

Montgomery County Mega Site & Data Centers– Frequently Asked Questions

Q: What is the Mega Site?

A: The Mega Site is an area designated by the State of Missouri as “a large, development-ready tract of land” specifically prepared for large-scale industrial projects. It is managed by the Montgomery County Port Authority and the Montgomery County Greater Economic Development Council. This area is located in both the northeast and southeast corners of the I-70/Highway 19/New Florence corridor. All of the property within the Mega Site remains in private ownership. Any developer interested in the area would need to contact the individual landowners directly regarding purchase.

Q: How is the Mega Site zoned and taxed?

A: Most of the Mega Site is zoned commercial or industrial. It is taxed based on how the land is currently used—primarily agriculture. Property tax classification and rate will change if the land is developed.

Q: What is going in the Mega Site?

~~A: Unknown at this time. There have been several inquiries about the land, but no permits have been issued by the County for any projects.~~

A: Montgomery County Planning & Zoning has received and approved administrative reviews for two projects:

- Project Green – a proposed data center campus located in the northeast quadrant of I-70 & Highway 19
- Project Spade – a proposed data center campus located in the southeast quadrant of I-70 & Highway 19

An administrative review confirms that the proposed land use is permitted within the existing zoning district and that the project may proceed to the next phase. (Updated December 1, 2025)

Q: What is a data center?

A: A data center is a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data, sometimes referred to as ‘the cloud.’”

Q: Are data centers allowed in Montgomery County?

A: Yes. If the ground is zoned commercial or industrial, data centers are permitted by right through P&Z administrative review. A Conditional Use Hearing is required for agricultural-zoned areas. Data centers are **not allowed** in Rural Village or Residential zoning districts. Each city may also have its own ordinances regarding data center placement.

Q: How much electricity and water do data centers use?

A: Specific usage amounts are unknown at this time.

Q: Will my electric bill go up if a data center is approved?

A: Senate Bill 4 (2025) requires that large electrical users cover their own infrastructure costs through special tariffs, ensuring those expenses are not shifted onto residential customers

Q: Will local wells or aquifers be affected?

A: A test well is currently being drilled on a portion of the Mega Site as part of the required hydrogeologic analysis. At this time, there is no indication that local residential wells will be affected.

The proposed industrial wells are expected to be drilled to approximately 1,600–2,000 feet, which is far deeper than local residential wells (typically around 800 feet). This creates a separate and isolated water source, preventing interaction with the local aquifer used by homes. The Missouri Geological Survey and the Department of Environmental Quality, divisions of the Missouri Department of Natural Resources, are actively monitoring and evaluating the site to ensure compliance and environmental protection. (Updated December 1, 2025)

Q: How will Montgomery County data centers be cooled?

~~A: There are currently no plans for a data center to be located in Montgomery County; therefore, the specific cooling technique is unknown at this time.~~

A: Cooling methods may vary by project and are determined by each developer. Project Green has not provided the County with any information regarding their planned cooling mechanism at this time. Project Spade has stated that they intend to use a closed-loop cooling system (Updated December 1, 2025)

Q: Who is in charge of the wells on the Mega Site?

A: Montgomery County Public Water and Sewer District #1 will have administrative jurisdiction.

Q: What about heat, noise, or light from the facility? Are there concerns about groundwater contamination or PFAS? Will nearby residents experience increased traffic or dust? Are there plans for landscaping or visual screening?

A: All excellent questions; but currently unknown. These details will depend on the future project applicant and the site plan review process. (Updated December 1, 2025)

Q: What is the projected tax revenue?

~~A: Unknown at this time, as there is no guaranteed project.~~ Data centers, like all commercial and industrial developments, will pay real and personal property taxes to each applicable taxing entity. A tax hearing will be held on December 18, 2025 at 11:00am in the Commissioner's Room of the Courthouse. (Updated December 1, 2025)

Q: What is the timeline?

~~A: Unknown. Without an identified end user or project applicant, a project timeline is not currently available.~~

Administrative Review completed (November 2025)

Townhall meeting December 8, 2025 at 6:30pm in the Montgomery City Elementary.

Tax hearing December 18, 2025 at 11:00am in the Commissioner's Room of the Courthouse.

Additional steps, such as building permit submissions, state agency approvals, and construction timelines will occur as the projects progress. (Updated December 1, 2025)

Q: Will there be a night time townhall meeting?

~~A: When and if any project is proposed, an evening meeting will include subject matter experts and others addressing all aspects of the project.~~

A: Yes. December 8, 2025 at 6:30pm in the Montgomery City Elementary. (Updated December 1, 2025)

Q: Why can't the citizens vote on big projects like data centers?

A: Just like the United States of America and the State of Missouri, Montgomery County uses a representative form of government. Voters elect the County Commission, which appoints citizen boards like the Planning & Zoning Board. Residents have a voice through elections and public comment, but not direct ballots on each project. This process ensures every proposal is reviewed under the same consistent standards.

Q: What is allowed in Montgomery County Commercial or Industrial Zoning District by right?

A: A wide range of uses are permitted without a public hearing, including Alcohol Treatment Facilities; Appliance Sales and Service; Asphalt Mixing Plants; Bulk Fuels - refining, sales, storage and transfer facilities; Car Wash; Cement Plant; Data Center; Fertilizer -distribution, manufacturing, sales, transfer facilities; Funeral Home; Hospice Facilities; Mineral Extraction; Radio Station; Warehouse; Welding shop; just to name a few.

Q: Will the County or the Montgomery County Port Authority use eminent domain to acquire land for the Mega Site?

A: Updated December 1, 2025

No. Montgomery County is not using eminent domain for the Mega Site, and there are no plans for the County to acquire property through eminent domain for any portion of the proposed projects.

The Montgomery County Port Authority, under Missouri law, does have the statutory ability to use eminent domain. **However**, the Port Authority has included a provision in its own bylaws stating that it will not use that authority. To date, the Port Authority has not taken any action to acquire property through eminent domain, and no such action is planned.

All land associated with the Mega Site has been acquired, or is being acquired, through voluntary private sales between property owners and developers. (Updated December 1, 2025)

Updated: 12-1-2025