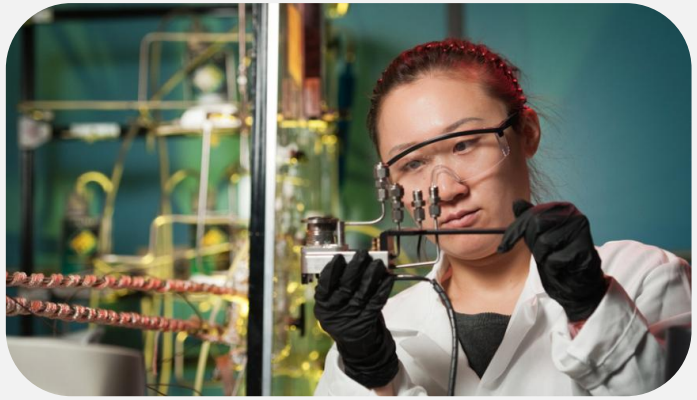
# KANSAS
## COMMERCE



# Data Centers in Kansas


**Paul Hughes**
Headquarters & Megaprojects
Paul.Hughes@ks.gov
(785) 260-5775


KANSAS
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## State

### Kansas Dept of Commerce [KDC]

- Project Recruitment & Retention
- Incentive Program Administration
- Incentive Eligibility Certification
- Workforce Development
- Apprenticeships
- Data Center 101 workshops
- Governmental navigator

### Kansas Dept of Revenue [KDOR]

- Corporate Tax Code
- Tax Collections
- Personal Income Tax Withholding
- Incentive Carry-Forward
- Sales Tax Exemption Certificates

### Kansas Dept of Agriculture

- Water appropriation
- Groundwater districts
- Water rights management

### Kansas Corporation Commission [KCC]

- Transmission Grid Sites/Alignments
- Utility Regulator
- Energy Office & Policy
    - Consumer Protection

### Kansas Dept of Health & Environment [KDHE]

- Air Permits
- Water Monitoring & Compliance
- Stormwater Permits

### Office of the Attorney General

- Oversight Board
- Intelligence Fusion Center
    - $250M+ data centers only

### Secretary of State

- Legal entity formation
- Certificate of Good Standing

**Project Team**

## Local

- Real property incentives
- Industrial Revenue Bonds (IRBs)
- Water / wastewater utilities
- School Districts
- Community Benefit Agreements
- Certificate of Occupancy
- Zoning & Planning
- Property Assessments
- Use Permits
- Design standards
- Noise standards
- Light Standards

# Data Center Type & Size

| | Size Metric | Rack Yield | Compute Space | |
|---|---|---|---|---|
| | | | SQFT (ft2) | SQM(m2) |
| 250-700 MW | Mega | > = 9,001 | >= 225,001 | >= 22,501 |
| | Massive | 3,001 – 9,000 | 75,001 – 225,000 | 7,501 – 22,500 |
| | Large | 801 – 3,000 | 20,001 – 75,000 | 2,001 – 7,500 |
| | Medium | 201 – 800 | 5,001 – 20,000 | 501 – 2,000 |
| | Small | 11 – 200 | 251 – 5,000 | 26 – 500 |
| 5-10 MW | Mini | 1 – 10 | 1 – 250 | 1 – 25 |

## Hyperscale:

Microsoft Google aws ORACLE Meta

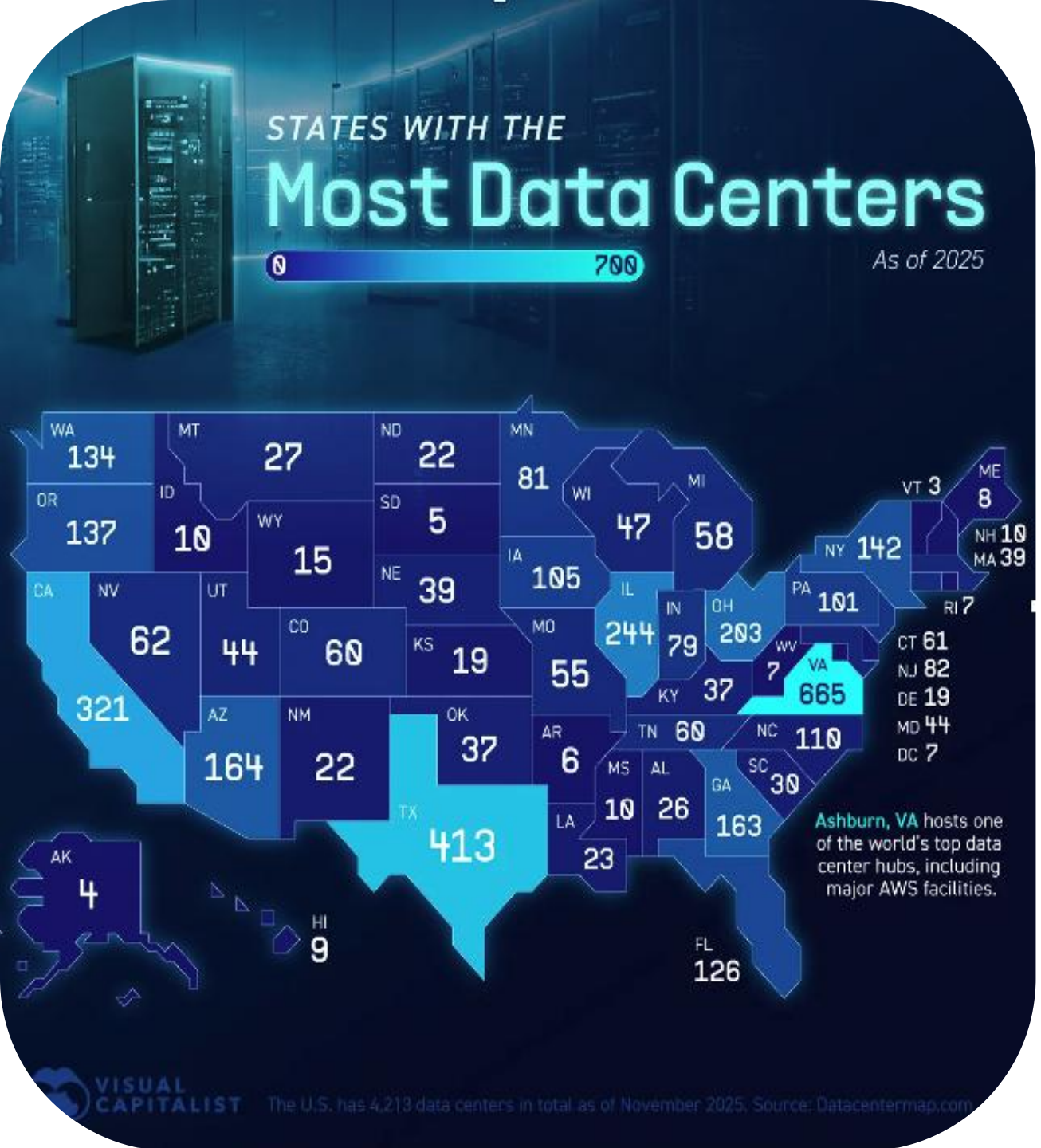
## Enterprise:

fiserv. T-Mobile BOEING H&R BLOCK

## Co-Located:

IRON MOUNTAIN

STELLAR FORGE




# Why the Surge in Projects?

- Infrastructure takes time
  - Wichita IXP
  - Broadband
  - 365kv – 765kv (SPP)
- Passage of SB98 in previous session
- Improved tech opens smaller markets
- Going from 20 DCs to 30 feels “big”
- Speculative development

**Source:** https://www.visualcapitalist.com/mapped-u-s-states-with-the-most-data-centers-in-2025/

# Community Benefits of Data Centers

- Large construction budgets boost hospitality, retail and restaurant tax collections.
- Taxes paid on energy consumption can be a huge boost for smaller communities ***and can enable your vision of what you want the community to become***.
- Responsible operators want to become part of the community, not raid it.
- Willing to train and hire local talent.
- Hiring pattern doesn’t overwhelm housing or cause traffic congestion.

# Why the reaction to Data Centers in Kansas?

- Many people are unaware of Kansas law requiring data centers to pay for their own power infrastructure and blame Data Centers for rising energy rates.
    - People are fearful that “the floodgates are opening.” Virginia wanted to be a Data Center mecca.
- Speculative developers are tying up power availability, land and other resources when they don’t have a signed customer.
    - This makes it very difficult for energy providers to ascertain whether demand is real or not.
- Confidentiality requirement is no different for this industry, but people don’t like it.
- Communities are realizing they don’t have a master development plan but want to have say in who/how a data center enters.

# Data Centers and Water Use

| Technology | Suitability | Key Benefits | Drawbacks | 100MW |
|---|---|---|---|---|
| Water cooling (evaporative) | Low/Medium density | Low equipment cost | Heaviest water use | 1-3M gal/day<br>~4 acre-feet |
| Air Cooling | Low-density racks | Familiarity, low initial cost | Higher energy use | 12,000 gal/day |
| Direct-to-Chip (liquid) | High performance | Efficiency, high rack density | Higher cost, complex infrastructure | Nearly zero |
| Immersion Cool (liquid) | High density/edge computing | Most efficient, silent | Complex maint. & specialized hardware | Nearly zero |

**Important note**: in conversation, water cooling and liquid cooling are very different!

# Kansas Data Center Opportunity Pipeline

**20** Open projects of varying sizes

**$12M** Smallest defined project scope

**$7+B** Largest defined project scope

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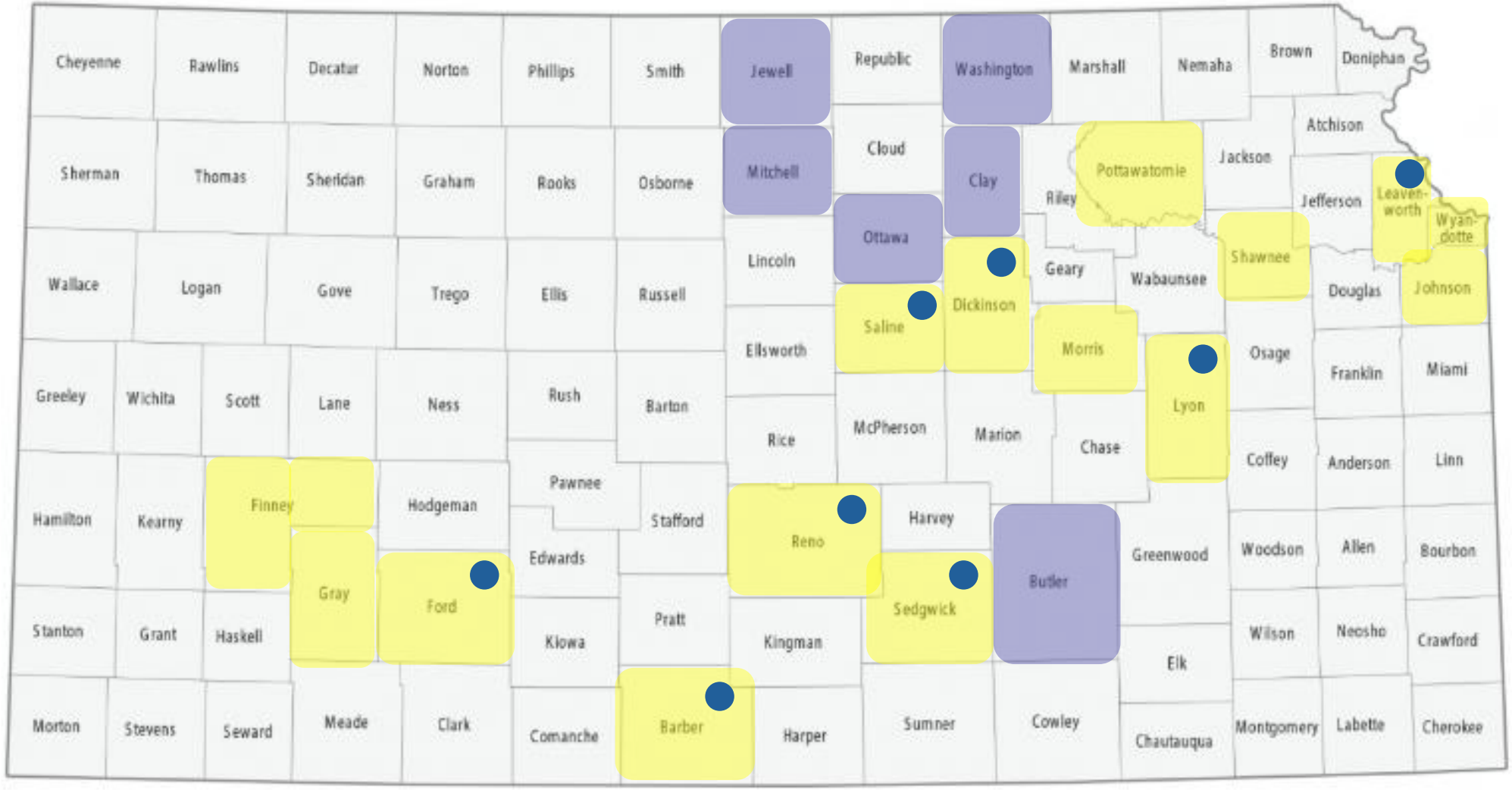
**$25.4B** TOTAL

# Data Center Activity

As of April 23, 2026




**Projects**

**Workshops**

+ KEDA and WKREDA

# What Advice Can Be Offered to Communities

- Leverage cost-benefit analysis tools from Commerce
  - https://www.kansascommerce.gov/program/taxes-and-financing/tax-abatement/
- Get cozy with your energy provider's Economic Development office. They often know about these projects before Commerce does.
- Remind people of  SB98 requirement for Intelligence Fusion Center review is under the Office of the Attorney General.
- Consider leveraging the Fusion Center review as a requirement to gain other approvals or permits in your community.
- Data Centers don't "swarm in."  Suitable sites are few and Virginia, Texas and California worked hard to achieve what they have.
- If zoning change is the answer, consider scaling based on acreage requirements.

# Let's Talk

www.kansascommerce.gov

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