



# Discussion on Data Center Development in Dakota County

Nikki Stewart, Environmental Resources Director

Valerie Neppl, Groundwater Protection Supervisor

Tom Nelson, Commercial Assessing Supervisor

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# Overview

- Background
- County role
  - Environment
  - Transportation
  - Valuation and property taxation
- Other agency roles
- County board discussion



Source: META

# Background: Demand



- Cloud computing, storage, artificial intelligence, business data system
- US data center water and power use expected to double by 2028 to:
  - Water: 35 – 70 billion gallons per year
    - Equivalent to 350,000-700,000 homes
  - Energy: 325 – 580 terawatt hours or one trillion watt hours(TWh)
    - Equivalent to 30-60 million homes
    - In 2023 all Dakota County used approx. 5 TWh

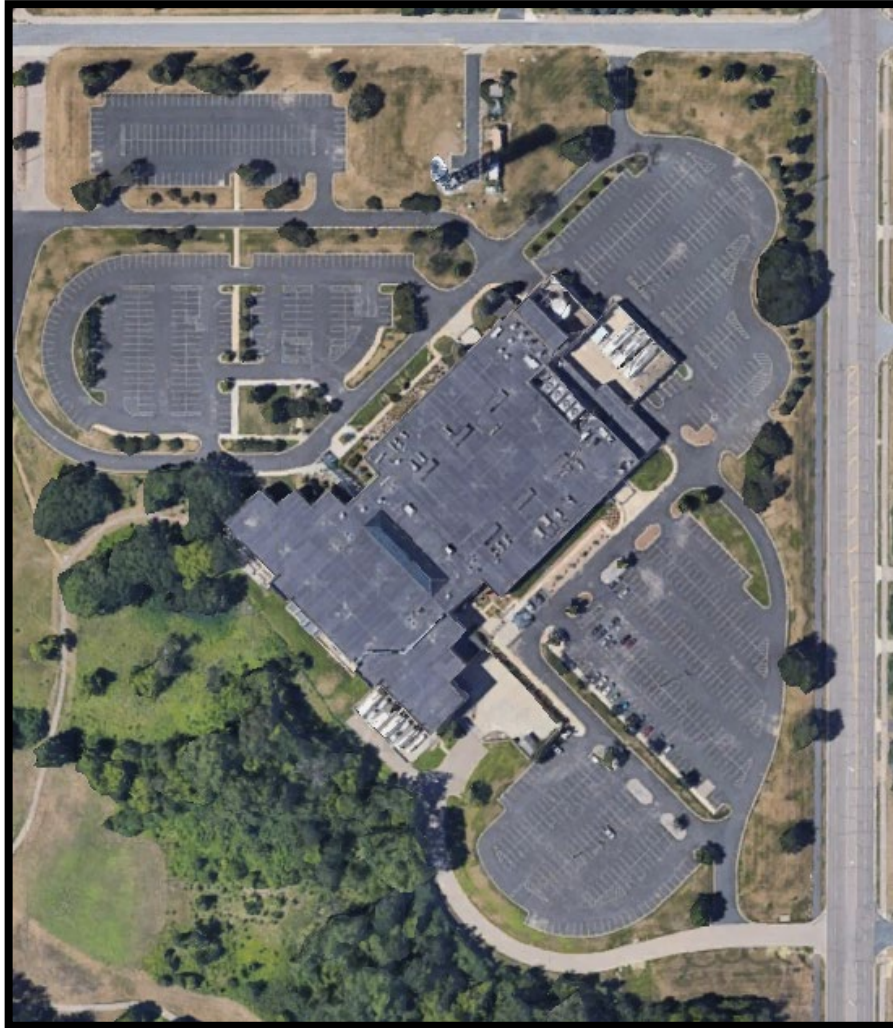
# Background: Location

- Energy and cooling
  - Proximity to high-voltage power
  - Available water and wastewater utilities
  - Cooler climate (decreased cooling costs)
  - Renewable energy goals
- State incentives (sales tax exemptions)



*Source: META Rosemount Location*

# Background: Size



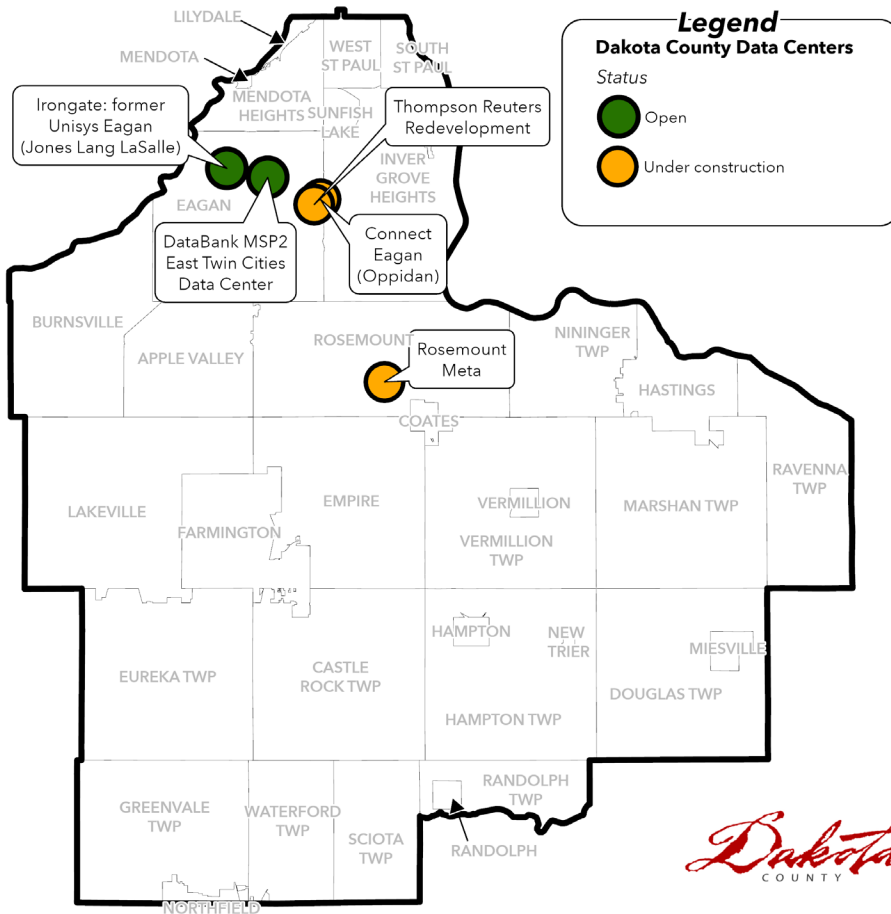
**Former Unisys (Irongate) – Eagan, MN  
(312,000 square feet)**



**Facebook (META) – Rosemount, MN  
(715,000 square feet)**

*Source: Google Earth*

# Background



## Studies & Other Applications (as of 3/30)

City	Name
Apple Valley	Rockport Redevelopment (AUAR & Application – Denied)
Cannon Falls	Industrial (AUAR & Development Contract)
Inver Grove Heights	Fortress (Zoning/Land Use Application – Under Review)
Farmington	Technology Park (AUAR & Development Contract)

## Other Studies (as of 3/30)

City	Name
Farmington	West Industrial (AUAR)
Hampton	Industrial (AUAR)
Northfield	Xcel Energy (AUAR)
Rosemount	Dakota East Area (AUAR)
Rosemount	Industrial (AUAR)
Rosemount	Rich Valley East Industrial (AUAR)

Sources: Pioneer Press and Alternative Urban Areawide Reviews (AUARs). AUAR information is based the Environmental Quality Board, Environmental Review database.



# Background: Cooling needs



- Data centers get hot: ideal operating temperatures around 41-86°F
- Factors impacting demand for cooling:
  - Size
  - Climate (temp & humidity)
  - Cooling technology
    - Air vs water-based
    - Closed looped systems

# Background: Community development



- Job creation range depending on size
  - 50-1,500 construction, 10-250 permanent
  - Indirect jobs/ businesses that support facility
- Other benefits
  - Infrastructure expansion and upgrades
  - Investments in local community – schools, parks, etc.
  - Low utilization of city public services

## Sources:

Cannon Falls Technology Park  
Metas-Rosemount-Data-Center  
Email from DEED



# Background: Environment



- Energy
- Water Supply
- Wastewater management
- Greenhouse gas emissions
- Electronic waste
- Air, light & noise pollution

# County Role: Environment



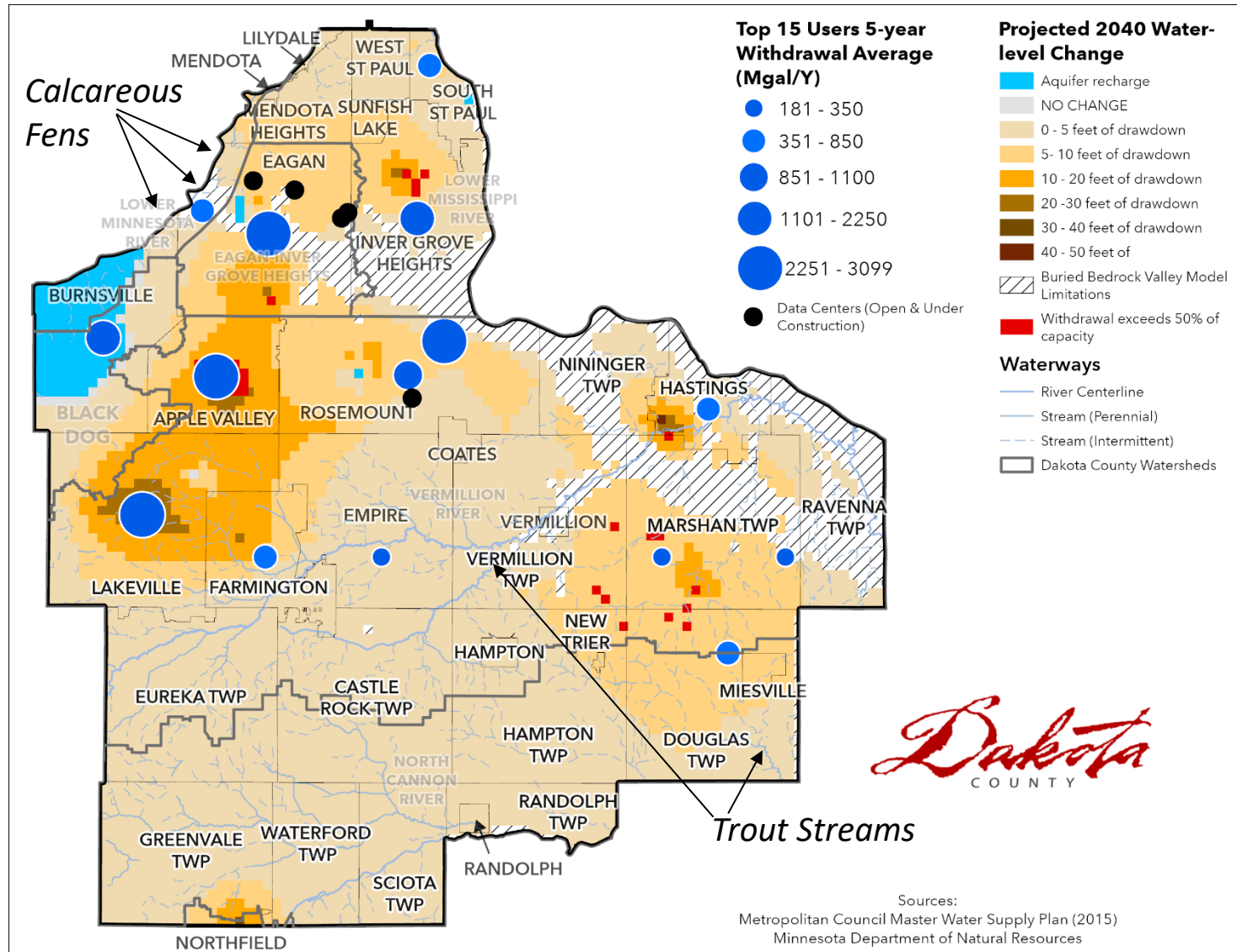
- Comment on environmental review documents
- Regulate shoreland and floodplain areas
- Regulate well construction/sealing (except for municipal wells)
- Possible solid and/or hazardous waste license
- Implement County Groundwater Plan
  - Policies requiring identifying impacts to groundwater (4A1A)
  - Rules and guidelines for water reuse (2A3A)

# County Role: Environment



## Considerations:

- Aquifer long-term sustainability
- Well interference
- Surface water influence
- Water quality changes



\*Data Centers were identified from AUARs and other publicly available info

# County Role: Transportation



- Use typical plat commission review process
- Coordinate road system improvements
- Traffic impacts reduced once construction complete

Assessors must separate taxable and non-taxable items when establishing values for ad-valorem property taxation due to the significant amount of infrastructure and personal property located within the facility.

## **Real Estate (taxable)**

- Land and site improvements (parking lots, utilities, and other yard improvements)
- Primary data center building improvements (brick and mortar)
- Support buildings constructed to facilitate functionality for data center (office buildings, warehouses etc.)

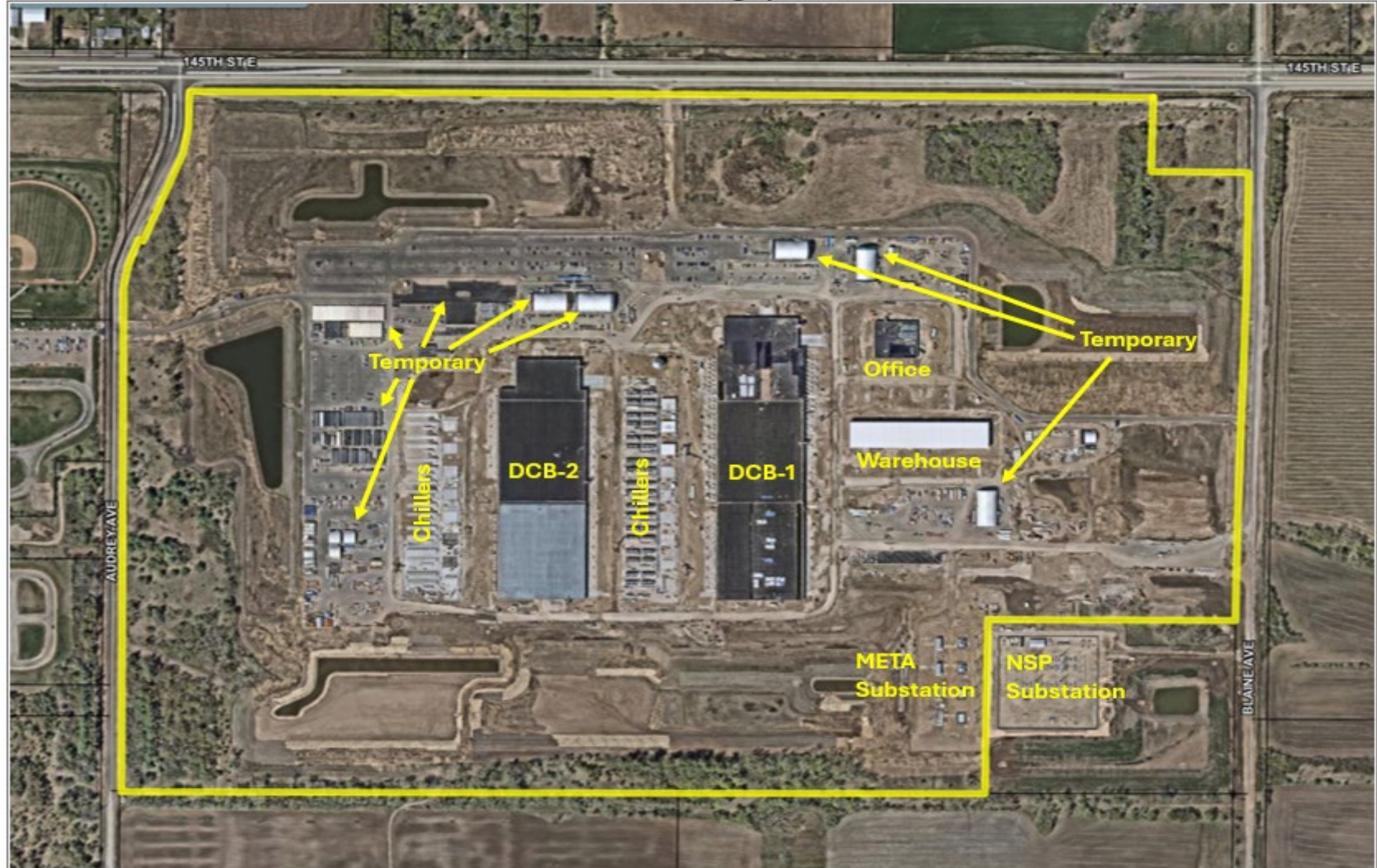
## **Personal property (non-taxable)**

- IT Infrastructure (servers, storage systems, routers, switches, monitoring systems etc.)
- Network and telecommunication equipment (fiber switching equipment, telecom hardware, IT repair and maintenance equipment, racking systems, and related components)

# META Data Center (Rosemount)



Aerial Photograph 2025



# County Role: Valuation and property taxation



## Meta Data Center (Rosemount) projected property tax estimate

### 2025 assessed value for taxes payable 2026

- Assessed value \$26,272,200 (land only)
- 2026 taxes payable \$757,724

### 2026 assessed value for taxes payable 2027

- Assessed value \$75,727,400 (partially complete)
- Estimated 2027 taxes \$2,143,600 (estimated from 2026 tax rates)

### 2027 Projected value for taxes payable 2028\*

- Projected value \$91,783,300 (assuming construction complete)
- Projected 2028 taxes \$2,598,285 (estimated from 2026 tax rates)

\*Projections based on 2026 values and current tax rates; future values and rates to be determined.

# Other agency roles



- City/townships: land use authority
- MN Department of Natural Resources: regulates water use
- MN Department of Health: regulates community water system well construction
- MN Pollution Control Agency: regulates wastewater disposal, waste, air, noise
- Department of Employment & Economic Development: MN Business First Stop, state tax incentives
- Metropolitan Council: manages regional wastewater treatment
- MN Public Utilities Commission: regulates utilities, fees for data centers

# Discussion

