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. 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. (updated March 30, 2026)

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: 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: For **Project Green**, the applicant stated in its submitted materials that the facility intends to incorporate on-site water recycling systems designed to reuse water in a loop multiple times before reaching wastewater treatment. The materials also reference the use of an on-site rainwater harvesting system to further minimize overall water demand.

Estimated annual water usage of approximately 2.9 million gallons per building was provided as part of the Application for Construction Permit materials. Based on the full 17 building campus plan, the combined annual estimate would be approximately 49.3 million gallons per year.
For general perspective, that annual amount is roughly equivalent to about 1.8 inches of irrigation water applied across 1,000 acres over the course of a year.
Electric load coordination for Project Green was confirmed through a letter from Ameren Missouri documenting transmission review and infrastructure planning. Final operational electrical demand will depend on the end user and full build-out of the campus.(February 20, 2026)

Project Spade has not provided a final water usage estimate at this time. However, Project Spade has indicated that it intends to utilize a closed-loop cooling system, which is designed to recycle and reuse water within the system to reduce overall consumption.
As with any large industrial project, final utility usage will be subject to coordination with utility providers and applicable state agency oversight. (February 20, 2026)

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)
In addition, Montgomery County has been provided an Executive Summary prepared by CDM Smith regarding aquifer conditions and sustainability, as well as a Memorandum from Geosyntec Consultants summarizing site-specific aquifer assessment and pumping test results for Project Green. Copies of these reports are available on the previous page for public review. (February 20, 2026)

Q: How will Montgomery County data centers be cooled?
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)
Since the December update, Project Green's submitted materials reference the use of direct evaporative cooling and on-site water recycling systems. Supporting documentation provided to the County also indicates that the facility is designed to rely primarily on natural air cooling for a majority of the year, with water-based cooling used as needed. Any associated water withdrawal, discharge, or environmental impacts are subject to applicable state agency permitting and regulatory requirements. (February 20, 2026)

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. (Updated December 1, 2025)
Project Green:
Since the December 1, 2025 update, Project Green has submitted materials as part of its Administrative Review and Application for Construction Permit. Submitted documents include:

- Generator specifications identifying sound levels of approximately 85 dB(A) at the unit, with acoustic enclosures proposed. Site plans reflect building setbacks of approximately 400 feet or greater from property boundaries.
- An Electrical Site Lighting Photometric Campus Plan identifying fixture locations and projected light levels.
- An erosion and sediment control plan outlining construction dust mitigation measures, including stabilization and water application during grading activities.
- A landscaping and berm plan proposing earthen berms, tree plantings, and vegetative screening along portions of Hudson Road and Ellis Road.
- Construction traffic and haul route information.
- Estimated annual water usage of approximately 2.9 million gallons per building, with a projected full campus estimate of approximately 49.3 million gallons annually at 17-building buildout. Submitted materials reference reuse of water within the cooling loop and on-site rainwater harvesting systems.
- Site-specific aquifer assessment reports prepared by CDM Smith and Geosyntec Consultants.

Electric load coordination was confirmed through correspondence from Ameren Missouri documenting transmission review and infrastructure planning.
Groundwater withdrawal, wastewater discharge, stormwater management, and air permitting associated with generators fall under the jurisdiction of the Missouri Department of Natural Resources (MoDNR) and other applicable regulatory agencies. (February 20, 2026)

Project Spade:
Project Spade has stated that it intends to utilize a closed-loop cooling system. Administrative Review documents identify two on-site wells (domestic and fire-suppression use), an on-site domestic wastewater treatment facility, and multiple stormwater management ponds.
Documentation of coordination with the Missouri Department of Natural Resources (MoDNR) for well permitting, domestic wastewater treatment, and land disturbance/stormwater permits has been provided.
Backup generators, substations, and support infrastructure are included within the site plan.
Construction permits for two data center complexes have been issued.
Final operational impacts for either project will depend on full build-out and continued compliance with applicable state and local regulations. (March 3, 2026)

Q: What is the projected tax revenue?
A: **Project Green:**
The exact amount is unknown at this time because final assessed values have not yet been determined.
Project Green submitted a Cost Benefit Analysis estimating potential tax revenue based on projected investment and equipment value. These are applicant estimates and are subject to assessment by the Montgomery County Assessor.
Under the approved Chapter 100 plan, certain personal property may be subject to Payments In Lieu of Taxes (PILOT), while real property remains subject to normal property taxation.
(Updated March 3, 2026)

Project Spade:
At this time, projected tax revenue estimates have not been provided to the County.
(Updated March 3, 2026)

Q: What is the timeline?
A: Project timelines depend on the individual developer and the pace of construction.
Project Green:
Administrative Review completed – November 2025
First phase construction permits issued – February 2026
Project Spade:
Administrative Review completed – January 2026
Construction permits issued for two data center complexes – March 2026
Site preparation and dirt work may begin at any time following permit issuance. Additional construction phases, state agency approvals, and utility coordination will occur as the projects progress. (Updated March 3, 2026)

Q: Will there be a night time townhall meeting?
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:

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: March 3, 2026