construction of Public Infrastructure Improvements

- Advertise for bids and authorize award of contracts

Complete Permitting and Project Construction

- Secure permits and commence with project construction



Thank you!

