

FOR IMMEDIATE RELEASE:



Alcove Development and the City of Osawatomie Announce Plans to Move Forward with Project Catalyst — A World-Class Data Center Campus

Osawatomie, Kan. -- May 29, 2026 -- Alcove Development and the City of Osawatomie today announced they are moving forward with Project Catalyst, a proposed data center campus to be developed on a 283-acre site within Osawatomie city limits. For a community with deep roots and a proud history, the project represents an important opportunity for the city and Miami County, offering long-term economic viability to the region.

Project Catalyst is envisioned as a multi-phase, 500+ megawatt campus that will bring billions of dollars in investment to the region over its development period and decades of operation. The site is ideally positioned for large-scale data center development and represents one of the most significant economic development investments in Miami County history.

"We are thrilled to be moving this project forward in partnership with the City of Osawatomie," said GW Weld, Principal at Lawrence, Kan.-based Alcove Development. "Project Catalyst has the potential to reshape the economic future of this community for generations to come. We're not just building a facility here — we're investing in the future of Osawatomie. We are committed to doing this right, as responsible partners, good neighbors, and long-term stewards of this community."

What This Means for Osawatomie

A preliminary fiscal impact analysis projects substantial annual revenues for local government at full build-out and operation:

- **City of Osawatomie:** Projected annual revenues are \$30M+ — including property tax, franchise fees, and other local revenues — potentially exceeding the city's current total annual budget many times over. Those are dollars that flow directly into city services: maintained roads, public safety, parks, and the everyday quality of life that residents deserve.

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- **Miami County:** Projected annual property tax revenues are \$10M+, providing a substantial new foundation for county services.
- **USD 367 (Osawatomie School District):** Projected annual property tax revenues are \$10M+, resulting in real, recurring support for local classrooms, teachers, and students.

These projections reflect full development and remain significant even after applicable tax incentive structures designed to attract the initial investment.

Importantly, Project Catalyst will not generate significant demand for local services. Unlike residential or retail development, a data center places minimal additional burden on police, fire, roads, traffic or school capacity.

Osawatomie City Manager Bret Glendening stated there is no such thing as a perfect development, and each development has its own set of complications and potential downsides. This development is no different.

“There has been a lot of misinformation surrounding this potential development; some exaggerated, some unequivocally untrue, and some based on understandable concerns,” said Glendening. “What’s important to remember is the fact that any negative impacts associated with this type of project can and will be controlled - if not entirely avoided - through the City’s special use permit process alongside state and federal regulations.”

“The upside for the City of Osawatomie, Miami County, and the Osawatomie School District is significant. For far too long, Osawatomie has had an imbalance in its property tax base. Nearly 80% of our property tax dollars come from residential properties. This is simply not sustainable,” said Glendening. “The city cannot control what the county or the school district does with their mill levies if this development materializes, but I can tell you with full confidence that our Mayor and City Council want to see taxes reduced significantly. And I’m committed to helping them build a budget that does just that within the first budget cycle that we would start receiving these new revenues.”

Jobs — Now and for the Long Term

During the multi-year build-out, Project Catalyst will create hundreds of construction jobs, bringing work and wages to the region. Once operational, the campus will offer permanent, highly skilled positions in operations, technology, and facility management.

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Covering the Cost of Utility Upgrades

Kansas law and the Kansas Corporation Commission (KCC) strictly regulate utility rates. Evergy's large load service tariff is specifically designed so that major commercial and industrial electricity customers are served entirely on their own cost basis, completely separate from the rate structures that apply to residential and small commercial customers. Cross-subsidization — where large users drive up costs for everyone else — is expressly prohibited.

Large, predictable, around-the-clock power loads help spread existing infrastructure costs across more customers, which works in favor of residential ratepayers. This project is also designed to run on excess generation capacity already available in the grid — increasing the return on infrastructure that's already been built.

All new transmission infrastructure, substation upgrades, and any generation capacity required to serve the Project Catalyst campus will be funded entirely by the project —preventing Osawatomie residents or existing Evergy customers from covering that cost.

Responsible Use of Resources: A Water-Wise Design

Project Catalyst will utilize a fully air-cooled data center design, made possible by the latest advances in high-density cooling technology. Earlier generations of data centers relied on evaporative cooling — essentially, large amounts of water consumed through cooling towers. Project Catalyst's design leaves that approach behind.

Thanks to advances in air-cooled systems now viable at scale, Project Catalyst's water demands will be a fraction of conventional designs. Beyond the initial fill of the closed-loop system, day-to-day water use will largely be limited to restrooms and hand-washing, which is comparable to a standard office building.

Moving Forward Together

Alcove Development is working closely with the City of Osawatomie on the entitlement and development framework necessary to advance the project. The team looks forward to continued engagement with city and county leadership, utility partners, and the broader community as Project Catalyst moves toward the next phases of development.

"The City of Osawatomie is excited about the opportunity this project represents for our community," said Nick Hampson, Mayor of Osawatomie. "We look forward to working with Alcove to ensure this development moves forward in a responsible way that benefits our residents and strengthens our city for the long term."

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Community engagement opportunities will be announced as the project progresses. The development team is committed to open dialogue with Osawatomie residents and welcomes questions and conversation.

About Alcove Development

Alcove Development is a Kansas-based real estate development firm with a portfolio spanning multifamily, industrial, commercial, and large-scale land development. The firm is a recognized leader in identifying and developing high-value infrastructure-driven opportunities across the region.

About the City of Osawatomie

Osawatomie, Kansas is a growing community in Miami County with a rich history and a forward-looking vision for economic development. The City is committed to attracting high-quality investment that creates lasting value for its residents.

