

# TOWN COUNCIL MEETING

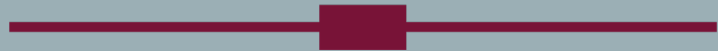
RE: ±247 ACRES

SEPTEMBER 5, 2024

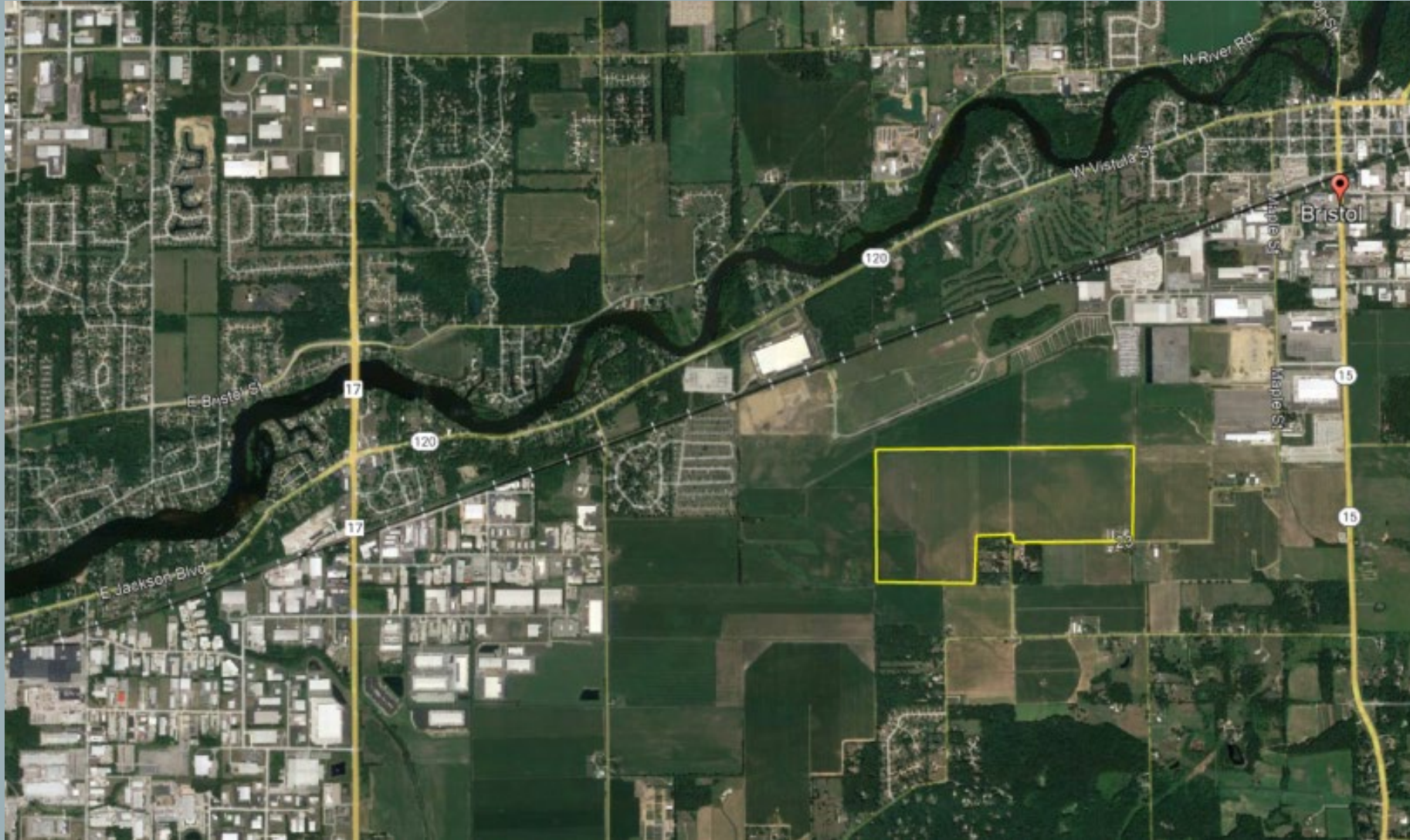
PROVINCE  
G R O U P



# PROVINCE GROUP



- In business for over 33 years
- Principal driven company
- Well-capitalized real estate development and investment company
- Collective real estate development experience of over 100 years
- Top-tier team of consultants and best-in-class design professionals involved in each development, including JPR and Gensler
- Data center expertise



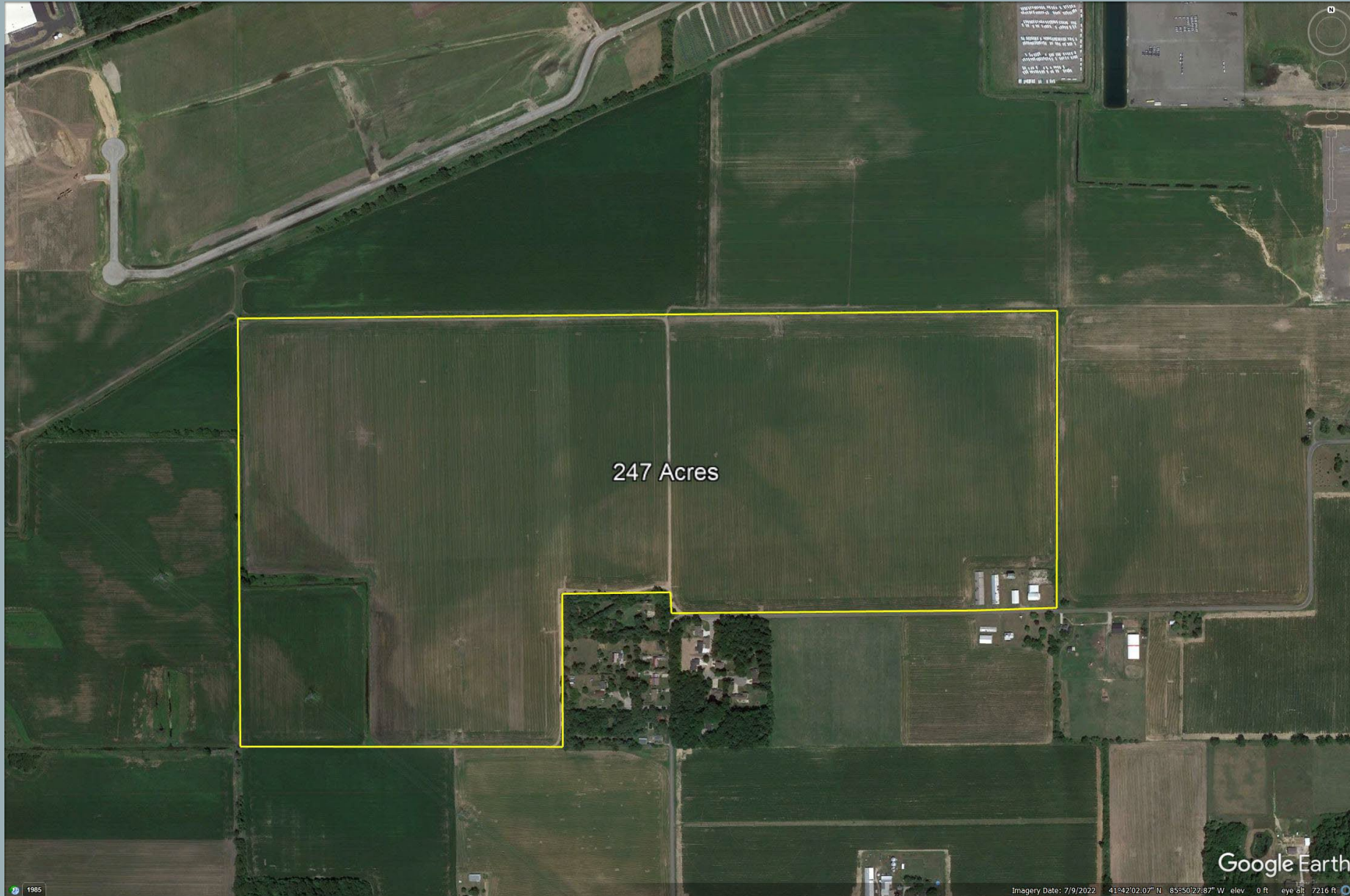
# PROPERTY VICINITY

±247 acre site  
adjacent to existing  
industrial properties  
in the Town of  
Bristol and Elkhart  
County



# PROPERTY AERIAL

±247 acre site on  
the south side of  
Bristol, already  
annexed into the  
Town



## FUTURE DEVELOPMENT CONCEPT MAP

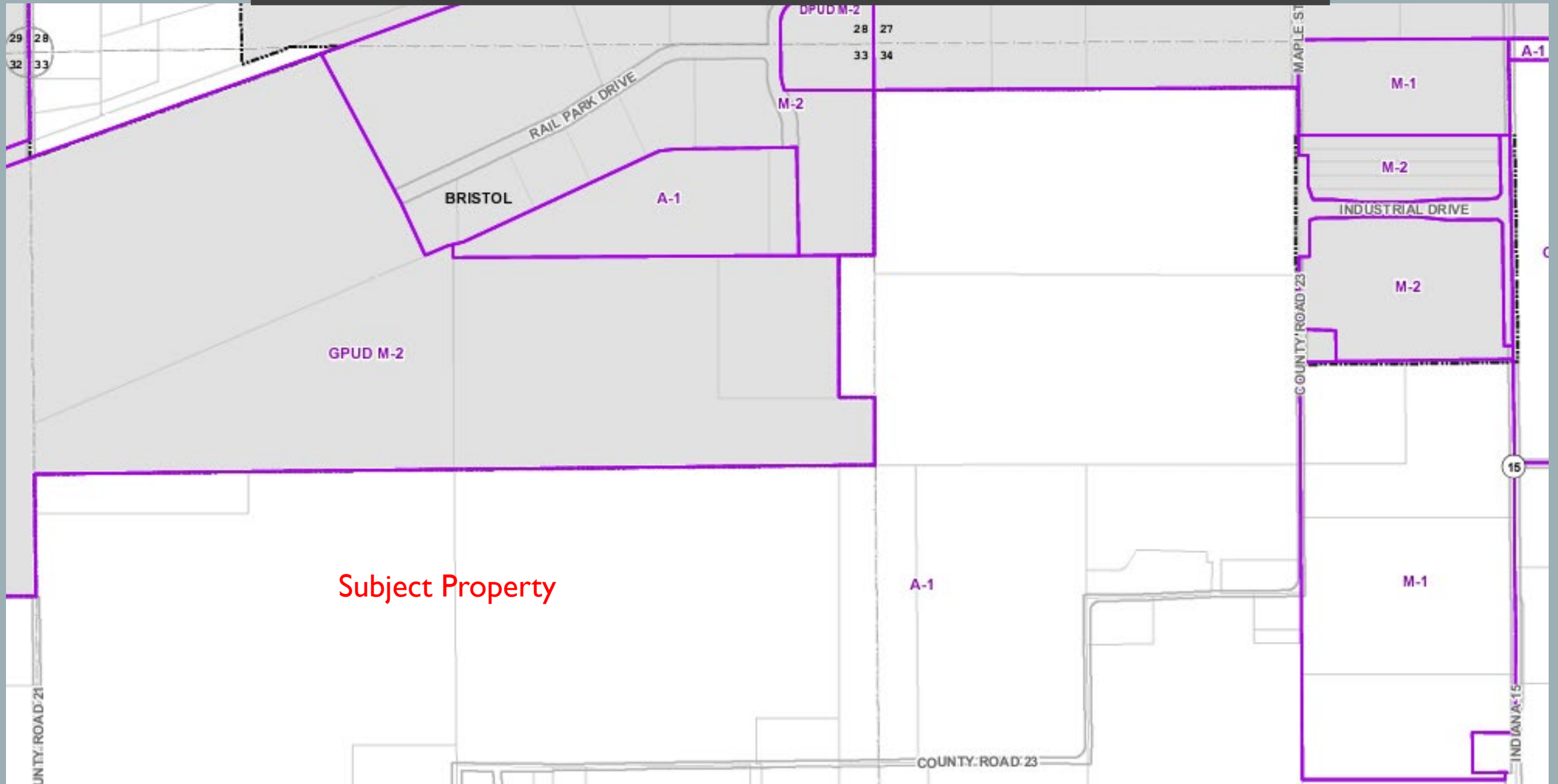


# BRISTOL 2030 COMP PLAN

Designated as  
Employment Center  
in the recently  
adopted Comp Plan.  
Intended to diversify  
industry sectors to  
enhance resiliency.



# BRISTOL ZONING MAP



M-2 Zoning to the north of the subject property. M-1 is less intense than M-2.

# The Development Plan for the Site is a Data Center Campus

## **What is a Data Center?**

A data center is a high-tech facility that houses IT infrastructure such as computer servers and processors for building, running, and delivering software applications and services. It also stores and manages the business-critical data and applications. Typical buildings are one or two story steel frame or concrete buildings with highly sophisticated building systems for security, air filtration, climate control, equipment cooling and fire suppression.

## **The definition includes...**

The “Cloud,” Facebook, Instagram, Netflix, HBO Max, Apple TV, Amazon, Zoom, Microsoft, Uber, Health Records, Online Banking, File Storage & Disaster Recovery, Credit Card Transactions, Big Data Analytics, Software Testing & Development, Machine Learning and AI.

**Modern society runs on data centers!**



# Development Plan for Site

- Total Development
  - Approximately 800,000 SF to 1.2 million SF, single story campus
  - Project entrance from north (Rail Park Drive)
  - M-1 uses limited to data center campus
  - Utilize municipal water & sewer (Town of Bristol)
- Investment (Based on  $\pm$  1 Million Square Feet of Development)
  - Real Property:  $\pm$ \$1.0 Billion
- Job Creation
  - Approximately 125 - 150 high-quality jobs
- Project Timeline
  - Approximately 5-7 years to full build-out





# Gensler

- Top Architectural Firm in World
- Founded in 1965
- 1,700+ Critical Facilities Projects
- 450 Million SF of Critical Facilities
- 175 Staff specializing in Critical Facilities
- 53 Offices around the Globe
- Innovative Design of Data Center Campuses across Five Continents

# Sample Imagery



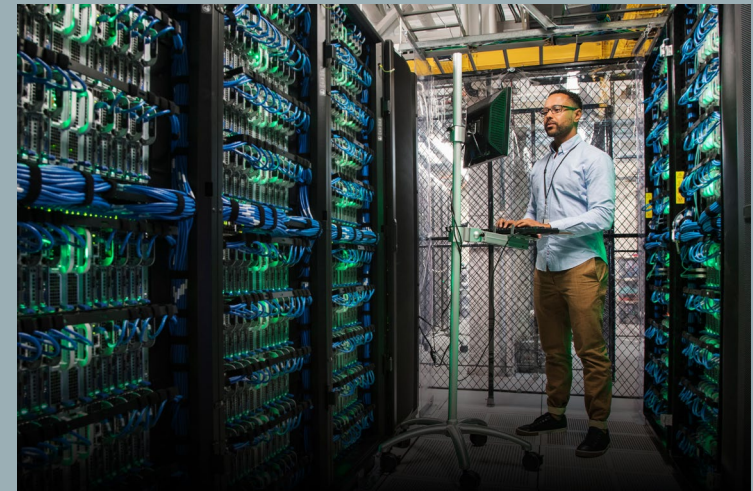
# Data Centers are a Low Impact Use & Economic Powerhouse

## Data Centers do NOT:

- Create much vehicular or truck traffic
- Impact local schools or parks
- Impact police, fire or emergency services

## Data Centers do:

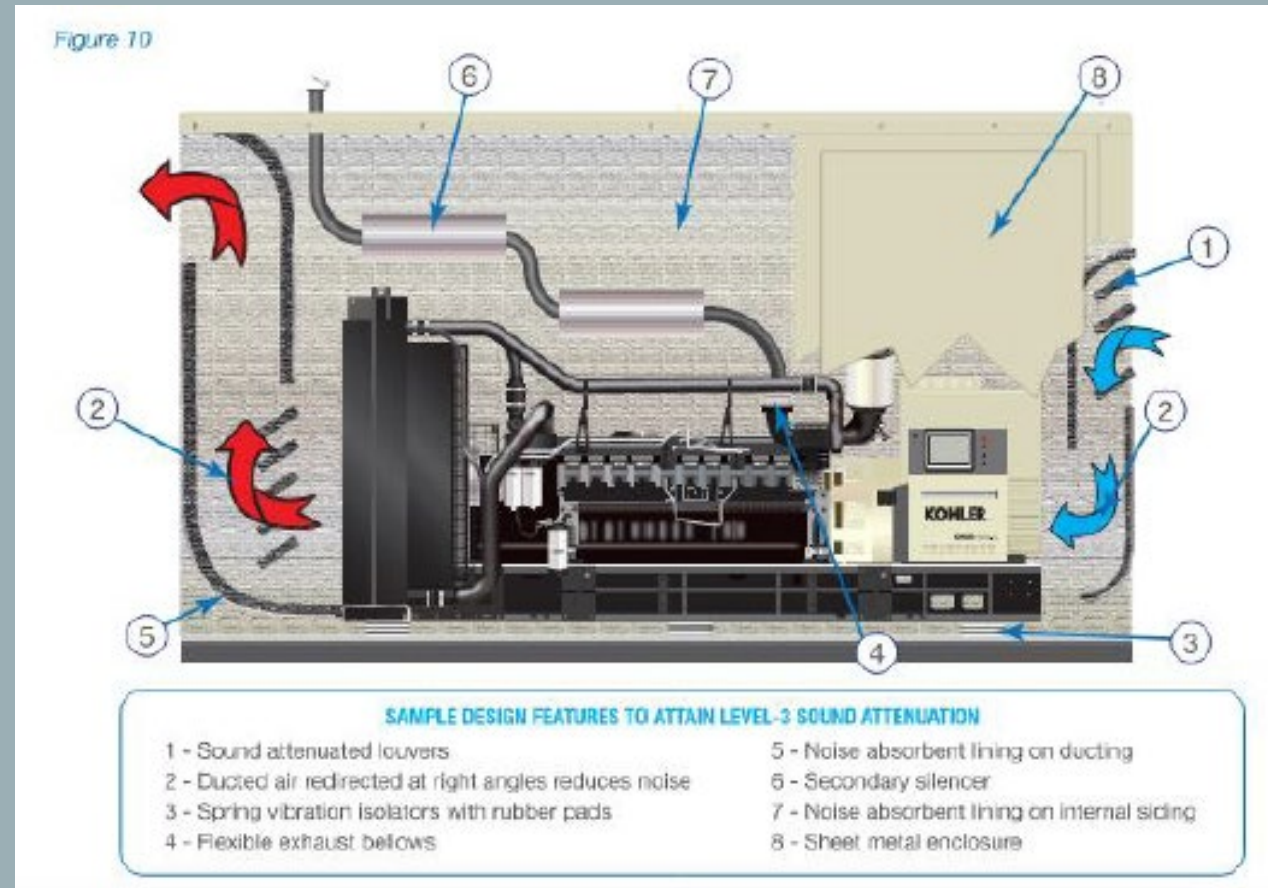
- Create a significant positive economic impact for the local jurisdiction
- Provide high-quality jobs (IT operations, mechanical & electrical engineers, systems experts, facility mgmt, etc)
- Provide high-quality construction jobs
- Enhance modern living through technology



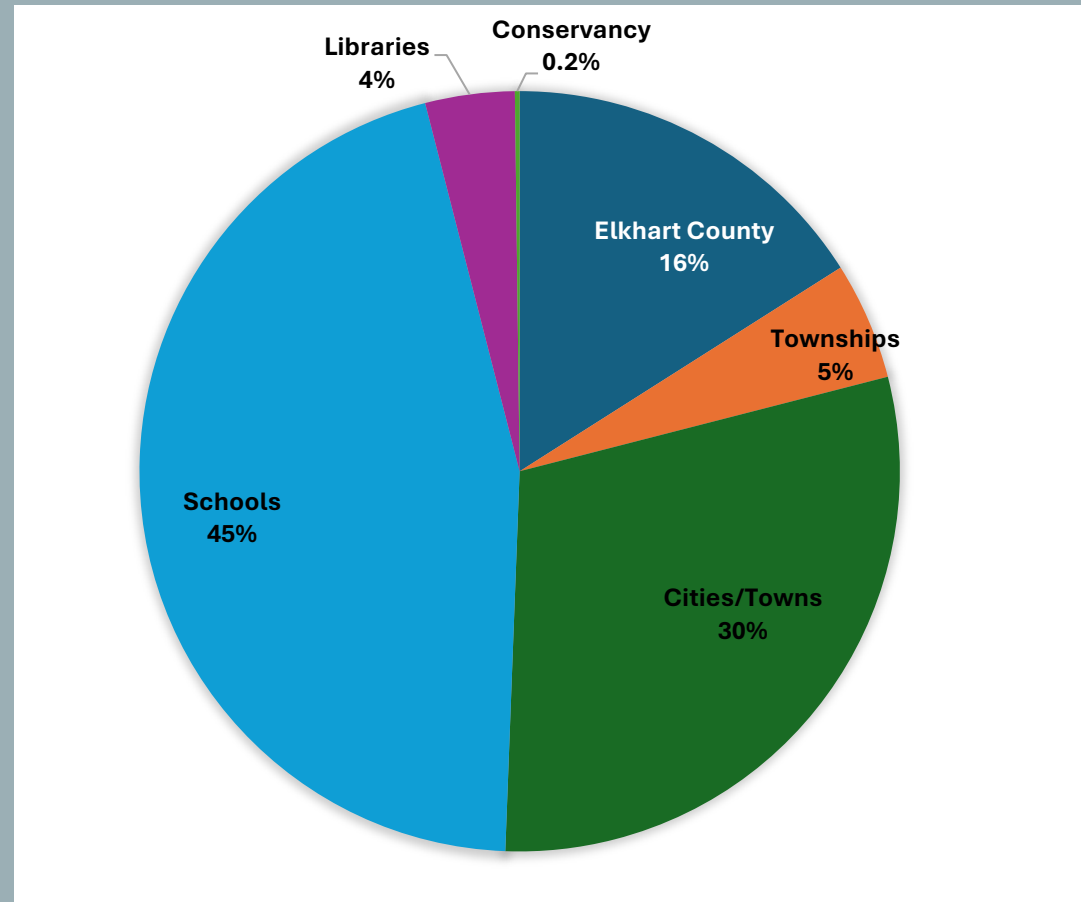


# NOISE ATTENUATION

- **Generators**
  - Generator Enclosures
  - Exhaust Mufflers / Bellows
  - Noise deadening materials
  - Louvers
- **Generator Testing**
  - Industry Standard: 30 min/month
  - Industry is moving towards: 10 min/month
  - Testing hours limited to 7:00 am to 7:00 pm
- **Climate Control**
  - Physical sound attenuation if needed to include equipment selection, shielding of equipment, equipment orientation, louvers
- Additional physical measures to help attenuate noise may include building location and orientation, increased setbacks, landscaping, berms, walls and/or other measures if needed



# PROPERTY TAX SUMMARY



Elkhart County 2023 Property Tax Revenue: ±\$311,423,863  
Proposed project would increase this by ±\$23,000,000

# SUMMARY AND BENEFITS

- Unanimous approval from Elkhart County Plan Commission
- \$1+ Billion capital investment
- Significant real estate tax revenues, approx. \$23 million per year
- Complies with the Elkhart County & Town Comprehensive Plan
- Diversifies the employment base by providing technology jobs



# SUMMARY AND BENEFITS

- Creates well paying construction jobs
- Low traffic generator – limited vehicle & truck trips
- Access from the north, not CR 23
- M-I uses limited to a data center campus

**We hope that you will support this important  
economic development project**

**THANK YOU!**