

Pike Integration Council

One Industry Voice, One Community Benefits Framework, One Integrator

Prepared by	Revision	Prepared for
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1. The Problem: Who Speaks for Industry at Piketon?

Multiple decision authorities now hold assets or obligations on or adjacent to the same 3,777-acre site. No single contract naturally owns the interfaces between them.

The DOE Portsmouth/Piketon site is no longer a single-sponsor development with a defined federal perimeter. It is a federal/private industrial site undergoing cleanup, uranium enrichment expansion, advanced nuclear reactor development, hyperscale compute construction, and the largest single gas generation buildout in Ohio — all at once under federal oversight. These developments are occurring on current federal property, former federal property, and purchased private property in a large contiguous area in Pike County.

Five facts from the public record define the situation, and none of them are in dispute:

- **A phased 10 GW data center campus** led by SB Energy / SoftBank Group, with a first phase of approximately 800 MW compute targeted for early 2028, \$4.2 billion in SB Energy-funded AEP Ohio transmission including 765 kV lines and four substations, closed-loop cooling designed to minimize makeup process water, FAST-41 federal permitting coverage, and a \$40 million Community Benefits Agreement. Recently OpenAI announced their own \$40 million Community Investment Fund.
- **9.2 GW of new natural gas generation, to be developed and owned by a SoftBank Group affiliate separate from SB Energy, with \$33.3 billion in Japanese funding under the U.S.–Japan trade agreement.**
- **A Centrus Energy enrichment expansion** supported by roughly \$900 million in DOE funding, with construction and permanent operating employment on site.
- **An Oklo / Meta advanced reactor project** targeting up to 1.2 GW dedicated to regional data center load, on ~206 acres purchased from SODI. Note that Oklo recently sold this property to SB Energy and has been assigned options that were held by SB Energy for two other parcels to the north and west of the DOE site boundary.
- **Active deactivation and decommissioning (D&D)** continuing across the balance of the site, alongside the depleted uranium hexafluoride (DUF6) conversion program — and an ongoing Pike County payment-in-lieu-of-taxes (PILOT) negotiation, because federal land generates no property tax.

Who holds what — and what nobody holds

The table below depicts evidence of gaps. Every party listed is competent inside its own boundary. The right-hand column is what falls between those boundaries — unassigned work and/or responsibilities.

Program or authority	Public position on the site	Gaps
U.S. Department of Energy Office of Environmental Management (DOE EM)	Landlord of ~3423 acres; active D&D; lease agreement and site oversight. The Portsmouth Site Specific Advisory Board (SSAB) is a chartered federal advisory body.	Business coordination between private tenants. The economics of reusing site resources. Siting new industry outside the fence line.
SB Energy / SoftBank Group	Developer of the 10 GW campus; first phase ~800 MW targeting early 2028; \$4.2B AEP transmission funding; \$40M CBA; FAST-41 covered.	Waste heat owned by other parties. Other tenants' construction schedules. Regional farm or industrial buyers outside its own program.
9.2 GW gas generation (SoftBank Group affiliate)	A SoftBank Group affiliate, separate from SB Energy, will develop and own the 9.2 GW plant, backed by \$33.3 billion in Japanese funding, to supply the SB Energy campus.	No mechanism yet exists for the generation owner to sell or share the plant's waste heat with other tenants — the hottest, most useful heat on the site. No single tenant can answer that question on its own.
AEP Ohio	765 kV transmission build and four substations; regional reliability obligations under regulated tariffs.	Sharing corridors for anything other than power lines. Digging one trench for gas, water, fiber, and heat instead of four. Coordinating flexible power demand across several tenants.
Centrus Energy	Enrichment expansion at PORTS supported by roughly \$900 million in DOE funding.	Shared corridors. Competition for construction labor. Shared roads and laydown areas. Trading process heat or utilities with neighbors.
Oklo / Meta	Advanced reactor project targeting up to 1.2 GW dedicated to Meta's central Ohio supercluster data center load.	The order in which projects connect to the grid. Sharing heat. Overlapping emergency plans. Building next door to the gas and data center projects.
Trillium H2 Power	Holds land at the site. Its development program is evolving; this brief deliberately does not characterize it pending confirmation from the company.	Whatever corridor, utility, heat, and workforce overlaps its final program turns out to create.
SODI	DOE-designated Community Reuse Organization; recipient of transferred acreage; seller/broker of the Oklo and Trillium land sales.	Technical screening of candidate industries. Engineering-grade feasibility work on energy, heat, and water.
Pike County / local government and Scioto Valley-Piketon Area Council of Governments (SVPA COG)	Negotiating a payment in lieu of taxes; federal land generates no property tax; local revenue and services exposure.	Planning for total workforce and supplier demand across all the projects at once, rather than one project at a time.
Ohio University / PORTSfuture	Long-running industry, labor, stakeholder and community engagement, future-use research, K-12 STEM engagement GIS, data analysis, and regional analysis.	Turning the uses its research identifies into actual deals and funding.

The four coordination gaps this creates

- **Community engagement is fragmented.** Each company must independently negotiate community benefits and answer the same questions about power, water, environmental impact, and jobs — creating inconsistent messaging and community fatigue in counties that have heard promises before.

- **No unified industry voice exists.** When community organizations, local government, or DOE need to engage “industry,” there is no single counterpart. Each company deals individually with the same groups, creating redundant and sometimes contradictory conversations.
- **Shared resource planning is ad hoc.** Water, utility corridors, workforce development, security, and environmental stewardship affect all tenants — but no mechanism exists for collective planning or cost-sharing.
- **Integration complexity is the bottleneck.** The site has existing industrial infrastructure, willing partners, and regulatory pathways. The missing piece is how all of this actually comes together — the coordination and governance layer that turns co-location into integration.

The supply chain is arriving at the same time

The campus is also drawing in major engineering and equipment firms, each contracted to a single program. Two are already public:

- **Hitachi / Hitachi Energy.** Identified under the U.S.–Japan strategic investment initiative as a potential provider of power infrastructure — HVDC transmission links, substations, and large power transformers — and a participant in the Japanese industrial consortium supporting the SB Energy campus and its 9.2 GW of gas generation.
- **Fluor Corporation.** Engineering, procurement, and construction (EPC) contractor for Centrus Energy’s multi-billion-dollar LEU and HALEU enrichment expansion, with Geiger Brothers selected as construction contractor.

Each supplier answers to one owner. None is contracted to coordinate substations, corridors, laydown areas, or construction labor across programs — the interfaces the Council exists to cover.

2. Vision, Mission & Values

The governance model should be as advanced as the technologies it coordinates.

Vision

A future where integrated energy campuses operate as coordinated ecosystems — where every tenant, investor, and community stakeholder shares in the benefits of co-location, and where the governance model is as advanced as the technologies it supports.

The PORTS-Pike Technology Campus becomes the national reference point for how advanced energy, industrial, compute, and agricultural infrastructure can be developed *with* communities rather than *despite* them — proving that integration, transparency, and shared prosperity are not obstacles to industrial development but accelerants of it.

Mission

The Pike Integration Council exists to coordinate, govern, and represent the collective interests of campus industry at the Piketon/PORTS site — ensuring that the site’s transition from legacy DOE operations to next-generation energy and industrial use delivers optimum benefits for every participant and the surrounding community, without displacing any existing authority.

Specifically, the Council will:

- **Integrate** — Provide the coordination layer that transforms co-located projects into a functioning, optimized campus ecosystem.
- **Represent** — Serve as the unified voice of campus industry in community, government, regulatory, and media engagement on campus-wide matters, and only on campus-wide matters.
- **Steward** — Ensure shared resources — water, infrastructure, workforce, environment, security — are managed collectively and sustainably.
- **Govern** — Establish transparent, equitable decision-making structures that provide proportional input for stakeholder groups.

- **Scale** — Develop a replicable governance model that can be adapted for integrated energy campuses at other sites.

Core Values

Value	What it means in practice
One Voice	Industry speaks collectively to the community, government, DOE, and the media — not as competing interests but as a coordinated campus. Individual companies retain their identity; the Council provides the shared platform.
Shared Stewardship	Water, land, utility corridors, security, and environmental impact belong to no single tenant. The Council plans, monitors, and reports on shared resources collectively — because the community sees one campus, not a set of disconnected companies.
Community First	Every decision is evaluated against its impact on the people of Pike, Jackson, Ross, and Scioto counties and the surrounding region. Community benefit is not a compliance exercise — it is the foundation of the campus's social license to operate.
Transparent Governance	Decision-making processes, community benefit commitments, environmental data, and financial contributions are visible to all members and, where appropriate, to the public. Trust is built through openness, not opacity.
Optimum for All	The Council seeks outcomes that maximize total campus value — not any single tenant's advantage. Integration enables economies of scale, cost savings, and creates surplus that benefits everyone; the governance structure ensures that surplus is shared equitably.
No Displacement	DOE, the Portsmouth SSAB, SODI, PORTSfuture, Pike County, regulators, and every facility operator retain their existing authority in full. The Council exists to fill gaps, never to absorb functions that already have an owner.
Built to Replicate	Every process, charter provision, and community framework is designed to be adapted for the next campus. Piketon is the proof path, not the exception. What works here becomes the model.

3. The Proposed Solution: The Pike Integration Council

A formal coordination body for campus industry — beginning as a working group, becoming a legal entity only if it earns one.

We propose establishing the **Pike Integration Council** — a coordination body drawn from the industrial stakeholders, investors, and associated parties at the Piketon/PORTS site. It begins as a chartered working group, not a corporation. Participation, decision rights, confidentiality, and public communications would be defined by a written charter or memorandum approved by the participating parties.

The concept draws on three proven models:

- **Industrial park associations** — governance bodies that manage shared infrastructure, community relations, and tenant coordination at multi-company industrial sites.
- **Oil and gas producer associations** — regional and state-level organizations that give individual operators a collective voice on policy, regulation, and community engagement that no single operator could achieve alone.
- **Homeowners' associations** — governance structures wherein co-located property owners collectively manage shared resources, set standards, and present a unified front to external parties. The analogy is imperfect at a federal site with a landlord and a cleanup program, and the charter must respect that difference.

The Council would serve as the governance and coordination layer for the Piketon campus — the mechanism that transforms a collection of co-located projects into an integrated energy ecosystem.

4. Proposed Structure: The Two-Layer Model

Coordination and execution are different jobs. The model separates them, and neither starts without sponsor consent. .

Layer 1 — The Council (Governance)

A formal body representing campus industry. Fosters collaboration, builds consensus, sets policy, negotiates community benefits collectively, and presents a unified voice externally. It manages no member assets unless explicitly delegated in writing.

Function	Description
Community Benefits Coordination	Develops and presents a unified community benefits package — jobs, workforce training, environmental stewardship, local procurement — rather than each tenant negotiating independently. Aligns with, and never reopens, the existing \$40M Community Benefits Agreement.
Shared Resource Planning	Coordinates water usage, utility corridor and right-of-way access, recovered heat utilization, emergency response assets, and environmental monitoring across all tenants.
Security & Resilience Coordination	Campus perimeter and common-area security, coordination with each facility's own security program, physical and cyber protection of investment assets, and joint drills. Treated as a standing function in its own right — see below.
External Representation	Single point of contact for community organizations, local government, state agencies, DOE, and the media on campus-wide matters only. No participant speaks for another without written authority.
Tenant Coordination	Forum for tenants to align on shared interests, resolve conflicts, build consensus, and optimize campus-wide operations — within antitrust and information-sharing limits.
Investor Relations	Provides investors with a governance framework that demonstrates coordination maturity and reduces perceived execution risk.

Layer 2 — The Integrator (Operations)

A designated operational entity — working under the Council's governance and strictly within approved scope — that executes integration, manages shared infrastructure interfaces, and coordinates day-to-day operations between tenants. EnergiAcres proposes to be evaluated for this owner-side role; appointment is not assumed, and any later commercial role should be subject to any competitive process the sponsors deem appropriate.

Function	Description
Systems Integration	Technical coordination of energy flows, recovered heat distribution, water systems, shared infrastructure, and support services. Maintains the cross-system interface register and decision log.
Campus Operations	Site mission support. Management of shared facilities, common areas, campus roads, grounds maintenance, and cross-tenant operational interfaces.
Development Coordination	Sequencing and phasing of new tenant buildouts to minimize disruption and maximize synergies across concurrent construction programs and active cleanup.
Performance Optimization	Continuous improvement of campus-wide resource efficiency, circular resource flows, and operational integration, measured against agreed KPIs.

Security, Resilience & Emergency Coordination — a distinct function

Rev 1 buried security inside “campus operations.” The review comment was correct: it needs to stand on its own. At a site with a federal landlord, an active cleanup, an enrichment facility, a reactor project, and a hyperscale compute campus, tenants operate under materially different clearance regimes and threat models. That asymmetry should be **assumed and designed for, not discovered during an incident.**

Security function	Council role	Boundary
Campus perimeter & common areas	Coordinates a shared perimeter and common-area security posture, access protocols, and visitor and contractor management across tenant boundaries.	Each facility retains full control of its own security program inside its own fence.
Facility security interface	Maintains the interface map between the campus posture and each tenant’s security organization, including escalation and notification paths.	No Council access to tenant security plans beyond what each tenant elects to share.
Investment asset protection	Coordinates physical and cyber-physical protection of shared and adjacent assets — utility corridors, substations, thermal lines, control systems, and telemetry.	Critical-infrastructure and cybersecurity information stays within approved channels and clearance levels.
Emergency response & first responders	Aggregates mutual-aid arrangements, coordinates with county and township first responders, and de-conflicts emergency planning zones across the reactor, enrichment, gas, and compute programs.	Does not replace any facility’s regulated emergency plan or any federal requirement.
Joint drills & exercises	Schedules and runs campus-level drills so that a multi-tenant incident is not the first time these organizations work together.	Participation by agreement; findings shared on a need-to-know basis.

Phase-gated path — formalize only if earned

Nothing in this brief asks anyone to approve a legal entity, a board, or a membership structure today. The path below is deliberately reversible, and the default at every gate is **stop**.

Phase	Purpose	Core work	Gate
0	Listen and align	Courtesy briefings; sponsor and DOE-EM conversations; confirm existing roles, constraints, and what is already covered.	Is there a real gap worth testing?
1	30-day screen	Map interfaces; rank opportunities; identify owners, economics, risks, data needs, and the option-preservation list with closing dates. EnergiAcres proposes to underwrite this phase.	Proceed, pilot, defer, or stop.
2	90-day pilot definition	Develop one sponsor-approved use case to pre-FEED / pilot-ready scope with a named operator and offtake logic.	Fund and execute, redesign, or stop.
3	Formalize only if earned	Consider a durable council, charter, services agreement, or legal entity — and choose a permanent name — only after recurring value is demonstrated.	Define long-term governance and funding.

Decision principle ▪ One accountable owner for every action. ▪ One source of truth for each shared fact. ▪ No public commitment without written authority. ▪ No coordination work that slows the core project.	Formalization principle ▪ Start as a working group. ▪ Prove recurring value first. ▪ Define funding and liability before legal formation. ▪ Create a formal entity only when the work requires one.
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5. Membership Model

Membership does not require physical on-site presence — but it does require a stake in campus-wide coordination.

Tier	Who	Voice
Anchor Members	Companies with major on-site operations — SB Energy / SoftBank Group (data center campus and gas generation), Centrus Energy, and the Oklo / Meta project.	Full voting membership; representation on the governing body proportional to site footprint and capital commitment.
Campus Partners	Companies with on-site or directly associated operations — Trillium H2 Power, EnergiAcres, site EPC and D&D contractors, and utility operators including AEP Ohio.	Full voting membership; board representation.
Associated Members	Off-site companies, technology and automation providers, service providers, and organizations associated with the campus ecosystem.	Advisory voice; participation in working groups.
Investor Members	Key investors in campus projects with a stake in campus-wide coordination and governance.	Observer status; access to governance reporting and campus performance data.
Deliberately not members Could these be cited as allied external partners or some such thing?	DOE-EM, the Portsmouth Site Specific Advisory Board, SODI, Pike County and township government, Scioto Valley-Piketon Area Council of Governments (SVPA COG), and Ohio University / PORTSfuture.	These are counterparts the Council engages, not functions it absorbs. Each holds authority the Council must never appear to duplicate. Invitations to participate are by their choice, in their role, on their terms.

Correction carried from Rev 1 — DUF6

Rev 1 listed **DUF6** among anchor tenants. That was an error, and the review comment supplied the correction. **DUF6 is depleted uranium hexafluoride** — a material, and the conversion and cleanup program that handles it. It is a program and site context, not a company or a tenant category, and it has been removed from the membership table and added to the definitions in Section 10.

6. Community Benefits Framework

The Council's most immediate value is a single, coherent community benefits story — built on top of the agreement that already exists, never in competition with it.

Rather than each tenant independently engaging community groups, the Council develops a unified framework across five collective commitments:

- **Workforce development:** Coordinated hiring, training, and apprenticeship programs across all members — presenting one jobs story to the community, not several competing ones, and treating the site as a single labor market rather than multiple independent forecasts.
- **Water stewardship:** Collective water planning, reuse systems, and transparent reporting. The announced closed-loop design minimizes makeup water, but no cooling system runs at zero — losses always have to be replaced. That design is the starting point for transparency, not a reason to stop reporting.
- **Environmental monitoring:** Campus-wide environmental stewardship with shared monitoring, reporting, and community transparency — designed with community input rather than presented to it.
- **Local procurement:** Coordinated local purchasing commitments and supplier development programs, aggregated across members so a local business sees one door rather than six.
- **Community investment:** Pooled community benefit fund with transparent governance and community input on allocation.

CBA discipline — a hard boundary

SB Energy has publicly committed **\$40 million** through a Community Benefits Agreement, and long-standing community process exists through the Portsmouth SSAB, SODI, and PORTSfuture. Nothing in this concept reopens, renegotiates, or competes with any of it. Any Council community initiative must **align with the existing CBA, create no parallel reporting track, and appoint no new public spokesperson**. A coordination layer that duplicates community process is worse than no coordination layer at all.

The perception question, named before someone else names it

PORTS is a former uranium enrichment site with active D&D, a documented contamination history, and organized public scrutiny. Zahn's Corner Middle School closed in 2019 after trace amounts of neptunium-237 was detected by a nearby air quality monitor. Federal illness claims from Portsmouth workers are approved at a materially lower rate than at comparable DOE sites. Pike County residents remain excluded from the Radiation Exposure Compensation Act. Piketon village came through a municipal water crisis in late 2025 — unrelated to this project, but residents will connect it to campus water demand.

Any campus initiative involving **food production** inherits a perception problem regardless of the underlying engineering. This brief names it deliberately rather than leaving it for a public meeting:

- Siting preference is land **outside the federal fence line** — SODI-held or private acreage — with physical and hydrological separation documented from the outset.
- **Closed-loop thermal transfer only.** No direct contact between any campus stream and any growing medium, product, or irrigation water.
- An **independent third-party testing and public-reporting regime**, designed with community input before the first structure is built — not after the first question is asked.
- If perception risk cannot be managed to the satisfaction of the community and the sponsors, **the food use case should be dropped** and a different second use screened in its place. That is a valid outcome, not a failure.

7. Why This Matters for SB Energy and DOE

The Council reduces burden, simplifies counterparties, and demonstrates site maturity — without impacting developers' schedules.

- **Reduces the developer's burden.** Community benefits coordination should not rest entirely on SB Energy's shoulders. The Council distributes that responsibility across members while maintaining a coordinated approach.

- **Simplifies DOE’s counterpart.** Instead of managing relationships with multiple independent companies on campus-wide matters, DOE and its contractors have a single organized counterpart — without displacing the SSAB, which remains the chartered federal advisory body.
- **Gives the generation owner a counterpart.** With a SoftBank Group affiliate owning 9.2 GW of generation, any conversation about second use of that thermal energy needs an industry-side interlocutor that is not a single competing tenant. Today none exists.
- **Demonstrates site readiness.** A functioning coordination body signals to federal stakeholders, Congress, capital partners, and the public that Piketon has mature governance — not just a collection of individual projects.
- **De-risks the transition.** Coordinated community engagement reduces the risk that any single company’s misstep creates backlash affecting every tenant on the site.

Schedule primacy — the standing safeguard

No Council activity may affect the FAST-41 permitting timetable, the first-phase construction sequence, or the early-2028 target. Any workstream that creates schedule exposure is **stopped, not managed**. This is stated first because it is the specific objection a coordination layer should expect, and it deserves an unambiguous answer.

8. Integration in Action: Recovered Heat and the Circular Campus

Use energy twice — but only where the second use is technically real, seasonally matched, and economically defensible.

The Council’s value is not theoretical. The most tangible demonstration of what campus-level integration produces is the productive second use of recovered thermal energy — with Controlled Environment Agriculture (CEA) as the leading proof case, because it consumes electricity, heat, water, land, controls, and skilled labor simultaneously and produces visible local output.

The circular resource flow

At a conventional data center or power plant, thermal energy is a byproduct vented to the atmosphere as a cost center. At an integrated campus, thermal energy becomes a productive input to the maximum extent economically possible. But the honest version of that sentence requires naming which streams are actually worth pursuing.

Thermal stream	Approximate grade	Honest assessment	What must be proven
Reciprocating engine jacket water and exhaust	~85–95 °C water; ~400–450 °C exhaust	The strongest candidate <i>if</i> engines are in the generation mix. Directly usable for greenhouse heating, absorption chilling, and industrial process heat with conventional equipment.	Whether engines are in the mix at all; duty cycle and dispatch; the contracting path with the SoftBank generation affiliate; distance to a credible sink.
Combined-cycle condenser rejection	~30–45 °C	Very large in quantity, low in quality. Viable for root-zone and bench heating loops, which tolerate 35–50 °C. Not viable for district heating without heat pumps.	Cooling technology — air-cooled condensers change the picture entirely; seasonal match against Ohio heating degree days; heat-pump capital and parasitic load.

Thermal stream	Approximate grade	Honest assessment	What must be proven
Data center liquid-cooling return	~30–45 °C	Enormous, continuous, and remarkably steady — but the announced closed-loop design keeps makeup water very low and constrains how the heat can be tapped, and any tie-in on a live cluster is an outage event.	Loop topology and tap points; whether provisions can be made during first-phase construction; the operator's tolerance for any shared thermal interface at all.
Captured CO ₂	Flue gas, dilute	Candidly the weakest item here at CEA scale. A 25-acre greenhouse consumes roughly 2,000 tonnes per year — a rounding error against campus flue volume, and almost certainly cheaper to buy as merchant liquid CO ₂ than to purify on site.	Only worth pursuing if a capture project is built for other reasons and a food-grade slipstream becomes nearly free. Otherwise recommend against.
Water	Closed-loop; makeup process water minimized by design	The announced design correctly shrinks the water story rather than expanding it, though some makeup water will always be required. Remaining pathways are narrow: blowdown and drift makeup, air-handling condensate, and waste-heat-driven atmospheric water generation.	Actual makeup and blowdown volumes; regulatory status of any recovered stream; whether waste-heat-driven water generation clears its own capital hurdle.
Flexible electrical demand	Grid-facing	Adjacent industrial or CEA load able to respond to campus operating conditions has real value to a 10 GW interconnection, independent of any thermal integration.	Process tolerance to curtailment; controls and telemetry; tariff and PPA structure; effect on production and on the operator's financing.

The counter-intuitive finding — and why it argues for the Council

The intuitive answer is to reuse the **data center** heat. The harder truth is that the **generation** heat is the likelier prize — it is higher grade, it is not behind a live training cluster, and there is far more of it. And public materials indicate that generation is **owned by the U.S. Government, not by the campus developer**.

That single fact is the clearest argument in this brief for a coordination layer. The party that plans the campus cannot conclude a generation-heat conversation. The party that owns the heat is not in the commercial development business. Neither is at fault — but without a mechanism to convene them, the largest recoverable resource on the site has no forum in which it can even be discussed.

The automation and controls layer

Industrial-scale CEA at a multi-source energy campus requires automation, sensing, and control systems well beyond traditional greenhouse, growhouse, or indoor farming operations. This is where world-class industrial automation partners — firms with deep expertise in precision controls, robotics, thermal management, and industrial IoT — become essential Council members rather than vendors.

System	What it requires	Why campus integration matters
Thermal Distribution Controls	Real-time management of recovered heat from multiple sources at varying temperatures and flow rates, delivered to CEA zones with precise temperature requirements.	No single heat source is constant. The control system must blend, buffer, and balance across sources and owners that only the Council can convene.
Climate Management	Automated HVAC, humidity, CO ₂ enrichment, and lighting maintaining optimal conditions across multiple crop zones.	Campus-level energy availability enables climate strategies that would be cost-prohibitive for a standalone CEA operation.
Water & Nutrient Systems	Closed-loop irrigation, fertigation, and reclamation systems that minimize freshwater draw and maximize reuse.	Water stewardship is a campus-wide commitment. CEA water systems must integrate with campus-level planning and public reporting.
Crop Production Automation	Robotic seeding, transplanting, harvesting, and packaging enabling commercial-scale production with minimal manual labor.	Workforce programs coordinated through the Council can train local workers on advanced automation — creating high-skill agricultural jobs that do not exist in the region today.
Campus Energy Interface	Demand response, load balancing, and storage coordination between CEA operations and the campus electrical system.	CEA becomes a flexible load that helps stabilize campus-wide energy operations — a benefit to all members, governed through the Council.

The economic case — first-order, offered to be tested

The figures below are engineering approximations built from public data and standard ratios. They are offered so the concept can be evaluated and, if wrong, discarded — not presented as analysis of any party's confidential data.

Quantity	First-order estimate	Basis and caveat
Heat required for CEA at Ohio design conditions	≈ 0.8 MW-thermal per acre	Modern glass or double-poly greenhouse at roughly 150–200 W/m ² peak. Root-zone and bench loops accept 35–50 °C water.
Implied scale of a single anchor pilot	20 MW-thermal ≈ 25 acres under glass	A fraction of one percent of any plausible campus reject stream. Roughly 100–150 permanent operating roles at commercial CEA staffing ratios. Capital is grower-side, not sponsor-side.
Economic transport limit for low-grade heat	≈ 1–2 miles, falling fast with temperature	Pre-insulated buried pipe pairs run into the millions per mile. This is the constraint that makes siting and corridor decisions time-critical rather than deferrable.
Growing season extension	≈ 160 days → 365 days	Ohio's outdoor season is roughly 160 days. CEA extends production year-round in a region that currently imports the majority of its produce.

- **Near-zero energy cost for thermal management** — the dominant operating expense in conventional CEA is largely eliminated when recovered heat is the primary thermal source.
- **Regional food security and supply-chain resilience** — much of Appalachian Ohio is a USDA-designated low-access area; campus-scale CEA addresses local food access directly.
- **High-skill job creation** — automated CEA creates technician, controls engineer, agronomist, and data analyst roles, not seasonal field labor.

- **Carbon and community narrative** — recovered heat used for local food production is among the most compelling circular-economy stories available to any energy campus, and it is a story only a coordinating body can credibly tell on behalf of the whole site.
- **Replaces farmland sold to developers with viable indoor agriculture that is productive 24/7/365.**

Why this requires the Council

- **Heat supply agreements** must be negotiated between energy or compute owners and any second-use operator — including, critically, the SoftBank generation affiliate. The Council provides the framework for those inter-party agreements.
- **Water allocation** for any second use must be coordinated with campus-wide water stewardship commitments, so that new load is planned rather than competitive.
- **Automation partners** need a single point of integration with campus systems — energy, water, data. The Integrator layer provides that interface.
- **Workforce development** for automation and controls roles must be coordinated with training programs for other members, so the campus produces one pipeline rather than four competing ones.
- **Corridor and provision decisions** cross every boundary on the site and close permanently at construction. No single tenant can make them, and no single tenant is harmed by preserving them.

The integration use case demonstrates the core thesis: **co-location without coordination is just proximity. Co-location with governance, integration, and shared resource design is an ecosystem.** The Council is what makes the difference.

9. Capital Deployment Interface: The Council as JobsOhio Liaison

How does a state economic development entity deploy capital into a multi-tenant campus when there is no single counterpart for negotiations?

The problem for economic development agencies

JobsOhio and comparable state and federal capital sources are designed to work with discrete projects — one applicant, one project, one set of deliverables. The Piketon campus breaks that model. Multiple companies with different capitalizations, timelines, and workforce needs are developing interdependent projects on shared ground. Without a coordinating entity:

- Each tenant must be evaluated and negotiated with individually — duplicating effort and missing campus-wide synergies.
- Workforce investments cannot be coordinated across tenants, producing competing training programs and a fragmented labor pipeline.
- Infrastructure investments that benefit the entire campus have no single applicant or accountable party.
- Community benefit commitments scatter across individual incentive agreements with no campus-level accountability.
- The total economic impact of the campus is invisible — each project looks smaller in isolation than the integrated whole.

The local revenue question — why this is not abstract in Pike County

Because initially a significant portion of the campus is expected to sit on federally owned land under a lease rather than a sale, Pike County may collect little or no property tax on it. Federal payment-in-lieu-of-taxes authority is capped, discretionary, and appropriations-dependent, and it excludes post-acquisition improvements. Any meaningful local revenue must come from a **negotiated PILOT with the private operators**, and that negotiation is live today with terms not public.

This is precisely the kind of question that lands on whichever industry representative happens to be in the room. A Council gives the county a consistent counterpart and gives members a consistent position — without any member conceding anything it has not agreed to.

Function	What the Council enables	What a capital partner gets
Unified Application	Campus-wide incentive applications that capture the full scale and interdependency of member projects, where program rules permit.	One application reflecting the true economic impact — not several smaller ones that understate the opportunity.
Workforce Coordination	Aggregated workforce needs across all members into a single development plan with coordinated training, apprenticeship, and hiring pipelines.	One workforce investment serving the entire campus — measurable, accountable, and non-duplicative.
Infrastructure Investment	A named applicant and accountable party for shared infrastructure — water systems, roads, utilities, broadband, corridors — that benefits all members.	A clear counterpart for infrastructure grants that would otherwise have no single responsible entity.
Accountability & Reporting	Consolidated reporting on jobs created, capital invested, community benefits delivered, and milestones achieved across the campus.	One dashboard, one set of KPIs, one annual review — not several separate compliance tracks.
Deal Structuring	Campus-wide packages that allocate benefits across members based on contribution, timeline, and need.	Flexibility to deploy at the campus level with confidence that allocation is governed transparently.

Governance safeguards for capital partners

- **Ring-fenced funds:** Capital received for specific purposes — workforce, infrastructure, member incentives — is tracked and reported separately.
- **Allocation transparency:** How capital is distributed across members is governed by the charter and visible to all members.
- **Independent reporting:** Financial and impact reporting follows standards acceptable to JobsOhio and federal grant programs.
- **Community accountability:** Outcomes — jobs, wages, local procurement, environmental performance — are reported publicly as part of the community benefits framework.

10. Governance Safeguards and Non-Displacement

The mechanism must reduce risk, not create a new layer of ambiguity.

Safeguard	Required discipline
Authority matrix	A written Responsible, Accountable, Consulted, and Informed (RACI) document that identifies who decides, approves, advises, executes, pays, owns, operates, and reports for every workstream before any work begins.
Sponsor alignment	No scope is initiated without confirmation from the relevant sponsor and a named accountable business owner on the sponsor side.
No displacement	DOE and the Portsmouth SSAB, SB Energy, the SoftBank generation affiliate, AEP Ohio, Centrus, Oklo, SODI, PORTSfuture, regulators, and facility operators retain their existing authority and responsibilities in full. The SSAB in particular is a chartered federal advisory body and this concept is not an alternative to it.

Safeguard	Required discipline
Schedule primacy	No activity may affect the FAST-41 permitting timetable, the first-phase construction sequence, or the early-2028 target. Any workstream creating schedule exposure is stopped, not managed.
Confidentiality and data rights	Mutual NDA, need-to-know access, source attribution, critical-infrastructure controls, cybersecurity protections, and no unauthorized data reuse or external reference.
Security by design	Physical and cyber coordination is a distinct standing function. Sensitive details stay within approved channels and clearance levels, and clearance asymmetry between members is assumed rather than discovered.
Competition and procurement	Avoid antitrust exposure, improper information sharing between competing members, conflicts of interest, and circumvention of owner or public procurement rules. Any commercial role for EnergiAcres runs through the sponsors' own process.
Public communications	No participant speaks for another party, the project, the community, or the Council without written authorization. All external material is pre-decisional until sponsors say otherwise.
CBA discipline	Any community initiative must align with the existing \$40 million Community Benefits Agreement and established community process. Nothing in this concept reopens or renegotiates it.
Measured value and sunset	Each workstream has Key Performance Indicators (KPIs), budget, milestones, acceptance criteria, and a stop or sunset decision if value is not demonstrated. The default at every gate is stop.

Initial participation model

Participation should be invitation-based and scope-specific, and the initial group should remain small: the campus sponsor or designee; DOE-EM or the site authority; a representative of the SoftBank generation affiliate where thermal integration is in scope; SODI and PORTSfuture representation; the owner of the selected workstream; affected utilities and operators; and the integration team. State, local, workforce, community, security, and capital partners are added when their role is required — and **Pike County should be engaged early**, given the live PILOT discussion.

11. Timeline Integration and Why Now

Three forces make this the moment — and only one of them is genuinely urgent.

Timeframe	Council milestone	Campus context
Aug–Sept 2026	Concept socialization with SB Energy, DOE-EM, SODI, and prospective founding members; draft charter outline.	Second round of PORTS community meetings, September 29–30 in Jackson and Chillicothe, respectively. The coordination concept can be introduced as the industry-side mechanism. <i>Confirm dates before any external circulation.</i>
Q4 2026	Founding participant commitments; charter ratification; initial community benefits framework; costed option-preservation list delivered.	Tenant development plans advancing; community engagement intensifying; Pike County PILOT negotiation continuing.
Q1 2027	Integrator designation; shared resource planning initiated; first unified community benefits presentation; security and emergency coordination protocol drafted.	Pre-construction activities for anchor members; workforce development programs launching.

Timeframe	Council milestone	Campus context
2027–2028	Full operational coordination; ongoing community benefits delivery; performance reporting; formalization decision if value has been demonstrated.	Construction phases; first-phase campus operations beginning.

Why now

- **The community meetings are imminent.** Residents will ask who represents industry and who they hold accountable. Having a coordination concept in hand before those meetings demonstrates forethought and seriousness — and having it in *concept* form, rather than as a launched organization, demonstrates restraint.
- **Member commitments are crystallizing.** The Oklo / Meta agreement, the Centrus expansion, and the first-phase campus build are moving from concept to execution. A coordination layer is far easier to establish before construction than after.
- **The physical options close at concrete.** This is the only genuinely time-critical item in this brief. Utility corridors, stub-outs, trench capacity, and land reservations are cheap now and effectively unpurchasable later. Every month of delay narrows what the campus can still become.

The model opportunity

Piketon is the starting point, but the model is designed to be replicable. As community-aligned AI infrastructure campuses and integrated energy systems develop at other sites — in Eastern Ohio, Central Appalachia, and beyond — the coordination model, community benefits framework, and integrator structure can be adapted and deployed. Piketon serves as the first proof path for a governance model as innovative as the energy and industrial systems it coordinates.

12. Next Steps and Engagement Sequence

Transparent local alignment first, then the federal side as a primary counterparty, and the sponsor only after DOE has been briefed.

Step	Action	Purpose and explicit ask
1	Internal alignment — EnergiAcres and NuSynergy	Confirm the working title and agree the division of outreach responsibilities between EnergiAcres and NuSynergy before any external approach is made.
2	Courtesy brief — PORTSfuture, Ohio University Voinovich School	Acknowledge PORTSfuture’s engagement history and invite objections. Ask: is any of this already covered by existing research or convening, and is an introduction to the right sponsor contact appropriate?
3	Courtesy brief — SODI leadership	Recognize SODI’s Community Reuse Organization role and land-transfer position, explain the non-duplication safeguards. Ask: which second-use pathways has SODI already screened, and would SODI-held acreage outside the fence be a candidate site?
4	Sequenced DOE meetings — Stephanie Howe, Ohio University Voinovich School Director of Energy Programs then Kevin Shoemaker, SODI Legal Counsel, then DOE-PPO and DOE-PORTS Lead	Meet jointly with Stephanie Howe first, then Kevin Shoemaker, then jointly with DOE-PPO and the DOE-PORTS Lead. Hold the DOE-PPO and PORTS Lead meetings in person. Confirm this concept does not intersect D&D, safety, security, or landlord functions. Ask: who is the right SoftBank contact for the 9.2 GW generation assets?

Step	Action	Purpose and explicit ask
5	Request — SB Energy working session	A direct 60-minute exploratory discussion with project leadership, held in person, requested only after the step 4 DOE meetings have taken place. Steps 2 and 3 still go out in the same week so no local party learns of the approach secondhand.
6	Founding participant soundings	Gauge interest from Centrus, Oklo, Trillium, AEP Ohio, and site contractors once the sponsor conversation has occurred — not before.
7	Charter outline, or clean stop	If there is appetite: draft charter and participation terms for founding review, and designate the Integrator scope. If not: stop cleanly, thank the participants, and do not re-approach without new information.

13. Public-Source Basis, Definitions and Contacts

This brief uses public information only. Project facts should be refreshed before each external circulation.

Public-source basis as of September 29, 2026

- U.S. Department of Energy — *Energy Department Announces Partnership to Ensure Affordable Energy and Power America’s AI Future* (March 20, 2026).
- U.S. Department of Energy — *Fact Sheet: Ensuring Affordable Energy Access in Ohio While Powering the Future of AI* (March 20, 2026).
- U.S. DOE Office of Environmental Management — *Partnership Ensures Affordable Energy, Powers AI Future at Portsmouth Site* (March 24, 2026).
- PORTS-Pike Technology Campus official website — overview, phasing, generation ownership, and community pages (accessed August 15, 2026) — portscampus.com.
- Ohio University — *OHIO leaders tour PORTS site, reaffirm commitment to redevelopment efforts* (July 2026); Centrus and Oklo / Meta program references.
- WOUB Public Media — groundbreaking coverage (March 20, 2026); acreage, land transfer, and payment-in-lieu-of-taxes reporting.
- Southern Ohio Diversification Initiative — mission, staff, and Community Reuse Organization role (accessed August 15, 2026).
- U.S. DOE — Portsmouth Site Specific Advisory Board recommendations and charter materials.
- Pike County Auditor — TY2025 Tax Valuation Schedule and Tax Rate Sheet; county valuation and millage basis for the local revenue discussion in Section 9.
- SB Energy, Inc. — Form S-1 registration statement filed with the U.S. Securities and Exchange Commission (2026); gas-fired generation ownership and development disclosures. Also: U.S. Department of Commerce statement on the Portsmouth Powered Land Project (February 17, 2026).
- Centrus Energy — Centrus and Fluor Partner to Advance Major Expansion of Ohio Uranium Enrichment Plant (February 11, 2026); Centrus Selects Geiger Brothers as Construction Contractor (April 20, 2026).
- POWER Magazine — SB Energy Tapped for Proposed 9.2-GW Ohio Gas Power Plant in First Tranche of \$550B U.S.–Japan Deal (February 20, 2026); Japanese supplier roles including Hitachi.

Definitions

Term	Definition
CBA	Community Benefits Agreement. SB Energy has publicly committed \$40 million.
CEA	Controlled Environment Agriculture, including greenhouses, growhouses, vertical farms, and other indoor growing systems.
CRO	Community Reuse Organization. SODI is the DOE-designated CRO for the Portsmouth site.

Term	Definition
D&D	Decontamination and decommissioning. Ongoing across portions of the PORTS site.
DUF6	Depleted uranium hexafluoride. A material, and the conversion and cleanup program context that handles it — not a company or a tenant category.
FAST-41	Federal permitting coordination under Title 41 of the FAST Act, providing a published timetable and public dashboard for covered projects.
Grade (thermal)	The temperature and usable quality of a heat stream, distinct from its quantity. Two streams of equal energy content can differ entirely in usefulness.
KPI	Key Performance Indicator. An agreed measure used to judge whether a commitment is being met — for example local hires, water reused, or heat delivered.
PILOT	Payment in lieu of taxes. Relevant because federal land generates no local property tax.
RACI	Responsible, Accountable, Consulted, Informed. A simple chart showing who does the work, who decides, who must be asked, and who is kept informed for each interface.
SMR	Small modular reactor. The Oklo / Meta project is described in public materials as an advanced reactor development targeting regional data center load.
SSAB	Site Specific Advisory Board. A chartered federal advisory body for the Portsmouth site.

Contacts

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Drafting note

This concept brief uses public information only and is intended for external circulation and discussion. It does not represent SB Energy, SoftBank Group, the U.S. Department of Energy, the U.S. Government, AEP Ohio, Centrus Energy, Oklo, Meta, Trillium H2 Power, SODI, Ohio University, PORTSfuture, or any other project participant. Figures marked as estimates are first-order engineering approximations offered for testing, not analysis of any party's confidential data.