

All Ohio Future Fund	
Site Development – Indication of Interest Data Form	
Applicant Entity	
Name of Applicant Entity	Pickaway County Port Authority
Applicant Entity Type (e.g., city, township, port authority, community improvement corporation, transportation improvement district, private developer, etc.)	Port Authority in partnership with private developers
Street Address	1360 Lancaster Pike, Suite #111
City	Circleville
State	Ohio
Zip Code	43113
Full Name of Person Submitting This Form	Lexi Heidish
Title of Person Submitting This Form	Assistant Director, Pickaway County Port Authority
Contact Phone Number	740-420-6498
Contact Email Address	lheidish@pickawayprogress.com
Property Information	
Name of Site Submission	Project Thor
Total Acreage of Site (indicate contiguous/non-contiguous)	528 contiguous acres (CT site), 150 contiguous acres (Airside Services)
Total Developable Acreage of Site	403 developable acres (125 acres complete/under development at CT site), 150 developable acres (Airside Services)
Is the property being submitted in an existing industrial park	No
Street Address	4641 Elizabeth Avenue
City	Ashville
State	Ohio
Zip Code	43103
County	Pickaway County
Site GPS Coordinates Latitude	39°47'00.5"N
Site GPS Coordinates Longitude	82°55'06.2"W
Site Parcel Numbers	F1600010005400 (Pickaway Co.), F1600010005500 (Pickaway Co.), F1600010005900 (Pickaway Co.), F1600010000701 (Pickaway Co.), F1600010001526 (Pickaway Co.), F1600010001525 (Pickaway Co.), F1600010000100 (Pickaway Co.), F1600010000101 (Pickaway Co.), 180-004983 (Franklin Co.), 180-005301 (Franklin Co.)
Description of Current Zoning of Site	Zoned Manufacturing/Industrial under the Rickenbacker Business Development District (RBD)
Describe current use of site and how long in current use	Portions of site developed to industrial, other portions are agricultural land and has been for over 30 years
Describe any former uses of site	Agricultural land

Surrounding Uses	Agricultural land to the north (planned industrial), minimal residential and agriculture to the east, residential and agricultural to the South and developed industrial to the west.
Is there a Master Plan for the Site's Development?	Yes
<i>If yes, provide a copy, as a separate attachment and with this submission of any applicable Master Plans</i>	Pickaway Project Thor Master Plan
Current Land Value	N/A
<i>If an appraisal has been completed, provide a copy, as a separate attachment and with this submission of any applicable appraisals.</i>	N/A
Ownership/Control of Site	
Number of Site Owners	Two
List All Site Owners	CT Realty, CRAA
<i>Include an ownership map of site as attachment if multiple owners/parcels.</i>	Pickaway Project Thor Maps
List all known optionholders	N/A
Is the site publicly controlled (Owned or options held by a municipality, CIC, Port Authority, or other public entity)	No
<i>If no, provide a copy, as a separate attachment and with this submission any applicable agreements entered into with a unit of local government evidencing an agreement to work collaboratively on the project site (e.g., by which the owner has agreed to contribute to the cost of any upgrades which benefit the subject property (upon the sale or lease of land), reflected in a total and per-acre cost (note, funds that have already been used to prepare the site for development may be accounted for and included in the contribution (e.g., preliminary engineering work, site work, environmental assessments, etc.), to achieve a proposed timeline, address zoning requirements, coalesce local support, potential incentives to attract an end-user to the site, etc.)</i>	Pickaway Project Thor Private Development Agreement
<i>If yes, provide a copy, as a separate attachment and with this submission of any applicable purchase options for the site. Options must be valid at the time of application and for at least 60 months thereafter, which may include renewals</i>	N/A
Documented price / acre	N/A
<i>Provide a letter, as a separate attachment and with this submission, from any and all ownership stating willingness to sell, address of property and price per acre.</i>	Pickaway Project Thor Ownership

Site Utility Infrastructure	
Electric Provider	South Central Power/AEP
Electric Currently to Site Boundaries (Yes/No)	Yes (see attached map)
Existing Electric Excess Capacity to Site (in MW)	2-10 MW Service via existing 3-phase 12.47kV facilities adjacent. Service delivered via existing circuit from substation facilities, ~1 mile from site. Initial 2MW service available by July 2026. Completion of Application for New Commercial Service along with detailed load composition and further study required. Substation upgrade will be scheduled & completed to serve [REDACTED] by [REDACTED] & [REDACTED] by [REDACTED].
Natural Gas Provider	Utility Pipeline Ltd.
Natural Gas Currently to Site Boundaries (Yes/No)	Not at this time; the design is underway to extend a 12" high-pressure gas line from the West side of U.S. Route 23
Existing Natural Gas Excess Capacity to Site (in MCF/hour)	None at this time.
Water Provider	Earnhart Hill Regional Water and Sewer District
Water Currently to Site Boundaries (Yes/No)	18" line already at site boundary; Earnhart Hill recommending 5,500 ft extension of 18" line to loop from Airbase Road to Rickenbacker Pkwy. Water will have to be extended 1.5 miles from Rickenbacker Parkway North to east-west airside road connector.
Existing Water Excess Capacity to Site (in GPD)	Static water pressure in the area ranges from 90-100 psi per Earnhart Hill Regional Water and Sewer District. The max flow through an 18-inch waterline at an assumed velocity of 15 ft/s is approximately 11,900 gpm. This equates to 17.1 million gallons per day (MGD). Water capacities are more in depth than sewer capacities and require extensive information from the system such as tank drawdown, other development demands, modeling efforts, etc. to better determine how the system operates.
Sanitary/Sewer Provider	City of Columbus
Sanitary/Sewer Currently to Site Boundaries (Yes/No)	Yes. The existing sanitary sewer (54") sits right at the edge of the CT Acreage. This pipeline has a planned 24" extension along Airbase Road East. There is also a planned extension along Rickenbacker Parkway North to serve Thor's Airside Services. These pipelines are planned at 24"-30" up Rickenbacker Parkway North and 6" extending to the Airside Services.
Existing Sanitary/Sewer Excess Capacity to Site (in GPD)	The maximum 100% full capacity of the 54-inch trunk sewer extension to the site is 44.1 cfs. This equates to 28.50 million gallons per day. Using City of Columbus design calculations at an equivalent population density of 10 people per acre for the 678 acre site, the estimated design flow is 6.78 cfs. Therefore, there is approximately 21.72 million gallons per day of estimated excess sewer capacity for the Rickenbacker Intermodal area.
Fiber Provider	Charter/Spectrum

Fiber Currently to Site Boundaries (Yes/No)	Yes - Indicated on utility map submitted.
Rail (No/Yes/Feasible)	No
Rail Provider (If Applicable)	N/A
Include map(s) of site showing available utility infrastructure including electric, natural gas, water, sewer, and fiber	Pickaway Project Thor Maps