

DATA CENTER DEVELOPMENT FACT SHEET

Empowering Kansas communities through digital infrastructure, economic growth and legislative protection.

The Digital Backbone of Kansas

Data centers are the critical infrastructure of the modern global economy. These secure facilities house the servers and networking equipment essential for daily services, including banking, healthcare, government operations and map navigation. They can range from micro- to mega-scale facilities.

While there are currently discussions regarding potential long-term investments in Sedgwick County, no deals are confirmed. As zoning policies are considered and project site plans are contemplated, this guide provides a direct look at the benefits and protections associated with these projects.



Data Center Sizes and Use Cases

Type	Micro <i>Speed Boost</i>	Regional <i>Shared, Colocation</i>	Large <i>Corporate</i>	Mega <i>Hyperscale</i>
Size	Single, small room to a shipping container	10,000 - 100,000 sq ft.	100,000-500,000 sq ft.	Million+ sq.ft
Power	< 100 kW	1-10 MW	10-100 MW	100+ MW
Clients	Self-driving cars, smart factories, 5G	SMBs (law firms, hospitals, startups)	Banks (e.g., JP Morgan) healthcare, government	Amazon, Microsoft, Google, Meta
Goal	Zero latency at the edge	Shared cooling /security costs	Secure, reliable data access	Global AI, streaming, cloud

Kansas Legislative Protections

Kansas has established some of the nation's most rigorous requirements to ensure data centers are responsible neighbors and taxpayers.

Economic & Security Requirements

Senate Bill 98

To qualify for state sales tax exemptions, a data center firm must:

- **Invest** a minimum of \$250 million within the first five years.
- **Create** at least 20 new full-time jobs for Kansas residents.
- **Submit** to a security review by the Kansas Intelligence Fusion Center (KIFC).
- **Adopt** a comprehensive water plan to conserve, reuse, and replace water.

Ratepayer Protection

KCC Tariff Rules

To prevent residential utility bills from "skyrocketing," Kansas law and the Kansas Corporation Commission (KCC) mandate:

- **No Subsidies:** Data centers are barred from receiving standard economic development discounted electricity rates.
- **Contractual Commitment:** Facilities must sign 12 to 17-year service contracts.
- **Financial Collateral:** Firms must post collateral equal to two years of minimum bills.
- **Infrastructure Costs:** The data center must pay for 100% of the customer-specific transmission upgrades required to serve their facility.

Community & Economic Impact for Megascale

- **Local Revenue:** A typical hyperscale data center adds \$32.5 million in annual local economic activity. In established hubs, data centers have been shown to contribute significantly to the local tax base, helping fund schools, roads, and public safety.
- **Job Creation:** Beyond 1,000+ construction jobs, operational roles are high-paying, specialized careers in cybersecurity, network operations, and facility maintenance that often exceed county average wages.
- **Active Community Stewardship:** Beyond infrastructure, strong data center partners invest directly in the local fabric—funding STEAM education, supporting agriculture programs like FFA and 4-H, in addition to nonprofit organizations that support needs across the community.
- **Ecosystem Catalyst:** Each direct job in the industry supports an average of 7.4 ancillary jobs in the broader local economy. *Source: WYEDC, citing CBRE Research, 2025*

The Modern Standard: Engineering for Community Compatibility

Modern hyperscale facilities utilize advanced engineering to mitigate the community impacts associated with older industrial designs.

WATER USAGE



Air-cooled designs are now the industry standard for water-stressed areas. These designs do not use water for ongoing cooling purposes, although a limited amount of water may be needed to fill a closed-loop system before starting operations. Air-cooled facilities use and discharge water primarily for employee operations, like kitchens and bathrooms.

Source: International Energy Agency, cited in Network World, Feb. 2026; EESI, 2025.

NOISE LEVELS



Exterior equipment typically ranges from 55–75 dBA—comparable to a dishwasher or normal conversation—and is managed via 200-ft setbacks and acoustic walls, at the project boundary. It's important to note when referring to noise levels there is a difference of noise at the source versus the receptacle or property line.

Source: TechTarget, 2024; C&C Technology Group, 2024; Gerry McGovern, Data Centers Are Noisy as Hell.

ELECTRIC GRID STABILITY



Predictable, steady loads and on-site battery storage allow modern facilities to support the grid during peak demand rather than destabilizing it. Additional generators funded entirely by the data center can be crucial for the incumbent utility, saving ratepayers even more money.

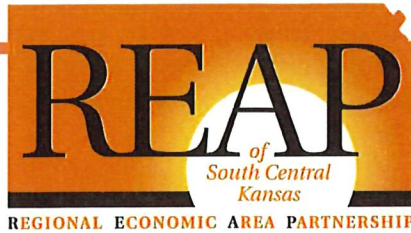
Source: Grid Strategies LLC, National Load Growth Report, 2025. National Lab Results, February 2025.

LAND USE



While hyperscale campuses require large parcels, modern site plans use vegetative screening and berms to ensure visual compatibility with the neighborhood.

Sources: Reuters (Dec. 2025); Data Center Knowledge (2024); Dgtl Infra (2024).



REAP provides opportunities and encourages regional collaboration around areas of high-interest and high-impact between local governments, education partners, and business/industry to grow the regional economy.

- **REAP** provides a unified voice for the region at the state and national level to advance greater economic prosperity from regional cooperation and address issues that cross political boundaries.
- **REAP** meetings focusing on high-interest topics of regional interest, including Healthcare, Transportation, Housing, Aviation, and Workforce.
- **REAP** provides opportunities for members to engage and network with the South Central Kansas Legislative Delegation.
- **REAP** organizes and facilitates regional events, focusing on key topics and high-interest issues.

REAP Focus Areas

- **Leadership**
 - ◊ Provide a forum to identify and discuss future economic needs.
 - ◊ Promote consensus and commitment to regional solutions.
- **Partnership**
 - ◊ Engage members on issue-specific committees and task forces.
 - ◊ Facilitate collaboration and planning to promote and grow the regional economy.
- **Advocacy**
 - ◊ Provide a unified voice to promote regional economic development.

Resources/Opportunities

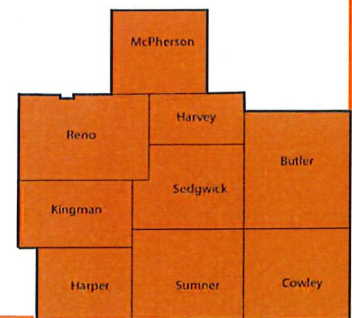
REAP provides Project Collaboration, Webinars, Networking, Strategy Sharing, and more.
REAP provides data, reports, and weekly resources—including Lightcast Economic Impact Data.
REAP coordinates meetings, public forums, and opportunities across the region.

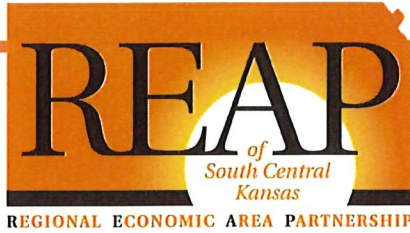
REAP Membership

Yearly Membership Fees are based on population (city/county memberships)

To Learn More:

Email: maycock@workforce-ks.com Website: <https://reap-ks.org>
 Phone: 316-209-5848





REAP FEE ASSESSMENT GUIDE

Annual fees for membership in REAP are assessed each calendar year, in accordance with REAP bylaws, as follows:

Cities

- Cities with population under 3,000: \$200 plus \$.16 per capita.
- Cities with population between 3,000 and 10,000: \$1,000 plus \$.16 per capita.
- Cities with population above 10,000: \$3,000 plus \$.16 per capita.

Counties

- Counties with population less than 10,000: \$1,000 plus \$.16 per capita
- Counties with population of 10,000-99,999: \$3,000 plus \$.16 per capita
- Counties with population above 100,000: \$10,000 plus \$.16 per capita
 - ◊ *Calculated on total population, less population represented by current dues-paying REAP Member cities within the county**
 - ◊ *Counties are held harmless for a period of one year, to a maximum 10% increase in county fee, should any participating city within their county choose not to rejoin REAP.*

Business Partner Memberships

- Business partners supporting REAP events and initiatives: \$500
 - ◊ Includes recognition on the REAP Website and at special events as a partner
 - ◊ On the REAP email list and invited to REAP meetings and events

Associate Members

- Business/Corporations/Nonprofits/Community-Based Organizations, Economic Development Entities/Others: \$250
 - ◊ On the REAP email list and invited to REAP meetings and events
- Individual: \$50
 - ◊ On the REAP email list and invited to REAP meetings and events

Education Institutions

Assessment based on student enrollment as follows:

Enrollment	\$	Assessment
10,000+		3,000.00
5,000-9,999	\$	1,500.00
1,000-4,999	\$	1,000.00
Below 1,000	\$	500.00

Determination of Population

- Official population figures used for state purposes, as recorded by the Kansas Secretary of State, shall be used in assessing fees for member cities and counties of REAP.