

TELBO●RG

# Kansas City 100 Billion Data Center Campus

Data Center Project Overview

## LOCATION

**Missouri**  
United States of  
America (USA)

## SITE AREA

**379**  
Acres

## BUILDINGS

**6**  
Planned

## IT CAPACITY

—  
MW

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## PROJECT ALIASES

Project Kestrel

KCI-29 Hyperscale Campus

**DEVELOPER / OWNER**

<b>Entity</b>	Shenandoah Computing LLC
<b>Entity Type</b>	Company

**LOCATION**

<b>Country</b>	United States of America (USA)
<b>State / Province</b>	Missouri
<b>County</b>	Platte County
<b>City / Town / Area</b>	Kansas City (Northland)
<b>Site Notes</b>	KCI-29 Logistics Park near MO-92 & N Winan Ave; approximate site address referenced as 13231 NW Roanridge Rd, Kansas City, MO (Platte County).

**SITE AREA**

<b>Total Area</b>	379 acres
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**BUILDINGS PLAN**

<b>Planned Buildings</b>	6
<b>Notes</b>	Full build-out up to 1.8 million sq ft across the campus as described by Port KC.

**IT CAPACITY**

<b>Estimated Range</b>	- MW
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**GRID & ENERGY**

<b>Utility</b>	Evergy
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<b>Queue Notes</b>	No specific SPP or Evergy interconnection listing located for this campus as of Nov 18, 2025. SPP approved a High-Impact Large Load (HILL) policy to accelerate large-load interconnections in Sept. 2025, which may govern future load interconnection for this campus.
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**BACKUP GENERATION****COOLING**

<b>Primary Water Source</b>	Potable
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<b>Graywater Plant On-Site</b>	No
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<b>Notes</b>	Developer committed to pay standard city water/wastewater metering rates and to replace more water than is consumed; minimum 50% of energy from carbon-free resources stated in Port KC release.
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## FINANCIALS

**CAPEX** \$100,000,000,000

**CAPEX Notes** Port KC describes a \$100B campus over ~20 years including significant site infrastructure (roads, water, fiber) and technological investment within buildings.

### INCENTIVES

- **Property tax abatement** · 35-year property tax abatement for Project Kestrel as part of Port KC incentives package. · 35 years
- **Sales/use tax exemptions** · Sales and use tax exemptions on real property, personal property and construction materials via conduit bond structure.
- **Conduit taxable revenue bonds** · Conduit taxable revenue bond program authorized by Port KC up to \$100B maximum principal across series. · 35 years

### COMMUNITY COMMITMENTS

- **Education: Northland Career Center upfront payment** · \$2,620,000 · First five years payment committed to support the new Northland Career Center.
- **Workforce development per-square-foot contribution** · \$15,750,000 · Estimated total if built to full expectations; \$0.25 per sq ft workforce development charge collected per building.

## FINANCING DETAILS

### Financing Structure

Other

#### FINANCING NOTES

On 2025-08-25, Port KC authorized issuance of its Taxable Revenue Bonds (Project Kestrel) in one or more series up to a maximum principal amount of \$100B. Axios reports Port KC will act as a conduit/broker between private investors and the developer, with the developer responsible for repayment within 35 years; no public dollars involved. Specific series, pricing, lenders/investors, and bond issuance dates are not yet disclosed.

### Debt Facilities

#### Port KC Taxable Revenue Bonds (Project Kestrel) - authorization for one or more series

Amount	\$100,000,000,000
Type	Bond
Tenor / Maturity	35 years
Use of Proceeds	Real and personal property improvements for six-building hyperscale data center campus at KCI-29, including roads, water, fiber and on-site facilities.

## PHASING & SCHEDULE

### First Power Target

## REGULATORY

### PUC DOCKETS

- EO-2025-0154

### OTHER NOTES

Port KC Board authorized up to \$100B in taxable revenue bonds for Project Kestrel on 2025-08-25; construction of first phase expected to begin in 2026 per Port KC release.