On Thursday, May 7, 2026, at 6:12 PM, Mayor Joseph Galea opened the Council work session. The Pledge of Allegiance to the flag was recited by those present.

The special meeting for the Council of the Village of Monroeville was then called to order.

Present at roll call:		
Chris Raftery	and	Joseph Galea, Mayor
Mark Miller		Tom Gray, Village Administrator
Sue Rogers		Eunice A. Collene, Fiscal Officer
Jim Ehrman		Jim Barney, Solicitor
Tammy Schlachter		Chief Jon Earl, MPD

Also attending: One hundred people in attendance.

CHANGE OF VENUE
Mayor Galea asked Council for a motion to approve the change of venue for tonight's meeting to the Monroeville Local Schools cafeteria, 101 West Street, Village of Monroeville. Councilwoman Chris Raftery made that motion, seconded by Councilwoman Sue Rogers. Motion carried with no discussion.

APPROVAL OF AGENDA
Mayor Galea asked for Council's approval of the agenda. Councilwoman Sue Rogers made a motion, seconded by Councilwoman Tammy Schlachter, to approve the agenda as presented. Motion carried with no discussion.

WELCOME AND INTRODUCTION
Mayor Galea welcomed those in attendance to the work session. Mayor Galea introduced himself, Council members Chris Raftery, Mark Miller, Sue Rogers, Jim Ehrman and Tammy Schlachter, Village Administrator Tom Gray and Village Fiscal Officer Eunice Collene, Village of Monroeville Police Department Chief Jon Earl and Officer Jonah Mersereau, State Representative Kellie Deeter, Huron County Commissioner Tom Dunlap, HRJFD (Huron River Joint Fire District) Chief Curt Stang, Monroeville School Board members Greg Schafer, Tom Hedrick, and John Smith, staff members from Monroeville Local Schools, including Treasurer Paul DeMarco, and firefighters from the HRJFD.

PRESENTATION BY DECIMAL DIGITAL
Roshan Shah introduced himself as one of the co-founders and the CEO of Decimal Digital. Mr. Shah is present this evening to discuss the project that he intends to plan and develop in the village. Mr. Shah clarified that Decimal Digital is not a fly-by-night organization that is shrouded in secrecy, and he aims to ensure that he is open and transparent with the residents. Mr. Shah introduced the speakers for tonight's presentation: his business partner, Henry Robinson, with whom he has partnered for over eleven years; Sam Doctor, who has served as an adviser for Decimal Digital for several years; Jill S. Tangeman, who is recognized as one of the foremost attorneys in the state of Ohio in matters related to permitting, zoning, setbacks, and annexation; Kevin Noble, an expert in all water-related issues; Bradley Webb and his business partner, Manuel Alfaro, acoustical engineers specializing in noise and sound; and Andrew J. Hinton & Max Upton, from Bricker Grayton Wyatt LLP, a top law firm in Ohio, handling structure and economic development and incentives. Mr. Shah created a PowerPoint presentation that the attendees could view to assist in guiding tonight's discussion. Mr. Shah then handed the conversation over to Mr. Robinson.

Mr. Henry Robinson thanked those in attendance and wanted to clarify how Decimal Digital established itself in Monroeville. Before Decimal Digital came to Monroeville, a company called Gray Matter was founded at the Industrial Parkway. Gray Matter wasn't really a company, but a criminal enterprise. This enterprise was initiated by a group of people who met in prison. Decimal Digital was a victim of Gray Matter before Monroeville became a victim. Gray Matter committed similar fraud across the country, in many towns. The representatives of Decimal Digital wanted to express to the village that they are not associated with Gray Matter. Decimal Digital replaced Gray Matter here in the village and took over the Bitcoin mining operation. Since taking over, they've brought in their own equipment and have utilized the existing infrastructure at the Industrial Parkway, running servers and paying the electric invoices. The business they are running has produced around forty thousand dollars per month, which is revenue for the village. Mr. Robinson is aware that there is uncertainty about this industry, but Decimal Digital has consistently paid its invoices on time. Measures have been taken to reduce risks at the site and enhance safety. They regard themselves as a partner with the village. An important part of this is explaining the forward power contract. As part of their scheme, the former tenants, Gray Matter, placed the obligation on the village for future energy purchases. This meant the village agreed to buy a certain amount of energy to support Gray Matter's facility over several years. Gray Matter did this in partnership with the village and committed fraud to represent that they would consume that energy. After the forward purchase

energy agreement was established, the village remained liable for the payments. Long before Decimal Digital chose to become involved, they had already consolidated their hardware and computer servers. They relocated their equipment to Monroeville to stabilize the situation. They recognized that they wanted to invest in the village. Since that time, they have fulfilled their obligation, utilized the energy, and have paid their invoices on time every month. The decision they made was logical, and it was the right thing to do. They saw a win-win situation to consolidate operations and take the burden off the village. The result of the Gray Matter fraud was a receivership being initiated by the court. The business that Gray Matter was running is now controlled by the court. Decimal Digital is operating in the Industrial Parkway, but they can't do much beyond operation. For example, there is one noisy container at the Industrial Parkway location. It's not Decimal Digital's container, and they didn't install it. Decimal Digital would like to mitigate the noise coming from the container, but they can't, due to the court-ordered receivership. The containers that Decimal Digital has at the location are much quieter.

In getting to know the village and becoming familiar with the utilities and with the people involved, Decimal Digital decided they wanted a bigger footprint in the village. While waiting for the court process to be resolved, they decided to find another way to expand their operations. They purchased forty-eight acres in the Industrial Park, between the highway and Berry Global. Per an ordinance enacted in February 2025, the ESA (Electric Service Agreement) is for one hundred megawatts of energy. An important piece of this is that future development phases are subject to full community review, Council approval, and all applicable permitting. The discussion is not dictated by Decimal Digital, and it supports the proposal of what Decimal Digital wants to do in the village. They are here to become good partners and create value. Mr. Robinson then turned the discussion over to Mr. Doctor to go over the technical aspects of the project.

Mr. Sam Doctor explained that in phase one, Decimal Digital intends to build a one-hundred-megawatt data center in the southern portion of the Industrial Parkway, utilizing a forty-eight-acre site. Currently, it's farmland, but it's zoned for industrial use. This positioning places their site close to the substation while maximizing the distance from the highway. The data center being constructed in Sandusky, Ohio, does not reflect what Decimal Digital wants to create in Monroeville. Decimal Digital's proposed facility is about one-third of the size of what is being built in Sandusky. They aspire to position it as far back from the road as possible. They are eager to expand this to a much larger facility, using additional land that would allow them a greater setback from the road. A substantial portion of the power would be sourced from the Herbert substation, just south of the Industrial Park. A new 69kV transmission line would enter through the north, and Decimal Digital is fully committed to funding the associated cost. This line would connect to the Herbert substation through collaboration with AMPT and FirstEnergy. Decimal Digital is engaging with AMPT and FirstEnergy to ensure grid interconnection and PJM coordination. There are numerous misconceptions about data centers. Decimal Digital aims to work with the village and create a partnership that aligns with the community. One of the primary concerns raised by residents pertains to the impact on their electric bill. Infrastructure must be developed to facilitate power delivery to the site. Decimal Digital is committed to investing whatever is necessary to ensure that the financial burden does not fall on the village. Decimal Digital will bear costs for any upgrades that are required to ensure power can be delivered to the site.

Ms. Jill Tangeman said she has dedicated the last ten years to working on data centers, focusing on annexation, zoning, and land use for these facilities throughout the state of Ohio. Data centers benefit the community by providing essential funds and opportunities for local neighborhoods. Data centers can integrate into residential and smaller communities, and are driven by the zoning process. Although there are opportunities here, the village has enacted a moratorium. A moratorium allows the village to create zoning regulations that are appropriate for this project. Ms. Tangeman has identified three Ohio communities that are in various stages of data center development with which she has collaborated. These communities have embraced data centers and are constructing them using zoning regulations that align with their needs. The community of New Albany imposed one-hundred-foot setbacks and restricted the data center's height to a maximum of sixty-five feet, in addition to mandating landscape buffers around the property that include mounding and evergreen trees. They specified the use of quality building materials and prohibited poured concrete walls, prefabricated metal buildings, and cinderblocks. They ensured that the building's exterior blended in with the surrounding community. A site in Columbus features a one hundred fifty-foot setback from the roads and a two hundred twenty-five-foot residential setback, due to a large subdivision adjacent to the site. This increased setback allowed for a greater height, with a maximum of one hundred ten feet. That data center is currently under construction and is reaching close to eighty-five feet in height, allowing it to integrate into the community. The community of Millersport is comparable in size to Monroeville. It's a small, primarily rural area near Buckeye Lake, sharing many of the same concerns that Monroeville has raised. The Millersport community instituted a specific zoning code, with a district that permits data centers. They aim to ensure that the design is harmonious with their primarily residential community. Additionally, they instituted an overlay district with specific standards that apply to data center development. This overlay mandates one-hundred-foot setbacks, a maximum height of sixty feet, and the necessity of a landscape buffer. Furthermore, the

overlay imposes a variety of different standards and requirements on any data centers constructed in their community.

Mr. Kevin Noble said that his role with the Decimal Digital representatives is based on his background in water and wastewater management. He analyzes the cooling systems that are used in data centers. He is aware of various articles that discuss the massive amount of water consumed by data centers. His goal is to create an analysis and model that illustrates the different types of cooling systems available and assesses the daily and yearly water requirements. Furthermore, he researched the resources that the village can provide to evaluate whether the system would be strained or if it is sufficient to meet the demand. The data industry is in a constant state of evolution. An outdated cooling system is similar to an old computer, with a computer chip performing all the work. The chip produces heat, and every unit of electricity that is supplied to the computer emits the same amount of heat. A typical home computer is equipped with a fan that generates cool air behind the unit and directs it over the chip. If one places their hand on the opposite side of the computer, they can feel warmth. The system doesn't generate excessive heat, as the airflow manages the heat that is produced. In contrast, with a server and data center, computers are constructed to reach a height of twenty feet and a length of two hundred feet, and are built in quantities of seventeen thousand, with the result generating a substantial amount of heat. In turn, a cooling source has to be developed. The older computer chips in 2023 and 2024 could sustain temperatures of up to one hundred four degrees. Once they exceeded one hundred four degrees, they would start to fail. When Decimal Digital was creating their design, they focused on a temperature range of ninety-five to ninety-six degrees. In Ohio, during the months of December and January, ambient air can serve as an effective coolant. During the months of July and August, alternative cooling methods are required. Previously, a bolt would be installed in the ground, connected to a ten-thousand-gallon tank filled with water. The water would be sourced from a municipal supply or a water tower. A pump would extract the water, and the pipe above it was perforated. As the water filled the pipe, the perforations would allow water to drip onto the membrane. A fan would circulate warm air across the membrane, which was cooled by the water, thereby cooling the computer. The challenge was water consumption. The continuous dripping of water would lead to drying out, resulting in additional water being sourced from a city supply, a reservoir, or another water supply. This explains why older data centers use more water. Changes have been implemented during the past two years, particularly with the computer chip. Previously, the chip couldn't exceed a temperature of one hundred four degrees, whereas now it can sustain up to one hundred twenty-four degrees. This allows for outside air to cool the chip the majority of the time, reducing the number of days in which water would be needed. The system he previously described was an open-loop system, which uses more water. The current technology is called a closed-loop system. The computer cover is removed to access the chip, which generates heat. A plate is positioned atop the chip, resting on it while the chip operates. Liquid is pumped through the plate, which is cold on one side, absorbs heat from the chip, and has a warm return line that directs it back to the chiller. The chiller contains a compressor that removes heat and subsequently pumps it back. No water enters or exits the system as it's a closed-loop. An example of this would be a home air conditioner. No water is added to the air conditioner, and nothing is expelled. An air handler is located inside the system, which extracts heat from the air and transfers it to the condenser outside, converting it to vapor, and drawing it back in. Closed-loop systems do not require any water. Another available system is immersion cooling, which represents the current technology. Computers are immersed in vats of dielectric water, which does not conduct electricity. Rather than utilizing a plate atop the chip, water circulates through it, cooling and heating it through the chillers. This is referred to as a net-zero system. That type of system would be implemented in the proposed data center, eliminating the water demand. The data center would still function as an office building, housing employees, with restrooms, a break room, a kitchen, and a cleaning basin. Water would be essential to support the site. Decimal Digital is required to follow EPA guidelines, which stipulate thirty-five gallons per day per person. This translates to a total requirement of about one thousand gallons of water per day. Per discussion with the village's Water and Wastewater Superintendent, it was noted that the existing water plant can produce up to five hundred thousand gallons of water each day. Currently, the plant produces one hundred sixty thousand gallons of water each day. With the introduction of a new data center, the daily water usage would increase to one hundred sixty-one thousand gallons of water each day, indicating the water capacity is sufficient. A closed-loop system is used for wastewater. The cooling process involves installing chillers, similar to at-home air conditioning. The only wastewater generated consists of gray water or black water when the restrooms are used or from dishwashing. Up to one thousand gallons of water would be used each day, which would be directed to the wastewater treatment plant. The wastewater treatment plant currently has a capacity of three hundred thousand gallons each day, with an average inflow of around two hundred twenty-one thousand gallons. This leaves a surplus of seventy thousand to seventy-five thousand gallons available, with the project contributing an additional one thousand gallons of water. Mr. Noble expressed concerns about the outdated technology that is currently used. He noted that while new technology is more expensive to install, using chillers and multiple piping systems, the benefit is zero-water demand.

Mr. Manuel Alfaro addressed noise control in data centers. The primary goal is to determine the type of noise emitted from the facility. Mr. Bradley Webb said they were assigned the task of noise impact balling and ambient testing. Mr. Webb explained that the initial phase of their involvement was to determine existing sound levels. Five different meters were deployed at different locations to gauge the sound levels without any onsite activity. Following the completion of the ambient study within the survey, they were able to understand the baseline ambient levels, which are illustrated on a graph reflected in the PowerPoint presentation. The graph displays the hourly average sound levels recorded at each location. After establishing the ambient sound levels, they used noise-impact modeling software. This software is designed to predict the anticipated sound levels based on data gathered from all the significant noise sources. Mr. Alfaro clarified that their understanding of the site encompasses all of the equipment being utilized. All of the equipment was incorporated into a model, allowing them to visually analyze how sound traveled around the facility. They gathered all noise measurements from the surrounding neighborhood and the property line of the facility to determine what residents were used to hearing. Once they were able to visualize the noise emissions from the facility, they could propose a mitigative solution to ensure that noise levels aren't elevated during operation. This model accounts for all of the equipment running at full capacity, which rarely occurs. They model a worst-case scenario. Based on the modeling outcomes, they don't anticipate any increases in the ambient levels in the surrounding neighborhood. The previous chart illustrates the expected levels, which were lower compared to the day/hourly averages recorded over a seventy-two-hour period.

An attendee inquired whether Decimal Digital could go back and show (inaudible). Mr. Sam Doctor replied, referencing the corners of the property illustrated in the PowerPoint presentation, noting that the noise testing was conducted over three days. During this timeframe, the Bitcoin mining operation at 17 Fort Monroe Industrial Parkway generated significant noise due to the equipment left behind by Gray Matter. Decimal Digital turned the equipment off for twenty-four hours to assess the sound levels. This was beneficial, as the objective of this project is to cease the Bitcoin mining operation, ensuring that both the data center and the Bitcoin mining do not operate at the same time. The graph results encompass all data collected over a specific period. The sound levels are located towards the south of the property. The computer sounds generated inside the building aren't expected to be heard outside the building. The chillers would be positioned on the southern side of the building to ensure that sound is directed away from the Industrial Park and not towards the highway.

An attendee asked (inaudible). Mr. Doctor replied and said this conversation references phase one. Phase two can be discussed in the future, relating to sound testing.

An attendee inquired about the existing sound levels (inaudible). Mr. Doctor replied, referring back to the chart in the PowerPoint presentation, and indicated that these were the sound levels that were recorded at each of the five locations. They only have a sense of the sound levels at those specific locations. Mr. Alfaro stated that this was the data currently recorded in the Industrial Parkway prior to any activity commencing. Their objective is to determine the lowest decibels that everyone is accustomed to hearing. The red line depicted on the graph indicates the position where the equipment will be located.

An attendee inquired about the expected decibel range of the data center from the street. Mr. Manual Alfaro questioned whether this pertained to the one-hundred-megawatt level, to which the attendee confirmed. Mr. Alfaro indicated they are expecting a decibel level of forty-five, right at the property line. Mr. Doctor confirmed it's forty-five decibels at the property line, and they somewhat mapped this to the vicinity of the high school field. Mr. Alfaro noted that if one were to move further away from the equipment, the noise level would decrease. The forty-five decibels represent a worst-case scenario.

Fiscal Officer Eunice Collene requested that participants raise their hand if they had a question, and allow a microphone to be passed to them, ensuring that the questions were audible for transcription of the minutes.

An attendee asked if the model reflected in the PowerPoint presentation pertained solely to the building itself, as they presumed Decimal Digital would have some form of backup power generation, specifically questioning if it would be a diesel generator. Mr. Alfaro replied, confirming that a backup generator would be available. It would only be utilized in worst-case scenarios, like when the village experiences a power outage. The attendee said that certain data centers disconnect from the grid during peak demand periods and begin generating their own power, inquiring if Decimal Digital plans to adopt this approach. Mr. Doctor responded, indicating that using diesel generators is too expensive. The intention is for individuals to consider this in the same manner as any generator, whether it be natural gas or something else. The cost is too high, and the generator would only be used during an emergency. The same attendee asked that with Decimal Digital's plan to mitigate noise, do they intend to account for what is audible to the human ear, and do they also intend to mitigate infrasound, which is a lower frequency that can impact

human mental and physical health. Mr. Alfaro replied, stating that infrasound would be included in the model once Decimal Digital progresses further in the development.

An attendee inquired about the extent to which the decibel levels would increase as the project moves into phase two and beyond. Mr. Doctor requested that attendees advance to the second-to-last slide in the PowerPoint presentation, which illustrates the full-scale project, located south of Route 20. The additional buildings are projected to be situated up to one and a half miles away. Moving south would result in a decreased decibel level and most likely would be inaudible to anyone in the village.

An attendee posed a question (inaudible). Mr. Doctor responded (inaudible). Mr. Bradley Webb also responded, stating that numerous mitigation options are available. One option being considered is using a noise-absorbent wall. Various wall systems and barriers are available for implementation. Many of these barriers are designed to block noise and redirect it in a different direction. A noise-absorbent wall system is engineered to absorb sound, preventing it from bouncing back. The only sound that can pass through the system is any noise that can penetrate or surpass it, which would be minimal. The model presented in the PowerPoint presentation reflects this.

An attendee expressed their opinion that it would be beneficial for Decimal Digital to remind all participants of the average decibel level associated with a typical conversation. Mr. Webb advised that a typical conversation measures around sixty decibels. A residential neighborhood has a decibel level of fifty to fifty-five, which coincides with the range and the time period that Decimal Digital conducted recordings, both during the day and at night. The decibel levels recorded dropped as low as forty-three to forty-five decibels.

An attendee said that earlier, they thought they heard a Decimal Digital representative mention that both Bitcoin mining and a data center would operate simultaneously, and asked the Decimal Digital representatives to confirm. Mr. Doctor said no and explained that the Bitcoin mining operation is currently active and uses a different type of server. It’s not expected to continue once the data center commences operation. Upon the completion of the data center, the Bitcoin mining operation will cease permanently. The attendee indicated their desire to inform the community that a typical conversation might occur at a typical decibel level. However, prolonged exposure to noise pollution can affect both mental and physical health. Data centers operate twenty-four hours a day, seven days a week. It’s essential that community members determine what is best for the community. Mr. Alfaro responded, indicating that the model reflected in the PowerPoint presentation includes low-frequency sound, allowing everyone to understand the anticipated low-frequency impact. This enables everyone to make an informed decision.

Mr. Greg Schafer addressed the moderator of the meeting, whoever that person may be, asking that the moderator encourage attendees to introduce themselves when they speak, and state their connection to the village, whether they are a resident, a member of the school district, or part of the township. Mayor Galea inquired if Council had any objections to this, to which they replied they had none.

Mr. Andrew Hinton said that he represented the Millersport site where the data center is being constructed. He emphasized the importance of addressing all the concerns alongside his colleague, Mr. Max Upton. Mr. Upton clarified that he is not an attorney, but rather an economic development professional with twelve years of experience, having previously served as a municipal planning director. His role in this project involves understanding the economic implications of the data center’s establishment, both during the initial phase and at full capacity. In phase one, at one-hundred-megawatt capacity, it is projected that fifty permanent jobs would be created, along with approximately one thousand, one hundred and ninety construction jobs over several years, as the project progresses. Mr. Upton pointed out that this influx of workers will create revenue for the community, with workers shopping at grocery stores, fueling up at gasoline stations, and dining at local restaurants. Tax revenue will stem from both income taxes and property taxes associated with the one-hundred-megawatt site, with property values expected to double once the project reaches full capacity.

An attendee requested Mr. Upton to confirm the doubling of the property value. Mr. Upton replied, clarifying that it would double the valuation of the property, rather than the residents' property taxes. Mr. Hinton also replied, stating that, to clarify, they are not informing village residents that their property taxes would increase. Mr. Hinton explained that they are indicating the value of property tax revenues being generated in the village…and during Mr. Hinton’s explanation, the attendee interrupted. The attendee said that this is precisely what he is inquiring about, noting that for one individual who has been paying property taxes, and based on those figures, the taxes are set to double, increasing the property taxes. Mr. Hinton replied and stated no. Mr. Upton explained that the residents' property taxes would not increase as a result of the project. The project itself would generate its own property taxes, and its revenue would remain separate from that of the residents. The attendee replied, indicating that Decimal Digital is financing the property and that the valuation assigned to his property would nearly double his property

taxes. Mr. Hinton again stated no and advised that when the residents assess their property value in relation to another property, they would use comparable sales and comparable uses. A resident's property would not be evaluated against a data center located in the Industrial Park for property valuation purposes; the data center would not lead to an increase in the resident's property taxes. Mr. Upton clarified that the valuation of a resident's property should not be impacted by a property situated in the Industrial Park. The attendee clarified that he was referring to commercial property that he owns. Another attendee pointed out that State Representative Kellie Deeter is present this evening and should be able to address the inquiry. The attendee asked whether the property taxes on his commercial property would increase, while at the same time, another attendee spoke (inaudible). Another attendee inquired if Decimal Digital would pursue a PILOT (Payment in Lieu of Taxes) agreement with the village. Mr. Hinton responded, stating that these are questions they wish to discuss and negotiate with the village, and that such discussions have not yet taken place. The attendee questioned whether Decimal Digital intends to pursue a PILOT. Mr. Hinton replied that they may consider a PILOT; however, the tax revenue generated would be guaranteed tax revenue, exceeding a minimum of one hundred million dollars.

Mr. John Bockert asked whether the facilities located in New Albany, Columbus, and Millersport are presently under construction or if they've been completed; and if they are completed, how long have they been operational? A representative from Decimal Digital indicated that the facility in Millersport is currently under construction, New Albany has several operational data centers, and Columbus is largely constructed. Mr. Bockert asked if any research had been done regarding the commercial or residential property values within a mile of these facilities. The Decimal Digital representative responded that, to their knowledge, no studies have been done; however, they noted that their property valuations are based on comparable uses and sales. Mr. Bockert said that his commercial property is situated three hundred feet from the proposed data center location and asked how this would influence his property valuation in comparison to a property located four miles away from the data center. The Decimal Digital representative explained that Mr. Bockert's property falls under a different use class than the data center. Unless Mr. Bockert is making a direct comparison between similar properties, specifically data center properties, the valuations would not be comparable. Mr. Bockert said that this response doesn't answer his question. He said he wants to understand how the presence of a data center, located three hundred feet from his commercial business, would impact his property valuation. The Decimal Digital representative clarified that when the county auditor assesses Mr. Bockert's property valuation, they use modeling and programming that Decimal Digital representatives do not possess; therefore, they cannot comment on whether Mr. Bockert's property valuation would be affected. Mr. Bockert asked if any studies have been done to verify. The Decimal Digital representative stated that, to their knowledge, no such studies have been done. Another representative from Decimal Digital mentioned that they have a research team that would investigate whether any studies have been done and, if so, would ensure the findings are made available to the public.

Mr. Eric Watson spoke, and in connection with the prior inquiry, inquired whether the establishment of a data center would influence the valuation of commercial farming properties. Mr. Watson said this matter is important, as Ohio is an agricultural state. Another attendee spoke, mentioning that a recent farm sale occurred at nearly three times its assessed value, which is concerning for him as a thirty-two-year-old landowner of several hundred acres. Two years ago, his property taxes nearly doubled. Upon consulting with the county auditor, he learned that soil types and land sales are the two biggest contributors to property valuation. In this region, including the neighboring Bellevue, Ohio area, some parcels have been sold for between thirteen thousand and fifteen thousand dollars per acre, with prices reaching twenty thousand dollars per acre in the Mennonite community situated in the southern part of Huron County. He contacted the county auditor, who confirmed these figures reflect current land values. He is concerned that his property taxes may double once more. Mr. Watson referenced the pamphlet provided by Decimal Digital, which asserts that data centers do not emit ionizing radiation, and he asked Decimal Digital to confirm. A Decimal Digital representative said that the information is correct. Mr. Watson asked if data centers emit non-ionizing radiation. He noted that it had already been proven that data centers emit non-ionizing radiation, according to a study conducted by the NIH (National Institute of Health). The INJENT (International Journal of Entomology) published research that shows how non-ionizing radiation emitted from data centers can affect an area with a radius of two miles, impacting pollinators, honey bees, and birds. The presence of data centers impacts agricultural areas and leads to the depopulation of bird environments. Numerous families have resided in this area since the 1800s and are facing challenges due to data centers taking over agricultural states. Mr. Watson said that he provided testimony at the State House in February 2026, regarding House Bill 46, before the Technology and Innovation Committee. A week ago, a hearing took place at the U.S. Senate level and was attended by Senator Josh Hawley and U.S. Secretary of Health, Robert F. Kennedy Jr. Both individuals gave testimony regarding the serious concerns for the environment and human life. Mr. Watson also spoke about Executive Order 14179, Removing Barriers to American Leadership in AI (Artificial Intelligence). Mayor Galea interjected, asking if Mr. Watson had a question. Mr. Watson replied that he was preparing to ask his question. Mayor Galea asked that he present his question promptly so that others have the opportunity to speak. Several attendees

asked Mayor Galea to let Mr. Watson speak. Mr. Watson stated that the AI NSM (National Security Memorandum on AI), which includes the AI executive order to remove barriers, supersedes the AI Executive Order, and asked the attorneys representing Decimal Digital to confirm. A Decimal Digital representative said he would check and get back with Mr. Watson. Mr. Watson said the answer is yes. In the overview, it states, "Through the memorandum, agencies are directed to improve services to the public." Mr. Watson noted that electric rates are expected to increase, and water rates would be impacted as well. Technology changes rapidly. It's impossible to predict the amount of water that would be used, even with a closed-loop system. Mr. Watson said it's questionable if public services are improving, and Decimal Digital had testimony to this fact. This is happening across the state of Ohio and across the nation. Fifty-five hundred data centers are being constructed in this nation. Collectively, this figure is nearly the same as the total number of data centers in all other nations combined. Mr. Watson inquired whether it's feasible to remain here while maintaining strong safeguards for civil rights, civil liberties, and privacy. The United States President has stated that big tech should not step on people's constitutional rights. This also raises the question of whether local officials are fulfilling their responsibilities. A Decimal Digital representative thanked Mr. Watson for his information and said it was very informative, and they would love to continue the dialogue.

An attendee inquired whether the proposed project is funded by any federal, state, or local subsidies. A Decimal Digital representative replied and said no, not currently.

A representative from Decimal Digital directed the conversation back to the PowerPoint presentation and requested Mr. Upton to proceed. Mr. Upton provided an explanation of the definition and the steps involved in a Development Agreement. A Development Agreement outlines the nature of the project, Decimal Digital's objectives, details the land zone, zoning regulations, entitlements, and landscaping requirements, and serves as the initial step in the process. Decimal Digital wants to ensure that the Development Agreement addresses all concerns and feedback and ensures that the project is beneficial for the community. Mr. Upton understands the public's concerns but stated that he cannot control assessed property valuations. Nevertheless, Decimal Digital can manage community commitments and ensure that construction is performed by union or local laborers. These are all matters that Decimal Digital intends to work through with the community.

Mr. Scott Summerlin inquired whether there would be restrictions on water consumption with a closed-loop liquid cooling system and if independent third-party testing or monitoring would be required. Additionally, regarding the discussion about a one-hundred-megawatt system and the potential to increase to one gigawatt, Mr. Summerlin asked if third-party testing would be done before the project commences. Mr. Kevin Noble explained that any water system, whether it be public water or metered, is operated under a water billing occupational system. This system is capable of understanding the GPM (Gallons Per Minute) flow rate through a closed-loop system, and it recognizes the demand when a toilet is flushed. All of this data is analyzed and reported to the user and to the village every month. In response to Mr. Summerlin's question, it is indeed monitored. Mr. Summerlin expressed that the response provided did not answer his question. Mr. Summerlin further inquired about the transition from one hundred megawatts to one gigawatt and whether the village would have the capacity to handle that load. Mr. Summerlin also inquired whether testing would be done to check the water and soil for contaminants before the project proceeds. Mr. Sam Doctor indicated that it's a plausible system, with no water being released into the ground. Mr. Summerlin inquired about the presence of forever chemicals or PFAS (Per- and Polyfluoroalkyl). Mr. Doctor said there are no forever chemicals, and that no disposal would occur onsite. As Mr. Noble mentioned, the initial one hundred megawatts would generate about one thousand additional gallons of water consumption, encompassing both fresh water and sewage. Increasing to one gigawatt is not expected to significantly increase water consumption. A Decimal Digital representative said that any project expansion would not proceed without approvals, permits, and studies. The current focus is on the one-hundred-megawatt phase, and any future expansion will be subject to a full-blown permit approval process, including geotechnical soil studies, water studies, and air unit studies. Mr. Summerlin asked if any NDAs (Non-Disclosure Agreements) would be involved. The Decimal Digital representative said no, NDAs would not be involved. Everything would be fact and evidence-based.

Ms. Elisa Brown stated it's important that residents read part seven in Decimal Digital's handout, relating to scale and phasing – the one-gigawatt platform vision. The language in the handout reflects that the current operation being proposed won't produce all of the positive results being discussed, and that those results would only materialize as the platform scales. Ms. Brown's interpretation is that the initial forty-eight acres won't satisfy Decimal Digital. Their main goal is the bigger picture, with all of the farmland consumed. Ms. Brown said tonight's discussion should focus on the bigger picture, rather than the first stage of one hundred megawatts. A Decimal Digital representative agreed. In the FAQ, they separated the project to specifically bifurcate phase one from the larger project. If only phase one is approved, that's fine. The economic advantages are listed separately from any additional expansion of the project.

Ms. Anna Bischoff inquired about white pollution, as Monroeville is an area for white migratory birds. A Decimal Digital representative stated that, besides the parking lot lights, there will be no other overhead lighting.

Mr. George Roeder mentioned that he has a business in the area. In prior Council minutes, he read that Monroeville can provide thirty megawatts of electricity and inquired about the source of the remaining seventy megawatts, questioning whether a new electric generation plant would need to be built to fulfill the demand. The power supply for phase two has to come from somewhere. Mr. Roeder also asked if Decimal Digital plans to connect to the windmills or if they will construct their own generation facility. Additionally, he asked if they had considered any water runoff issues. Given the flooding problems at the Industrial Park, he wanted to know how excess water would be managed. A representative from Decimal Digital stated that thirty megawatts would be sourced from the existing Herbert substation. Within the forty-eight-acre site, there is land set aside for extra power from the utility. The whole project, regardless of whether it reaches one hundred megawatts, is (inaudible). Mr. Roeder questioned whether the power would come from the grid, to which Mr. Sam Doctor confirmed. Mr. Doctor clarified that it would not be sourced from a connection through the windmills or any other source. There is a single utility provider for the project, which is the village.

An attendee said that he checked Decimal Digital's website and noted that the website states that Decimal Digital constructs natural gas generation plants. The representatives from Decimal Digital stated that they do not build natural gas generation plants. The attendee pointed out that Decimal Digital's website claims they negotiate and secure natural gas capacity for on-site power generation. The attendee said there is a natural gas transportation line that runs along the Route 20 corridor, and questioned whether Decimal plans to build a natural gas plant on the land they acquired. Mr. Doctor suggested that it could be one of the partners they are collaborating with. The concept for one hundred megawatts is to provide backup power, similar to how an individual would use a backup generator.

An attendee inquired about the amount of water needed to operate a closed-loop system. Mr. Kevin Noble said there are actually two loops, in case one had a leak. For a one-hundred-megawatt system, and considering the number of chillers, approximately ten thousand gallons of water would be needed for filling. This is a one-time fill of ten thousand gallons. Any development or municipality in Ohio has stormwater management requirements set by the EPA. Additionally, the EPA imposes water quality standards. The data center would implement stormwater management practices to comply with both village and county regulations. The attendee said he doesn't see a pond for water collection in the design pictures in the PowerPoint. Mr. Doctor clarified that the phase one image depicts stormwater management.

Ms. Melissa Zehnder inquired about the job opportunities that would come with the one-hundred-megawatt capacity, the educational qualifications required for those positions, and the corresponding pay rate. A Decimal Digital representative indicated that these roles would typically be classified as data center technician positions, with annual salaries ranging from $75,000 to $110,000. He also stated that data centers usually partner with vocational schools to provide opportunities for kids to learn how to access those job opportunities, and often they don't require computing backgrounds. They are jobs that are accessible to the local community. Ms. Zehnder inquired whether any representatives from Decimal Digital had met with EHOVE (Erie Ottawa Vocation Education) representatives to determine interest. The Decimal Digital representative said they've met with the president of the Monroeville Local School Board and intend to meet with EHOVE as well. Ms. Zehnder questioned how many residential homes could be serviced by one hundred megawatts. Mr. Sam Doctor responded that an average home consumes between ten and fifteen kilowatts, and indicated that one hundred megawatts could accommodate approximately ten thousand residential homes. Ms. Zehnder asked how many residential homes are in the village. Mr. Doctor estimated around five hundred homes. Ms. Zehnder said this implies that Decimal Digital would use considerably more energy than what the village currently uses. An attendee remarked that this would significantly increase revenue for the village. A Decimal Digital representative clarified that their energy consumption model is based on an electric bill of one hundred thousand dollars paid to the village every month, which is a base bill. Additionally, there's a rider on the bill that Digital Decimal would incur, representing an extra charge for the energy enterprise fund.

Mr. Scott Mantz spoke, indicating that he serves as the business manager of the Local 480 Laborers Union in Sandusky, Ohio. The village is heavily zoned for industrial use, which is a great thing. He plans to endorse a PLA (Project Labor Agreement) to ensure that all union trades are represented. He said that discussions in the community suggest a revenue of forty thousand dollars per month, and he asked what the current revenue situation is in Monroeville. He also asked if there was any current significant tax revenue. Mayor Galea responded that the tax revenue is the best it's been. Mr. Mantz emphasized the importance of getting today's youth to learn a trade. He stated that Digital Decimal is more advanced than other entities he's familiar with.

Mr. Peter Yeager asked what Decimal Digital's anticipated revenue from this project would be and whether they plan to implement profit sharing. Mr. Doctor confirmed that Decimal Digital and the village will be working together, and their goal is to build a data center that will generate revenue and create local employment opportunities, especially as they progress to phase two. Another representative from Decimal Digital added that they would welcome anyone willing to invest and would be open to profit sharing with investors. An attendee raised a question regarding the expected revenue generation. A Decimal Digital representative estimated that approximately seventeen million dollars in revenue for Monroeville would be generated over a 30-year time period for phase one of the project, which is forty-five thousand dollars per month in revenue. An attendee inquired about the projected revenue for Decimal Digital over the same 30-year time period. The Decimal Digital representative stated he had no idea what their revenue would be. An attendee posed a question related to profit sharing (inaudible). Mr. Roshan Shah said that the current structure, which includes a kilowatt-hour tax, qualifies as economic participation. He noted the agreement was favorable to the village, which participates based on utilization. Another perspective is to view the village as an economic partner in this deal.

Mr. Greg Schafer asked Mr. Shah to discuss the advantages for the school. Mr. Shah said he was uncertain what he was allowed to disclose about the allocation of funds within Monroeville. However, he mentioned that he recently attended a back-to-school night at his child's school, where teachers discussed the need to purchase additional fans due to the lack of funding for air conditioning, as well as the need for funds to purchase and install bathroom stall doors. Mr. Shah indicated that if an organization approached his town with a proposal to establish a facility that could generate twenty million dollars for the community over a span of thirty years, he would take into account the welfare of his child and the schools. He acknowledged that it's not up to him to decide how the funds are distributed, but he believes that a substantial portion should be allocated to the schools. Mr. Schafer clarified that the village and the school operate independently, and the data center would cover a much larger area than the village itself. He noted that the majority of the property tax benefits would be directed towards the school. A representative from Decimal Digital stated that he believed sixty-one cents of every dollar generated from property tax revenue would go to the school. If he were to total all the property values of all the parcels in Monroeville, it would amount to X. When you combine X with the Decimal Digital investment, the overall property value increases, leading to financial support for the schools, the police department, the fire department, and the municipality. Mr. Doctor said this doesn't change the individual value of any property; it represents a total of the properties within the village. With the investment of this project, the amount of (inaudible) could be as much or more than the existing value of the village. The value doubles, but the assessed value of individual properties does not. When the total assessed value doubles, the tax base reflects this increase. The additional tax revenue could potentially slow down any future tax increases. Mr. Schafer noted that, according to the school district's five-year forecast, there will be a need for funding. Numerous facility issues need to be addressed, and Mr. Schafer is not willing to compromise on these issues. He stated that in his lifetime, he's never encountered a project that could significantly impact the district's tax revenue. An attendee raised concerns about complications with the proposed project as well. Mr. Schafer acknowledged this, emphasizing the need for everyone to do their own research, and suggested that Council allocate funds for expert advisement.

Ms. Marie Bischoff addressed the representatives from Decimal Digital and stated that she wanted a straightforward yes or no answer as to whether the data center qualified as critical infrastructure. Mr. Sam Doctor responded that there's no one-word answer to that question. Ms. Bischoff inquired if Decimal Digital would provide the village with a written guarantee that the data center would not be classified as critical infrastructure in the future. Furthermore, in the city of Bowling Green, Meta is financing the city's system upgrades. She questioned whether Monroeville would be provided a written guarantee from Decimal Digital to finance all required electrical upgrades for the construction and operation of their facility, and if so, would that guarantee also ensure that there would be no cost pass-throughs leading to increased utility rates. Mr. Doctor confirmed that Decimal Digital would fund all required upgrades.

Mr. Scott Summerlin inquired whether Decimal Digital is solely responsible for the required upgrades or if they are just financially contributing to enhancements for the village, such as transformers and the electrical grid, particularly during peak season and summer months, to prevent power shortages for other utility customers. Mr. Doctor reiterated that Decimal Digital would fund all required upgrades to power their facility, including those required by the village or by AMP (American Municipal Power). Mr. Shah said that Mr. Schafer is approaching this issue the right way. Data centers fundamentally change how schools operate, influence college admissions, and affect job availability after college. Data centers can create six-figure job opportunities after college.

Mr. Dino Camera spoke, indicating that he is the business manager of the Local 42 Union in Norwalk, Ohio. Currently, fifty union members are working on the data center being constructed in Sandusky, Ohio. If it weren't for that data center, those members would either be unemployed or would be working over the road, and away from their families.

Mr. Kevin Rasnick inquired whether Decimal Digital would guarantee they will continue with the ongoing technological upgrades due to the advancements in this industry, ensuring the location's continued viability and usability. Mr. Shah said that they are indeed eager to do so, and that is the plan.

Mr. John Bockert said there is currently one access route into the Industrial Park from Route 20. He inquired whether Decimal Digital had any plans or needs for an access road to their proposed construction site. Mr. Sam Doctor stated that, based on general discussions with the village, an emergency egress route was suggested, although no specific location had been determined yet. This route would mainly lead to the Industrial Park from a construction viewpoint. There would be some infrastructure related to the ditch on Route 20 for further development. Mr. Bockert explained that to enter the Industrial Park, one must make a sharp right turn followed by a sharp left turn to reach the Decimal Digital site. If a semi-truck is making that turn, oncoming traffic cannot enter. Mr. Roshan Shah noted that this situation definitely needs to be examined. (At this time, multiple conversations were occurring, preventing accurate transcription of the minutes. Mr. Shah continued speaking while Councilman Mark Miller and Village Administrator Tom Gray discussed easements, ingress, and egress.) Mr. Shah went on to say that their project is structured with significant setbacks and height restrictions. If they are lucky enough to have a future phase, they are planning for a distance of four hundred feet and a height of less than sixty-five feet. Although it's hard to see in the illustration, this is important for sound barriers and road access. Everything would have to be approved by the village.

Mr. Will Grosswiler said that one of the main complaints in Monroeville is the high cost of power. He asked what rate Decimal Digital pays per kilowatt hour compared to what the residents pay. Mr. Shah responded that he is unaware of the residential electric rate, and he is also unaware of what Decimal Digital is charged for power. Mr. Sam Doctor explained that power costs vary because they depend on (inaudible). There are different rates for wholesale and residential power. Wholesale prices can drop significantly when demand is low, such as in April, and again in September and October. However, during peak demand periods, power costs can rise. Extension power prices are generally higher than wholesale prices but tend to be more stable. Mr. Grosswiler asked whether Decimal Digital was indicating that they do not know the electric rate for its location. Mr. Doctor clarified that there are peak and off-peak prices, but he can confirm the rate is lower than what residents pay since the power is purchased at wholesale.

Ms. Krista Beck inquired about the types of chemicals used in the closed-loop system and inquired what type of chemicals are generated from it. Mr. Kevin Noble explained that the closed-loop system is water-based, primarily using glycol. These models feature various servers with distinct requirements. Since it's a closed-loop system, nothing is added or removed from it, so chemical treatment is unnecessary. Ms. Beck then asked how much land would be required to finish the entire project. Mr. Doctor estimated around four hundred acres. Ms. Beck said if there are concerns about the village's revenue, the installation of several hundred wind turbines to the southwest and the use of four hundred acres for a data center will eliminate those concerns, as there won't be anyone left in the village by then. Mr. Greg Schafer questioned how many acres are in Ridgefield Township. Ms. Beck clarified that her concerns were about the issues the data center could bring, and stated it's not solely about money. (During this exchange, some of Ms. Beck and Mr. Schafer's dialogue was inaudible.) Ms. Beck asked Mr. Schafer about the benefits a data center could offer beyond revenue. Mr. Schafer replied that if the residents want a data center, they should have one. He noted that this is an opportunity the village has never had before.

Mr. Roshan Shah said that the large data center being built in Sandusky is located right off the highway and is quite tall. Decimal Digital is investing its own funds to buy land and avoid constructing a tall structure. They plan to build a single-story facility instead of a vertical one. On the forty-eight-acre site, if they wish to increase power without acquiring more land, they would opt for a taller building. Spreading the structure out helps prevent it from being an eyesore, and they intend to set it back four hundred feet.

Mr. Eric Watson inquired whether digital asset mining companies are also known as data centers. Mr. Shah confirmed. Mr. Watson mentioned that House Bill number 116 (Ohio Blockchain Basics Act) is currently with the Senate Committee. (Mr. Shah requested a copy from Mr. Watson.) Mr. Watson pointed out that on page forty, paragraph B states: "A digital asset mining business may operate in any area of this state that is zoned for industrial use, provided the digital asset mining business meets the requirements for industrial use." Mr. Watson indicated that this is the general policy for all of Ohio. Mr. Shah questioned whether this means Decimal Digital does not require a moratorium. Mr. Watson replied that it is a general policy if it is approved, and that it hadn't been passed yet. Paragraph E states the following: A digital asset mining business that believes a political subdivision rezoned or redistricted parcels in a manner that discriminates against the business may appeal the rezoning or redistricting to the court of common pleas of the county where the business is located." Mr. Watson pointed out that this removes constitutional authority from the residents, which they have when they approach their elected officials, especially if they oppose a data center and do not want rezoning. Mr. Shah replied by suggesting they should be locked up. Mr. Watson clarified that he was trying to make a point, to which Mr. Shah agreed. Mr. Watson then asked

the attendees if they understood why data centers are so large. He had previously posed this question to software engineers, who had said they possess the technology to create tiny computers. Mr. Watson proceeded to ask another question, but Mr. Shah interrupted, stating he was still waiting for Mr. Watson's initial question regarding digital asset mining. Mr. Watson reiterated that his first question was about the size of data centers, and that he had another question. He mentioned that under Aerospace Research Central, there are dynamic charging stations for autonomous service drones in smart cities. A document from the Department of the Interior's website discusses both static and dynamic charging stations. There is evidence in states like Texas and Arizona that aerial drones are being used for deliveries from Amazon. Mr. Watson noted that Boston Dynamics has announced plans for surveillance drones and dog drones. Mr. Watson stated that Decimal Digital claims there will be many jobs, which might be accurate from a construction perspective. However, he questioned whether there would be many long-term jobs after the data center is built, due to the rapid changes in technology. Mr. Shah mentioned that Decimal Digital operates as a digital asset business, currently involved in mining digital assets, cryptocurrency, and Bitcoin. As Mr. Doctor mentioned earlier, the Bitcoin mining operation would cease entirely once the data center is established, and there would be no digital asset mining at the location.

Mr. John Clayton asked what would happen if the data center were to catch fire? Would the Fire Department be called to extinguish the flames, or would they allow it to burn? If it does burn, could it pose a risk to the environment? Mr. Shah responded that it's merely computer servers, and the safety of life is the top priority. Mr. Clayton inquired whether firefighters or nearby residents might be at risk from inhaling smoke that could contain chemical coolants. Mr. Shah reiterated that it's just computer servers.

Ms. Danae Williams asked if she would have to sell her house due to the proposed four-hundred-acre use for the data center project? Mr. Shah responded that if she plans to sell her house, he would prefer that she wait until the data center is built, as her property value will increase. Ms. Williams replied and said that her property value will not increase. People would buy the house for the view, and if they purchase the farmland, it holds no value. Mr. Sam Doctor stated that the site they are considering is directly west of the Industrial Park.

Mr. Bill Mahl asked Council whether this is a final decision or if residents have the option to decline. Mr. Doctor responded that they do not have all the answers yet, but they aim to collaborate with the village to reach a solution. Mr. Mahl reiterated his question to Council's attention, asking if a final decision had been made. Mayor Galea clarified that it is up to Council, noting that the only current agreement is for the village to sell electricity if the project is developed. Nothing has been finalized at this point. Several attendees raised the same question about voting on this matter. Mayor Galea explained that Council is responsible for making the decision. An attendee asked if they could pose a question to Council. Mayor Galea suggested that attendees direct their questions to Decimal Digital this evening, as there will be future opportunities for Council to answer questions.

An attendee inquired about the source of the funds and whether they are from the Chinese. He mentioned that many people believe the money is coming from China under a false identity. In the United States, a significant amount of farmland is being sold to the Chinese using a fake name. The attendee questioned whether this is American investment money. Mr. Roshan Shah responded that it's a valid question, noting that the Chinese have been acquiring land throughout the U.S. and constructing data centers. Mr. Shah stated that Decimal Digital has about one hundred thirty-five investors, all of whom are American citizens. He has invested most of his life savings into this, along with his family.

Ms. Holly Wenzinger said that she resides in Sandusky, Ohio, and has friends in Monroeville, Ohio. She expressed her concerns regarding data centers. She was thankful for the information provided by Decimal Digital tonight, as she had not received any updates from the city or township in her area. Ms. Wenzinger noted that Decimal Digital indicated a desire to train students for their workforce. She asked if they have any community benefit agreements that mandate hiring individuals from these training programs. Mr. Shah responded that Mr. Max Upton and Mr. Andrew Hinton would be developing a specific signed agreement with the village, and he believed this was something that would be considered. Ms. Jill Tangeman also informed the Decimal Digital representatives about science fairs that are held at the schools, and that Decimal Digital could participate in those, allowing children to learn about AI at a basic level. The Decimal Digital representatives said they were interested in being involved in this.

Mr. John Novak indicated that he is part of the electrician's Local 129 Union, which covers Lorain, Erie, and Huron counties. He said there are over six hundred union members within an hour's drive of Monroeville. Currently, a few of those members are part of the workforce that is constructing data centers in New Albany, Ohio, Fort Wayne, Indiana, Bowling Green, Ohio, and Niagara Falls. Mr. Novak expressed his appreciation to Decimal Digital for their interest in this project, which would allow his fellow union members living in nearby communities to work locally. Additionally, the project would generate revenue and tax income for the village. Recently, Mr. Novak participated in a conference in Columbus, Ohio, that

focused on data centers. Electric providers shared data indicating they can maintain lower residential electric rates thanks to the revenue generated by data centers in their areas. Data centers provide job opportunities for construction workers, including electricians, for a minimum of ten years, which is significant. Local electricians would continue to be employed for renovations, repairs, and upkeep.

Mr. Larry Allen asked Council to clarify the minutes from a Council work session held in November 2025. The minutes state the following: “The Mayor mentioned that Decimal Digital took over as tenants for Gray Matter, and is making the payments on the electric invoice, albeit not always on time.” Mr. Allen asked Council to confirm the accuracy of that statement. Mayor Galea said payments are now timely and deferred to Fiscal Officer Eunice Collene for clarification. Ms. Collene verified that Decimal Digital is current on their electric invoice payment. Mr. Allen inquired if Decimal Digital had ever submitted late payments for invoices. Ms. Collene said she started her employment with the village in June 2025 and isn’t certain if Decimal Digital had submitted late payments for invoices before June 2025. Currently, Decimal Digital is up to date with invoice payments. An attendee asked a question (inaudible). Ms. Collene replied that she would review the records and was unsure if Council could provide an answer to that question. Village Administrator Tom Gray stated that Decimal Digital has been consistent with their payments the entire time. Mr. Allen said, if that were true, then why do the Council minutes from November 2025 indicate late payments? Ms. Collene responded, and she didn’t know what was being referred to and was not able to answer without looking into the matter. Mr. Allen asked the Decimal Digital representatives if they had ever been late with an invoice payment. Mr. Roshan Shah responded that he did not believe so, but noted that the power bills they pay are in the six-figure range each month. He added that if they were ever late with a payment, it would only be by a day or two, and they’ve never been in arrears. Mr. Henry Robinson said that when the transition from Gray Matter to Decimal Digital took place, the village was very concerned. They reached an agreement with Village Administrator Tom Gray to pay their invoices in advance. Currently, the invoices are paid ahead of schedule to ensure that the village has no concerns. All payments are made early and on time.

Ms. Julie Perry mentioned that she looked into Decimal Digital. She stated that she is very upset with the Village Council for not allowing residents to vote on this matter. This is a big decision, and Council had no right to make it alone. Ms. Perry expressed her anger and said Council does not have the authority to make these kinds of decisions for the residents. She spoke about Decimal Digital, claiming they are very slick and are not being truthful about what they are saying. She questioned what guarantees could be provided to residents in three or four years. Decimal Digital is going to take advantage of the village residents just like Gray Matter did. It all seems appealing now because data centers are everywhere and can generate a lot of revenue, but they harm the environment. Ms. Perry stated the same applies to the floating solar panels on the reservoir and the wind turbines. Mr. Greg Schafer tried to interrupt, but Ms. Perry insisted it was her time to talk. She pointed out that Mr. Schafer is only focused on the funding for the school. Ms. Perry reminded Mr. Schafer that he made commitments years ago about the school, promising not to request levies, and he should not be asking for more money at this point. Ms. Perry said she is trying to remain respectful, but she is frustrated. She reiterated Council should not have made these decisions. Mr. Shah acknowledged Ms. Perry's feelings and assured her that they do not intend to repeat what Gray Matter did. He said the Decimal Digital FAQ addresses many of the concerns Ms. Perry raised.

An attendee inquired if Decimal Digital plans to commit to hiring union workers only. She said that the APEX data center had made similar promises regarding local union hiring for their data center, yet they ended up hiring Barton Malow, a company from Michigan. A Decimal Digital representative responded that they’ve been in talks with the unions and are considering a PLA to facilitate local hiring to the extent they can. They want to invest in the local community as much as possible.

Ms. Holly Wenzinger said that although data centers can increase property values, there are significant concerns about noise pollution, which makes it difficult for homeowners to sell. She understands the job opportunities that data centers provide and knows that some of these jobs can be performed remotely. She inquired whether Decimal Digital's project site had any requirements for sourcing jobs locally, so that the funds would benefit the local economy. A representative from Decimal Digital said that they are open to this idea as part of the Development Agreement. This is the type of feedback they want to include in the Development Agreement. Ms. Wenzinger also asked if Decimal Digital would consider eliminating remote positions. The representative explained that he believes there are no remote positions available. Mr. Sam Doctor added that most of the jobs would be filled locally, with only a few being remote.

An attendee (name inaudible) inquired whether the job positions would be open for applications or for bidding, and also asked about the cost of building the data center for Monroeville residents. Mr. Doctor responded that they would post job openings and work with unions for hiring. He assured that the expenses for constructing the data center would not fall on the village residents.

Mr. Scott Summerlin said that a year ago, he went to the school board and asked about adding AI classes and more computer classes for students, as he was seeing a lot of information online about data centers. Mr. Summerlin asked if Decimal Digital was going to use new technology compared to old technology for their data center. The data center being built by celebrity Kevin O'Leary is using new technology, and this is important to Mr. Summerlin. Old technology versus new technology makes a difference in terms of electric rate increases and impacts on the environment. It appears to him that Decimal Digital has addressed these concerns. Mr. Summerlin encouraged those in attendance to utilize ChatGPT for inquiries. Multiple village councils across the country have lost trust and have been dismissed because they signed NDAs and concealed information. Mr. Summerlin said he doesn't think our Council is doing that here. Mr. Summerlin said he tries to report unbiased opinions on his community Facebook page. However, he doesn't see many residents attending Council meetings or school board meetings.

Mr. Aaron Pickrell said that he is collaborating with the Decimal Digital representatives. His cell phone number and email can be found on the last page of the handout. He understands that there will be many questions as they proceed, and anyone can contact him with their concerns. He will keep working with the labor unions, elected officials, and community members to ensure everyone is well-informed. Decimal Digital aims to be as open as possible with the community, and their role is to provide answers as time goes on. Mr. Roshan Shah stated that a website they developed is now live (www.ProjectEagleRidge.com), and people can find information and ask questions. The data center decision is significant, and Mr. Shah is fully aware of the fear of the unknown.

Mr. Ron Slate inquired whether Decimal Digital has a backup plan if Monroeville rejects this project, and whether they would consider selecting another location in Huron County. Mr. Shah responded that they have an alternative plan outside of Huron County, should the Monroeville project not receive approval. They would cease the Bitcoin mining operation and lease the land they acquired. The data center would then be established in a different municipality.

Mr. Larry Allen inquired about the consequences of the downturn in the AI market and the potential failure of Decimal Digital's business. Mr. Sam Doctor suggested taking a moment to look at the current state of AI. People are investing in technology that is continually evolving. The overall potential of AI is vast and provides value to its users, whether they are paying for an open AI subscription or another service. Every company is making choices related to AI. Banks are also making decisions about AI. AI can assist in making quicker and smarter decisions. While downturns could occur, AI has not yet fully entered the business application stage. AI will keep being utilized. Mr. Allen remarked that this does not address his question. Mr. Shah responded that they do not expect a downturn; however, there is a simple pivot available. There are more than five thousand five hundred data centers nationwide. Live streaming and texting rely on these data centers.

Ms. Holly Wenzinger stated that she had a three-part question about water. She also pointed out that the data centers we see today are a result of AI, not the needs that were met by older data centers. Ms. Wenzinger explained that closed-loop systems lose less water, so they need to be topped off or changed occasionally, and there is still some level of (inaudible) with a closed-loop system. She asked Decimal Digital to confirm this. Mr. Kevin Noble responded that this is incorrect, stating that 'makeup water' is only needed if there is a leak in the fitting or a mechanical issue causing a defect. He added that with the new chillers being used, there is no blowdown. Blowdown occurs with cooling towers or the large plumes he mentioned earlier. Decimal Digital will not be using a plume system, and closed-loop systems do not have blowdowns. Ms. Wenzinger noted that an attendee this evening had inquired about glycol in relation to the water system. Ms. Wenzinger read that sometimes, closed-loop water systems use anti-corrosives to prevent scaling and biocides to stop algae or bacterial growth, and asked Mr. Noble to confirm. Mr. Noble agreed that could be true, but the treatment used also depends on the type of piping material, whether it is copper, galvanized, black steel, or packed piping. Ms. Wenzinger indicated that the handout indicates ZLD (Zero Liquid Discharge) options are being considered for this project, meaning no water is released off-site. She also pointed out that the Ohio EPA is considering issuing general wastewater permits for data centers, which would permit them to discharge wastewater directly into rivers, lakes, and streams. She asked if Decimal Digital would be willing to sign a legally binding agreement that they would not discharge into surface waters. Since the term 'system' is used, she assumed that surface waters would not be considered a system legally. Mr. Noble said there is no surface water discharge with a closed-loop system. What she mentioned with the Ohio EPA is a draft and is still under review. The language states that you can pull a permit if you aren't going to dump into a wastewater treatment plant. However, if you want to dump into the Huron River, you can get a permit from the state if you are going to manage it and do the testing on it. Mr. Noble said they would not discharge any water with a closed-loop system.

Mr. Will Grosswiler stated that he previously heard Mr. Roshan Shah say he visits Monroeville every few weeks. Mr. Grosswiler asked Mr. Shah what he does during those visits. Mr. Shah replied that he and his team check the site and sometimes go to Norwalk. Mr. Grosswiler then asked Mr. Shah if he meets with

Village Administrator Tom Gray while he is in the village. Mr. Shah responded that he hasn't met Mr. Gray yet, but one of his partners had. Mr. Grosswiler said that he would like to see the school receive more funding when considering the overall situation. He said that the main concern is transparency and not dancing around questions. Earlier, Mr. Grosswiler had questioned the power rate, noting that Decimal Digital has a monthly power bill, so they should have an idea of their cost per kilowatt hour. He heard they might pay as low as half a penny, while residents are paying between six and eleven cents. Mr. Sam Doctor stated he is unsure, as rates vary. A Decimal Digital representative asked if they could show Mr. Grosswiler a copy of their power bill. Another representative noted that Mr. Doctor mentioned variability. Industrial rates change based on wholesale market demand. They can enter contracts, like forward energy purchases, to stabilize those rates. Typically, this would cost a bit more for the assurance of fixed pricing. To answer directly, during low-demand hours, such as late at night, rates can be between two and three cents. However, during peak hours, like midday when power usage is high, rates can rise to six or seven cents, at wholesale industrial rates. Mr. Grosswiler asked if this was the current rate Decimal Digital is paying. The representative confirmed that ninety percent of the time, it falls within that range, or higher.

Mr. Eric Watson mentioned that Ohio laws view data centers as essential infrastructure. Everyone here has been discussing electrical infrastructure and the potential consequences of insufficient power. Currently, there is a House Bill in the U.S. House of Representatives that would allow critical infrastructure to be suspended from residents' homes during an emergency declaration. Mr. Watson inquired whether this could actually occur in Ohio. He asked what would happen if the governor declared a state of emergency regarding power usage, leaving both residents and businesses without electricity. Mr. Watson believes that anything below a certain kilowatt threshold, possibly twenty-five kilowatts, would be affected for up to twelve months. This situation would also impact farms. It threatens people's livelihoods, and there are a lot of uncertainties. A representative from Decimal Digital stated that this could definitely happen, and they cannot control government decisions. He added that he is knowledgeable about the electrical infrastructure in this area. Heading north towards the interstate, which runs from west to east, there are power lines designed to transmit electricity over vast distances. The upgrades associated with this project would establish redundant power lines throughout the area, or at least along the route to the site. This would help mitigate power outages in smaller regions, as electricity could be rerouted through different lines. On a larger scale, the significant amount of power being discussed is located just eight miles from Monroeville and is sufficient to supply many large cities. The idea that the data center would require enough energy to cut off power to residential homes is unlikely. The power that would need to be produced is one hundred times what they would actually consume. Mr. Watson noted that data centers have a substantial power footprint in a centralized location, which consumes a massive amount of energy, and (inaudible). The representative previously mentioned the difference between ionizing and non-ionizing radiation, which is significant from a health standpoint. Ionizing radiation is harmful, especially over short distances. When it comes to EMF (Electromagnetic Fields), a cell phone, for instance, inflicts more damage from a magnetic frequency standpoint compared to a data center located across the street or even a mile away. As waste moves through a three-dimensional space, similar to how sound or any other entity travels through it, compare it to an onion. Each layer added to the onion increases its size, requiring more energy to maintain its integrity. If you consider distances of one hundred feet, then two hundred feet, and then three hundred feet, each time the distance increases, the power is reduced by one-tenth. This illustrates how a wave from a core source works in any medium. Mr. Watson mentioned that non-ionizing radiation negatively affects agriculture and wildlife, including birds, pollinators, and honey bees. The representative acknowledged this could be accurate, noting that the decline in honey bee populations might also be significantly linked to neonicotinoid pesticides. This is a very serious global issue. Any device with a current generates a magnetic field, and energy consumption in this country is substantial. The footprint of the data center in this area would be relatively small. Mr. Watson inquired if one hundred megawatts would correspond to two hundred thousand homes. The representative replied that it might be around ten thousand to fifteen thousand or even twenty thousand low-energy homes. Mr. Watson asked (inaudible) about the possibility of eminent domain affecting farmland. The representative clarified that this is not a concern and would not occur with this project due to the locations of the power lines and substations. (Mr. Watson continued to make remarks and pose questions, while Decimal Digital responded. Simultaneously, conversations were occurring among other attendees, rendering the minutes inaudible for transcription.) Fiscal Officer Eunice Collene noted that other attendees present also had questions.

Mr. John Smith mentioned that he is a former township trustee, a former member of the school board, and a former member of the career technical board. He understands issues related to utilities and property values. NVIDIA Blackwell launched their Blackwell chip a few years back, and Decimal Digital might know about it, as it requires significantly less cooling. These chips were specifically created for data centers. He inquired whether Decimal Digital plans to use the Blackwell chips. Mr. Sam Doctor stated that NVIDIA aims to lower power consumption. Decimal Digital will not adopt Blackwell chips because by the time their data center is operational, the Blackwell chip will be two or three generations behind, which means it will be less efficient than current options. Mr. Smith explained that Blackwell chips use liquid

cooling technology built into the chip, producing much less heat. Mr. Doctor added that while the chips produce the same amount of heat, they are better at transferring heat away from the chip.
Ms. Holly Wenzinger expressed her appreciation to the Decimal Digital representatives for visiting the community and allowing questions, as her community did not receive the same opportunity. As an environmentalist, she is concerned about resource consumption. Gray Matter's reputation has influenced how people view Decimal Digital. She noted that they mentioned they have data centers in other states and requested that they specify those locations so that people can research them for a broader understanding. Mr. Roshan Shah said that he would have to give her inquiry some thought, and said he appreciated her insightful comments and questions. He mentioned that both of his children are environmentalists, and he looks forward to continuing the dialogue with her. He stated that Decimal Digital operates a large bitcoin mining facility in Plattsburgh, New York, and has another site about thirty-five minutes from Houston, Texas. They closed an operation in Emporium, Pennsylvania, and merged it into Monroeville for the reasons Mr. Henry Robinson discussed earlier, aiming to utilize more of the fourteen megawatts that Gray Matter promised to the village. They also have facilities in Bellefonte, Pennsylvania, and Paducah, Kentucky.

Mr. Larry Allen expressed his appreciation to Mayor Galea and Council for their openness regarding discussion around the floating solar panels and the data center. He believed that, given the numerous questions raised tonight, the village website should be updated to include all relevant information instead of having discussions and arguments take place on social media. Mr. Allen said that Decimal Digital needs to improve its transparency; for example, they did not respond to the earlier inquiry about non-ionizing radiation. He dislikes the idea of losing four hundred acres of land to a data center, but would appreciate seeing funds directed towards the school system. He said that Council should maintain control of village matters, and residents should have a say in decisions and a way to voice their questions and opinions. There were too many questions left unanswered this evening. A representative from Decimal Digital said that questions remain unanswered because they want to avoid providing incorrect information. They recognize the concerns and are committed to finding a way to address them. They will develop a method to respond to questions and improve communication.

A participant (name inaudible) inquired about the amount of money Decimal Digital investors are spending to finish phase one. A representative from Decimal Digital stated that it exceeds one billion dollars.

HRJFD Chief Curt Stang said that only twenty-five percent of Decimal Digital's proposed project is located in the village, while the remaining seventy-five percent is in Ridgefield Township. He said he was disappointed that none of the Township trustees attended the meeting tonight. He inquired whether Decimal Digital plans to annex into the village or if it would remain a standalone project in the township. Mr. Roshan Shah responded that they intend to annex into the village. Mr. George Roeder questioned whether Decimal Digital representatives had considered this thoroughly. Mr. Shah asked for clarification on what aspect he was referring to. Mr. Roeder then asked if they were considering the area to the left of their property. Mr. Shah confirmed. Mr. Roeder explained that rural water holds the water rights to the left of the village and questioned how Decimal Digital would acquire those rights. Mr. Doctor stated that they would only need water for their facilities. Mr. Roeder explained that they would need to find a way to access the water and asked if it would be transported to the facility, and asked how water treatment would be handled. He reiterated that Rural Water owns the water rights and is unlikely to release them to the village. Mr. Shah mentioned they would revisit the question regarding Rural Water and invited Ms. Jill Tangeman to discuss annexation. Ms. Tangeman stated that Decimal Digital aims to annex into the village, provided they fulfill certain criteria. Ultimately, Council will make the final decision, and Decimal Digital plans to work closely with them. They will also investigate the water issue, which can sometimes be influenced by discussions (inaudible).

An attendee asked a question (inaudible). Mr. Shah said they haven't considered phase three yet. Fiscal Officer Eunice Collene reminded everyone with questions to utilize the microphone. Mr. Shah stated that he believes the handout outlines the path for phase three.

(Multiple conversations were occurring amongst the attendees, making transcription of the minutes inaudible.)

COUNCIL QUESTIONS
Councilman Jim Ehrman inquired about the number of data centers that Decimal Digital operates in the state of Ohio. Mr. Shah responded that Monroeville is the only proposed site at this moment. Councilman Ehrman then asked about the number of data centers Decimal Digital operates in Pennsylvania and nearby regions. Mr. Shah indicated that their operations in Pennsylvania were merged into Monroeville.

Councilman Mark Miller inquired about the type of data center Decimal Digital plans to establish in Monroeville and its intended purpose. Mr. Sam Doctor responded that it would focus on high-performance computing, AI inference, and related activities. Mr. Doctor is unsure whether it will involve AI training or AI decision-making (inaudible).

Councilman Mark Miller inquired whether Decimal Digital has a disaster recovery plan for emergencies. Mr. Doctor questioned Councilman Miller if he meant the physical infrastructure. Councilman Miller confirmed. Mr. Doctor responded that currently, they can recover from a total outage, but there is no immediate backup plan.

Councilwoman Sue Rogers expressed her appreciation to Decimal Digital for being present this evening and mentioned that most of her inquiries regarding noise, water, and air pollution had been addressed. She also thanked the community members for attending tonight.

Mayor Galea said that he wanted to ask questions for village resident Mr. Ken Underwood, who couldn't attend tonight. He asked what Decimal Digital's plans were for implementing new technology for noise reduction and energy efficiency. Mr. Underwood had also asked Mayor Galea to inquire about on-site generation, as type IV hydrogen fuel cells, like those from Lume Energy LLC and others, include small nuclear reactors. A representative from Decimal Digital stated that, simply put, they will use the most advanced and efficient technologies available. They are aware of Lume Energy LLC and its minimal environmental impact with low emissions. They are not constructing a nuclear reactor. Mayor Galea noted that Mr. Underwood had mentioned Monroeville cannot supply all the water needed for cooling, and asked if Decimal Digital had proposed a backup water source. He asked if Monroeville was expected to sell water to Decimal Digital at a lower rate than other commercial users. A Decimal Digital representative clarified that this is not the case, and water usage would be very low. Mayor Galea suggested discussing Northern Ohio Rural Water (NORW), as they are a nearby water provider. He indicated there have been discussions with Village Administrator Tom Gray about the data center using NORW as a backup water source. Mayor Galea said it may be beneficial for Decimal Digital to explore this option. Mr. Roshan Shah mentioned that Mr. Kevin Noble has been in contact with NORW. Mayor Galea also pointed out that Mr. Underwood wanted to express that those responsible for the costs of the data center should cover the necessary upgrades to the power grid, both for transmission and generation. He also asked why residents in other areas are experiencing such a significant increase in their electricity bills after data centers are constructed. Mayor Galea said that while Monroeville hasn’t increased its electric rates, he knows that Ohio Energy and so many others have. Mr. Sam Doctor said that it is a very complex question, and he can go into detail as to why that has happened. The situation is related to PJM (Pennsylvania-New Jersey-Maryland), which is the regional power provider across thirteen states. The amount of power generation capacity that is needed in this network has to be greater than the expected maximum power used on the hottest day of the year. Otherwise, there would be brownouts and selective blackouts. The amount of power one may need during a heatwave, at 4 p.m., in July, could be significantly more than double the amount of power one may need on a day during the fall season. Not all power producers are generating enough electricity to meet this demand. The cost of producing power is higher than the market prices, leading some producers to consider shutting down operations. If that were to happen on a hot day in July, it would cause problems (inaudible). Another representative from Decimal Digital pointed out that some municipalities have permitted data centers to establish operations, and the costs for necessary infrastructure upgrades are not covered by the data center developers but are instead passed on to the community, resulting in higher power rates. However, this will not be the case in the village, as Decimal Digital is legally obligated to cover all associated costs to prevent those problems. Mayor Galea confirmed that Decimal Digital does not have control over the wholesale power rates set by PJM.

Mayor Galea inquired about the presence of any BTM (Behind-The-Meter) generation for phase one. He clarified that BTM means systems produce power on the customer's side of the utility meter, bypassing the grid. A relevant example is Hilliard, Ohio, where Amazon has a gas-powered data center with BTM generation. A new law allows this to be expedited in areas overseen by the OPSB (Ohio Power Siting Board). Mayor Galea asked if phase one includes BTM generation or if it would be considered later. Mr. Doctor responded that there would be no BTM generation aside from the previously mentioned backup generator, and everything is connected. Mayor Galea then asked if future phases could include BTM generation. Mr. Doctor said that they would look into this with Council. They are not currently committed to it and will need further discussion for phase two.

Mayor Galea said that a data center is being proposed in Wilmington, Ohio, and the residents in that community have been very organized in their response. He said that he is familiar with noise complaints due to his occupation as an attorney. Mayor Galea understands that the noise emitted by data centers is typically a low hum. A topic of discussion in Wilmington has been to consider not only the decibel levels but also the frequency levels, along with A-weighted (dBA) testing compared to C-weighted (dBC) testing. Mayor Galea requested that the Decimal Digital representatives discuss this topic and outline their

strategy for noise mitigation. The decibel level and the continuous hum could impact both residential customers and businesses located on the Industrial Parkway. Mr. Manual Alfaro explained that the “total noise” frequency is significantly higher than other sounds; it penetrates the surrounding environment, making it audible to everyone. In terms of modeling and utilizing all available manufacturing noise data, they can assess each frequency to identify any potential total issue and then make a plan to address it, concentrating on that specific frequency. Regarding low frequency in general, a main concern is that many barriers and noise mitigation strategies would be based solely on A-weighted measurements, which are determined by line of sight. If the noise is obstructed, it is effectively eliminated. Modeling is helpful with low frequencies as it identifies areas of concern, allowing for the use of different heights based on the specific low frequency. The taller the barrier, the lower the frequency. Mitigation can also be applied to equipment with chillers. A representative from Decimal Digital said that custom silencers could be added to the equipment. Mr. Alfaro explained that there are methods to model and visualize the impact of low frequency, as well as ways to mitigate it. Mr. Kevin Noble explained that noise is generated by the fans and the compressor. Older chips operated at one hundred four degrees, necessitating fast fan speeds and significant cooling. Newer chips run at one hundred twenty-four degrees, allowing fans to operate more slowly, which decreases noise. The latest chips reach one hundred forty-four degrees, which is important because compressors would no longer be required. The air temperature remains cool even on the hottest days. In two years, when the data center is completed, he anticipates using water-chilling systems known as dry air chillers, which use air instead of compressors. Fans will still be used, but their noise will be contained within the building and run at lower RPMs. Mayor Galea inquired about the possibility of using sound-dampening materials in the building. Mr. Noble responded that sound blankets could be applied to the chillers, and generators now come with sound enclosures. There are engineering solutions available to reduce sound. Another Decimal Digital representative stated that extensive landscaping would be added to help mitigate noise and enhance the site's appearance.

Mayor Galea stated that the village community has had discussions regarding annexation and that much of the land under consideration for the proposed data center is not situated within the village boundaries. Council would need to agree to annexation, and it has been suggested that this matter could potentially be placed on the ballot. If the community comes to an agreement to move forward with the establishment of a data center in the industrial park, it’s possible that the first phase may be completed; however, the community may not want to pursue phase two. Mayor Galea inquired whether all phases are connected in such a manner that Decimal Digital would require a commitment for all phases before the commencement of phase one. Mr. Roshan Shah responded that he cannot definitively state that they would not proceed. He expressed his hope that Decimal Digital would prove to be responsible partners and good citizens, thereby earning the trust of the village and ensuring that they do not create disturbances or negatively affect the community. Mr. Shah said he wants everyone to maintain an open mind regarding future phases, as he believes it presents a significant opportunity. In 2017, Huron County identified the specific Industrial Park corridor for industrial development, as documented in materials reviewed by Decimal Digital at the commissioner's office and the Huron County Growth Partnership. They are interested in exploring this potential, but he cannot confirm that it is an all-or-nothing situation.

Councilman Jim Ehrman said that he had previously inquired with the Decimal Digital representatives regarding the presence of any nearby data centers, emphasizing that the proof is in the pudding. He has done extensive research and found that very few people support the establishment of data centers. He questioned whether Decimal Digital’s data centers are constructed differently from others and whether they are quieter, as he is seeking a basis for comparison. Mr. Shah responded that he does not have a satisfactory answer to that inquiry, other than his desire to design the facility to incorporate the latest and most advanced technology. He wants it to stand apart from other data centers, which have faced criticism in other communities. The proposed structure would be a single-story building, encompassing one hundred fifty thousand square feet. Councilman Ehrman inquired how this proposal differs from the construction of the data center taking place in Sandusky, Ohio. Mr. Shah mentioned that he had driven past the Sandusky, Ohio, location and was not impressed by what he saw. The building proposed for the Industrial Park would be approximately one-third the height of the one being built in Sandusky. Additionally, the site in Sandusky is equipped with numerous diesel generators, which is not the approach Mr. Shah intends to take in the village. The proposed building would also be situated far back from the highway. Councilman Ehrman noted that based on his research, power grid fluctuations affect a fifty-mile radius around that center, leading to issues. Diesel generators are used, resulting in soot and air pollution. While the proposal appears promising, he cautioned that once the data center is constructed, it cannot be undone. Councilman Ehrman emphasized the importance of making the best possible decision for the community. Mr. Shah agreed and said there should be thorough planning from the start of the proposed project.

Mayor Galea said that the HRJFD firefighters are all volunteers. He acknowledged that they likely share his concerns regarding adequate training and the equipment necessary to address any emergencies at a data center. Depending on the decision regarding the data center, there may be tax revenue available

that could facilitate the hiring of a few professional firefighters or provide upgrades. Mayor Galea inquired whether this could be incorporated into the Development Agreement or if Decimal Digital could directly engage with the HRJFD to initiate a conversation. Mr. Shah responded that it is an excellent point, and they would be eager to have dialogue, offer resources, and make a financial commitment. Mr. Andrew Hinton emphasized that the fire department is an important element to consider. They prefer not to dictate how revenue should be allocated. This matter could be included in the Development Agreement previously discussed. They have proposals regarding community benefit commitments, community benefits payments, and often, certain training levels and equipment can be funded as well. Mayor Galea expressed the importance of having this discussion soon, since various jurisdictions are involved, and added that Ridgefield Township would have some level of involvement. The county would also play a role in this, and HRJFD operates as its own political subdivision, requiring NORW's participation in the discussions. Monroeville includes the school district and various townships. Mr. Shah said he wants to engage in these discussions as well, aiming to involve the local police department and the sheriff's office as well.

HRJFD Chief Curt Stang explained that the HRJFD operates differently from most fire departments. It functions as a fire district and is not funded from the village's general fund. Instead, it relies on an income tax-based system for its financial support, and it operates independently from the village Council's authority. Chief Stang said that he is concerned the financial burden would fall on the taxpayers if his team was required to have specialized training or equipment. In response, Mr. Shah said that Decimal Digital would cover those costs. An attendee inquired whether Decimal Digital would pay for these expenses directly or if the payment would be made from their revenue. Mr. Shah advised that they have a strong investor base, and funding is not a concern for them. Mr. Doctor said that this represents a billion-dollar investment, and if additional capital is necessary to safeguard their investment, they are fully committed to providing it. The attendee then noted that Decimal Digital could potentially file for bankruptcy and be protected by (inaudible).

PUBLIC QUESTIONS

Mr. Ted Caldwell mentioned the decision regarding data centers could be placed on the ballot to allow residents to vote on it, and asked if that was accurate. Mayor Galea responded that Council would need to discuss this and determine what the process would entail. Generally, those kinds of decisions are made by the Planning Commission and the Village Council, so he is uncertain about the specifics at this time. Mr. Caldwell further inquired whether a specific number of signatures would be required to place this issue on the ballot. Mayor Galea said that there is a method for the general public to propose items for the ballot, and a few residents have informed him that they are looking into this option. There's a different procedure for Council to pursue this, and it's something they can investigate further.

Mr. Will Grosswiler asked who would be responsible once the data center is constructed. He asked if there would be an operating agreement regarding noise issues or other matters. Mr. Roshan Shah responded that this would be a legal agreement, meaning the law holds them accountable. Mr. Grosswiler then asked if they would take responsibility for not following village ordinances. Ms. Jill Tangeman mentioned that this relates to the initial zoning discussion. Council could implement a zoning ordinance to ensure Decimal Digital is held accountable. Similar to other zoning violations, there would be enforcement measures. Mr. Grosswiler noted that he has attended many Council meetings where complaints about noise at the Gray Matter site, managed by Decimal Digital, have been discussed. Ms. Tangeman stated that Council could tackle these concerns through a zoning ordinance, which would enable them to obtain an injunction to stop Decimal Digital's operations. Mr. Grosswiler said that many people have raised concerns about the noise issues, yet he has seen no action from Council, and it remains unclear who enforces the village noise ordinance. Mr. Shah said that he believes they are not complying with the noise ordinance, based on studies conducted with actual measurements. There is no doubt that the Bitcoin mining site is loud. Decimal Digital has suggested replacing the noisy container at its own cost. However, the site is under the control of the receiver. Decimal Digital has submitted written proposals on two occasions to both the receiver and the receiver's attorneys regarding the container replacement. They have detailed what this would entail and have offered to cover the costs. The receiver has not replied. Mr. Grosswiler questioned how they managed to pour concrete pads, fix the container that was damaged by fire, and erect a fence. Mr. Shah clarified that the damaged container was not repaired. Mr. Grosswiler asked about the fence that was installed and the concrete pads that were poured. It appears that the village allows Decimal Digital to take actions that are good for them, yet they ignore the noise complaints. Mr. Henry Robinson mentioned that replacing the container would be helpful, but they are not permitted to do so. The noise is just one issue. The container is not only inefficient but also unsafe, leading to poorer machine performance and reduced revenue. Mr. Robinson verified that the concrete pads were poured without proper permission from the receiver. Mr. Grosswiler inquired if a permit was obtained from the village. Mr. Robinson stated that it's a peculiar situation, managed by the court-appointed receiver. He assured that Decimal Digital would replace the container as soon as possible. Mr. Grosswiler questioned why they continue to operate the container if they believe it's unsafe. Mr. Robinson explained that the

infrastructure they consider unsafe is currently turned off. Mr. Shah said they filed a proposal with the receiver in court yesterday, but have yet to receive a response, which is causing Decimal Digital to lose money daily. Mr. Scott Summerlin asked who had not responded to Decimal Digital's request. Mr. Shah clarified that the court-appointed receiver had not replied. He added that their company has incurred millions in losses because of the inefficient equipment. Mr. Summerlin asked about the identity of the court-appointed receiver. Mr. Shah replied, stating that the receiver is the Dottore Company, managed by Mr. Mark Dottore and his brother, Mr. Charlie Dottore. An attendee questioned whether Gray Matter had filed for bankruptcy. Mr. Shah confirmed that Gray Matter had indeed filed for bankruptcy. Mr. Robinson explained that the court had shut down Gray Matter's operation and appointed a receiver. Mr. Summerlin then asked if Council could assist in speeding up the receiver's response. Mayor Galea said no, and he noted he's been discussing the noise issue with the receiver and the lack of a permit. Regarding the proposals from Decimal Digital to the receiver, it involves three parties: Decimal Digital, the receivership, and the village, all navigating through the court system. The village cannot compel the receiver to act, as the receiver operates under court authority. Mr. Robinson added that Decimal Digital had proposed to the receiver to pay the full 1.3 million dollars owed to the village by Gray Matter, along with additional funds, and to take over the responsibility of the forward purchase agreement, relieving the village of any obligation. The receivership is a challenging hurdle to overcome.

Mr. Greg Schafer thanked Decimal Digital for addressing the community and said that he was impressed with their presentation. He had one question about scale. He inquired how their other sites measure up in scale to the planned data center in Monroeville, which is set for a one-billion-dollar phase one and a final complex costing up to ten billion dollars. Mr. Shah said that the proposed data center in Monroeville would be significantly larger.

Mr. Josh Braucher said that he owns a business in downtown Monroeville. When he applied for a business loan, he was asked to outline the pros and cons of his business. He believes that the last four hours have focused on the pros of a data center, and he asked that the Decimal Digital representatives provide a list of the cons of a data center. Mr. Shah said that it is a valid question and acknowledged that there must be cons. He noted that there have been many intelligent questions and thoughtful comments tonight. When they consider this project and its potential impact on the community, it frustrates them to defend against misconceptions and conspiracy theories. They dislike being associated with Gray Matter, as they have suffered more financial losses than anyone due to them. They have attempted to act responsibly, and it is challenging to be blamed for untruths. He would pose the same questions if someone were coming to his town, but it certainly feels like a con. Trust must be established, and facts should be presented. Mr. Grosswiler asked if Decimal Digital could identify any cons that weren't tied to their finances. Mr. Shah said that the use of farmland is a concern. Ms. Holly Wenzinger had made a valid point about this earlier in the discussion. Mr. Shah recognizes that using four hundred acres of farmland is bothersome; however, the building will not occupy that entire area. Most of it will remain as nature, landscaping, and trees. The building's footprint would be much smaller. Mr. Shah, being a nature lover, considers this a con. Mr. Braucher then asked if any Decimal Digital representatives live near a data center. Mr. Shah replied that there is a data center in the town adjacent to his residence. Mr. Braucher further questioned if any of the Decimal Digital representatives live adjacent to a data center, to which none of the Decimal Digital representatives responded.

An attendee asked whether Decimal Digital is pursuing a tax abatement and what kind of revenue it would generate for the school. They asked what funds would be expected if a tax abatement is granted. Mr. Henry Robinson said that the revenue outlined in the packet, which includes seventeen million dollars for phase one and over one hundred million dollars for phase two, accounts for a tax abatement. According to their financial forecast and the nature of property taxes, this revenue is assured and is expected to increase. The attendee noted that her research suggested the school may actually lose revenue. Mr. Robinson explained that in Ohio, when a tax abatement is involved, the market for data centers has changed. He had not encountered anything that did not include some form of guaranteed pilot payment to the schools, even with the abatement. Mr. Shah pointed out that Decimal Digital is working with Bricker Grayton Wyatt LLP, a firm that usually represents municipalities like Monroeville rather than data centers. Decimal Digital aims to approach matters from the village's viewpoint. Mayor Galea asked how crucial a tax abatement is for Decimal Digital's proposed project, as he is uncertain about his and Council's stance on tax abatements. Mayor Galea stated that he has always paid his taxes wherever he has resided, and he recognizes both the advantages and disadvantages of a pilot agreement. He and Council believe they are already offering a deal regarding the purchase of power. Mr. Henry Robinson mentioned that he would not comment on the need for an abatement. He pointed out that HRJFD Chief Curt Stang discussed Monroeville being a fire district, and it is clear that property taxes are a challenging way to finance a fire district. When an abatement is involved, along with a pilot payment, the funds, which are usually restricted, can be redirected to the fire district. This creates opportunities for various revenue sources that might not typically be available. This is a consideration as negotiations progress. Mr. Shah indicated that Village Administrator Tom Gray is aware, and he cannot make any financial decisions without

Praveen, so he cannot address this issue at the moment. Mr. Grosswiler remarked that for a project of this magnitude, it would be unexpected for Decimal Digital not to pursue a tax abatement. Mr. Sam Doctor discussed the possibility of a tax abatement. If an abatement is granted, it would be based on an assessed value that is significantly higher than the current assessed value. With the proposed abatement, the tax revenue would be considerably greater than the current use of that land.

CLOSING COMMENTS

Mayor Galea advised that this is not the last discussion on the subject of a proposed data center. He understands that Council has much to consider in deciding if a data center is suitable for the village. This is merely the initial phase of the process. Mayor Galea expressed his appreciation to the Decimal Digital representatives, village staff, the police department, elected officials, the fire department, and the public for their involvement this evening. Mr. Roshan Shah also thanked everyone and said that he appreciated Mayor Galea and Council for welcoming the Decimal Digital representatives.

ADJOURNMENT

There being no other business to come before them, Mayor Galea asked Council for a motion to adjourn. Councilwoman Sue Rogers made that motion, seconded by Councilwoman Chris Raftery.

Meeting adjourned at 9:55 PM.

_____
Eunice A. Collene, Fiscal Officer

_____
Joseph Galea, Mayor

The minutes of this meeting were recorded by Administrative Specialist Heather Alicea. Fiscal Officer Eunice A. Collene examined them for both form and content and subsequently approved them as transcribed.

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