

# Letters of Opposition



Zoning, Zoning <zoning@stlouis-mo.gov>

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## RE: Armory Data Center

1 message

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Rivka Zwibelman <rivka\_sajida@outlook.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Wed, Feb 25, 2026 at 6:40 PM

To whom it may concern,

I am writing to officially declare my dissent for the AI data center at The Armory. Generative AI is destroying our drinking water and will use it up WITHIN OUR LIFETIME. Not only that, but we had a MAJOR tornado, and The Armory could EASILY be set up as HOUSING for the many people in our city who still do not have homes after they were destroyed, or for our otherwise unhoused population.

Building or supporting this data center is morally and ethically deplorable. It goes against the wishes of basically everyone in St. Louis. The fact that you have had to switch to not allowing people to show up to town hall meetings to speak against it PROVES you know that St. Louisans DO NOT want it here!

Listen to the citizens of St. Louis and do something that actually benefits those of us in need, rather than destroying our communities while lining your pockets.

Respectfully,  
Rivka Zwibelman  
US Army Veteran  
Sent from my iPhone



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center

1 message

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**Diane Doering** <diane.ndoering@gmail.com>

Thu, Feb 26, 2026 at 7:11 AM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

To whom it may concern:

Hello, my name is Diane Doering and I'm a St. Louis resident. I'm writing to urge decision makers to stop the building of the massive Armory Data Center. Our electricity bills are already astronomical, the resources a Data Center sucks up are a blight to our environment, and the people of St. Louis gain no benefit from this project. Our city thrives as a tight nit community. This data center will only harm that community. Please consider the impact to the people and the planet. Do not let this data center become a part of St. Louis.

Thank you,  
Diane Doering



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Opposition to Proposed Armory Data Center Development

1 message

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Ben Shasserre <benshasserre@gmail.com>

Thu, Feb 26, 2026 at 10:25 AM

To: zoning@stlouis-mo.gov

Dear Members of the St. Louis Zoning Commission,

I am writing to express my strong opposition to the proposed hyper-scale data center planned for the Armory site and within the City of St. Louis.

While I understand the importance of economic development and technological investment, I do not believe that placing a large-scale data center in the heart of our city is in the best interest of residents. Facilities of this scale bring significant concerns related to energy consumption, strain on infrastructure, environmental impact, water usage, noise pollution, and long-term land use priorities.

The Armory site and surrounding neighborhoods deserve development that contributes directly to community vitality—projects that create accessible jobs, activate street life, support local businesses, and enhance quality of life. A massive data center, by contrast, offers limited permanent employment while consuming substantial public resources.

I urge the Commission to carefully consider the long-term consequences of approving this project. St. Louis residents should not bear environmental and infrastructure burdens for a development that provides minimal direct community benefit.

Please prioritize sustainable, community-centered development and reject this proposal.

Thank you for your time and consideration.

Sincerely,  
Ben Shasserre

Resident of the Hill



Zoning, Zoning <zoning@stlouis-mo.gov>

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**(no subject)**

1 message

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**Sara Feldmeier** <sara.feldmeier@gmail.com>  
To: ZONING@stlouis-mo.gov, mayor@stlouis-mo.gov

Thu, Feb 26, 2026 at 5:22 PM

Hello,

My name is Sara Feldmeier. I live in Chesterfield in St Louis County, not in St Louis City, but I have friends and relatives who live in the city, I'm often there myself, and the building of a new data center in St Louis will affect me and my family regardless - air and water pollution don't stay within city boundaries, unfortunately.

I am writing to urge Mayor Spencer remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis City and County residents don't want to see another data center in Missouri.

Thank you for your consideration.

Sara Feldmeier



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Conditional Use Hearing 3/19 Testimony

1 message

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Lily Ramsay <lcramsay3@gmail.com>

Thu, Feb 26, 2026 at 7:06 PM

To: Narayanb@stlouis-mo.gov, mayor@stlouis-mo.gov, "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Hello,

I am writing to submit my testimony for the Conditional Use Hearing on March 19th, 2026. As I have expressed before, I am completely against data centers being built in our city. The noise pollution caused by these facilities will impact those living nearby, local businesses, and local birds and wildlife. Additionally, this would put an unnecessary strain on our city's power grid, driving up our personal bills. Rather than make our city, which has steadily lost residents in the last 20 years, a good place to live, a data centers would make it more inhospitable. Pride in my city does not come from increased data processing, but rather from healthy neighborhoods, vibrant local businesses, and abundant green spaces.

Thank you for your consideration,  
Lily Ramsay



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Stop the Armory Data Center

1 message

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**Jazzmyn Carter** <jazzmyn.l.carter@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Thu, Feb 26, 2026 at 8:34 PM

Stop the armory data center!!! No more data centers in St. Louis!

A data center at the Armory will not create long-lasting, high quality jobs. It will raise the price of energy/utilities for everyday people. And, it will result in more pollution, which means worse air quality and more health issues for the people of St. Louis.

Say no to this data center!!

Best,  
Jazzmyn Carter  
[jazzmyn.L.carter@gmail.com](mailto:jazzmyn.L.carter@gmail.com)



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Center in Midtown

1 message

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**Delaney Foster** <delaneygf828@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Thu, Feb 26, 2026 at 10:17 PM

Hello,

My name is Delaney Foster and I have lived in the Central West end for 4 years. I would like to express my deepest concern for the building of the data center in midtown. I do not think it will help our community prosper, but achieve quite the opposite. I hope you take mine and many others opinions into consideration when deciding to approve this.

Thank you

Delaney Foster



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No to STL data center

1 message

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**Kayla Mitchell** <kaylamitchell1128@gmail.com>  
To: ZONING@stlouis-mo.gov

Fri, Feb 27, 2026 at 6:16 AM

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.  
St. Louis residents don't want to see another data center in Missouri.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Center

1 message

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**TT Valle** <amandavalleroy@yahoo.com>  
To: zoning@stlouis-mo.gov

Fri, Feb 27, 2026 at 6:39 AM

Your constituents do not want the data center in Saint Louis. It is frankly sickening that this is coming up again after how clear we have been that data centers are not welcome in our community.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony against armory data center

1 message

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**Lear Rose** <learrose1@gmail.com>

Fri, Feb 27, 2026 at 7:01 AM

To: ZONING@stlouis-mo.gov

Hello,

My name is Lear Rose and I live about two blocks away from where the new data center is proposed. A new data center poses significant environmental and economic risks to my well-being. It will not only pollute the water and the air but also spike my electric bill. It'll not add anything of significance to the St. Louis economy and only harm vulnerable people.

Adding a data center to Midtown is simply corporate greed.

I urge you to block the construction of the data center.

Thank you

Lear



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center - Conditional Use Hearing Testimony

1 message

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**Mackenzie Betz** <mackenziebetz5@gmail.com>  
To: zoning@stlouis-mo.gov

Fri, Feb 27, 2026 at 8:31 AM

Regarding Armory Data Center  
St Louis Zoning  
February 27, 2026

My name is Mackenzie Betz and I live in Dittmer, MO and work in St.Louis. I am a GIS manager and mother of one. I am testifying about the recent increases on area power bills through Ameren and how allowing an AI Data Center in St.Louis would compound this issue.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return. I have seen my power bill from Ameren Missouri raise to double or triple what I was paying in previous years.

I felt the need to submit this testimony to lend my voice and urge you to protect our community resources - including electricity and drinking water - for the people living here. Please refuse to allow this data center. The returns for the community are small compared to the expenditures placed on the people.

Thank you for your time and effort to protect St. Louis and her people from big companies that do not care about us and our community.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Centers in St. Louis

1 message

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**Danielle Daniels** <daniels.danielle1989@gmail.com>

Fri, Feb 27, 2026 at 9:14 AM

To: mayor@stlouis-mo.gov

Cc: ZONING@stlouis-mo.gov

Hello,

My name is Danielle Daniels, and I'm a constituent living and working in Saint Louis, Missouri.

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Danielle Daniels



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center Cond. Use

1 message

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**Chloe Conradi** <chloe.conradi@gmail.com>

Fri, Feb 27, 2026 at 10:36 AM

To: zoning@stlouis-mo.gov

To whom it may concern,

The UN recently announced we are in an era of GLOBAL water bankruptcy. Study after study is being released showing the air, water, and sound pollution data centers create causes cancers of known and unknown varieties, premature death, and nervous system dysfunction. St. Louis is a vibrant city of people, but if this data center—or indeed, any data center—is built it will become a ghost city as people flee to places with cleaner water and air. Large scale data centers will also derail any plans for reinvigorating tourism; who wants to visit an amusement park with slums and poison water? Our investments should be in infrastructure for the people of St. Louis, not pollution machines for investors, so as a city resident I'm urging you to oppose the Armory Data Center at any scale.

Regards,  
Chloe Conradi  
STL Ward 8



McLemore, Deborah <mclmored@stlouis-mo.gov>

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## Opposition to Armory Data Center

1 message

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**H Stabler** <hmstabler419@gmail.com>

Fri, Feb 27, 2026 at 12:40 PM

To: mclmored@stlouis-mo.gov

Hello!

My name is Hannah Stabler, and I'm a constituent living in zip code 63116.

I am emailing to express my explicit opposition as a citizen of the city to the Armory data center proposal ahead of the conditional use hearing on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
H. Stabler



McLemore, Deborah &lt;mclmored@stlouis-mo.gov&gt;

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**Data Center at 3728-46 Market Street**

1 message

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**Ashley Anstaett** <ashleyanstaett@gmail.com>

Fri, Feb 27, 2026 at 12:48 PM

To: mclmored@stlouis-mo.gov

To Whom It May Concern:

I am a St. Louis City resident, and I live at [2751 Shenandoah Avenue, St. Louis, MO 63104](#).

I would like to document my opposition to the construction and operation of a data center at the property located at 3728-46 Market Street.

I understand that the current push to embrace AI technologies would necessitate an increase in the number of data centers across the country, due to increased power demands. I believe that building large data centers at this scale and this rate is premature and irresponsible. AI has seen unprecedented spending and investment, without seeing validation of the true impacts (both financial and societal) of large-scale use of these tools.

The investment strategies associated with data center financing lack transparency and echo the 2008 financial recession, where banks were hiding risky mortgages into large bundles of securities that were unethically and falsely presented as high-quality. Without appropriate regulations prior to construction of these data centers, I do not see how this can be done ethically or without impacts to the country as a whole, and specifically to residents of St. Louis.

Data centers are also known to deteriorate rapidly and the technology used within the data centers tend to become obsolete within a few years. There are too many unknowns for us to safely welcome one of these sites into our community.

I also have major concerns related to electricity demands and meeting our own community needs, while still ensuring that utilities remain affordable for everyone, including our most vulnerable populations. While many tech companies are proposing to pay their own energy cost, I certainly don't want St. Louis to be a guinea pig for Big Tech experiments. And if companies are not paying their own costs, then the additional infrastructure and energy costs associated with the data center would be passed on to the consumer.

I think we need to put a big pause on construction of data centers, and that this data should not be given approval, until lawmakers are able to consider the best policies for implementation regarding data center construction, and those policies are implemented to guarantee protections for the country as well as our local communities. Right now, data center construction is the wild west, and we do not know the long-term social, economic, or environmental associated with data center construction and operation.

Thank you for your consideration.

Sincerely,  
Ashley Anstaett



Zoning, Zoning <zoning@stlouis-mo.gov>

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## NO to Data Center

1 message

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**Ben Knoll** <ben.knoll@gmail.com>

Fri, Feb 27, 2026 at 1:44 PM

To: zoning@stlouis-mo.gov

Cc: "Schweitzer, Anne" <SchweitzerA@stlouis-mo.gov>

Hello,

My name is Ben Knoll and I'm a constituent living at [4704 Ray Ave](#). I'm urging you to remove the Armory data center proposal from the conditional use agenda on 19 Mar.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return. Additionally, the technology is due to be obsolete in 5 years.

St. Louis residents DO NOT want to see another data center in our city or in Missouri.

Ben Knoll

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415.488.7543

[ben.knoll@gmail.com](mailto:ben.knoll@gmail.com)

pronouns: he/him or they/them



McLemore, Deborah &lt;mclemored@stlouis-mo.gov&gt;

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**Data Center at 3728-46 Market Street**

1 message

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**Zach Verret** <ztfv38@gmail.com>

Fri, Feb 27, 2026 at 2:21 PM

To: mclemored@stlouis-mo.gov

To Whom It May Concern:

I am a St. Louis City resident, and I live at [3811 Childress Ave, St. Louis, MO 63109](#).

I would like to document my opposition to the construction and operation of a data center at the property located at 3728-46 Market Street.

I understand that the current push to embrace AI technologies would necessitate an increase in the number of data centers across the country, due to increased power demands. I believe that building large data centers at this scale and this rate is premature and irresponsible. AI has seen unprecedented spending and investment, without seeing validation of the true impacts (both financial and societal) of large-scale use of these tools.

The investment strategies associated with data center financing lack transparency and echo the 2008 financial recession, where banks were hiding risky mortgages into large bundles of securities that were unethically and falsely presented as high-quality. Without appropriate regulations prior to construction of these data centers, I do not see how this can be done ethically or without impacts to the country as a whole, and specifically to residents of St. Louis.

Data centers are also known to deteriorate rapidly and the technology used within the data centers tend to become obsolete within a few years. There are too many unknowns for us to safely welcome one of these sites into our community.

I also have major concerns related to electricity demands and meeting our own community needs, while still ensuring that utilities remain affordable for everyone, including our most vulnerable populations. While many tech companies are proposing to pay their own energy cost, I certainly don't want St. Louis to be a guinea pig for Big Tech experiments. And if companies are not paying their own costs, then the additional infrastructure and energy costs associated with the data center would be passed on to the consumer.

I think we need to put a big pause on construction of data centers, and that this data should not be given approval, until lawmakers are able to consider the best policies for implementation regarding data center construction, and those policies are implemented to guarantee protections for the country as well as our local communities. Right now, data center construction is the wild west, and we do not know the long-term social, economic, or environmental associated with data center construction and operation.

Thank you for your consideration.

Sincerely,  
Zach Verret



McLemore, Deborah &lt;mclmored@stlouis-mo.gov&gt;

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**Data Center at 3728-46 Market Street**

1 message

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**Kristen Sparks** <ksparky13@gmail.com>

Fri, Feb 27, 2026 at 2:24 PM

To: mclmored@stlouis-mo.gov

To Whom It May Concern:

I am a resident of St. Louis City and live at [4984 Magnolia Avenue, St. Louis, Missouri 63139](#).

I am writing to express my vehement objection to the construction and operation of a data center in St. Louis City, specifically the one proposed for 3728 Market Street. Data centers are a significant drain on local resources, they use a disproportionate amount of water and electricity. Our city already has infrastructure problems, approving this will only exacerbate the issue and negatively impact the people of the city of St. Louis as a whole in order to line the pockets of a few.

While I am opposed generally to a data center in the area, as it will impact utility rates and availability of water while our world enters a global water shortage, I am especially opposed to the construction of one in a central corridor of the city. This is not a building that will benefit residents in any way.

I feel extremely strongly that the operation of a data center in the City will negatively impact residents and I urge you to oppose this project.

Sincerely,

Kristen Sparks



McLemore, Deborah &lt;mclmored@stlouis-mo.gov&gt;

## Opposition Concerning Armory Data Center

1 message

Angela Vories &lt;vories\_ae@yahoo.com&gt;

Fri, Feb 27, 2026 at 3:10 PM

To: "mclmored@stlouis-mo.gov" &lt;mclmored@stlouis-mo.gov&gt;

Hello Deborah McLemore

My name is Angela Vories. I am a constituent living at [3918 Meramec St. 63116](#).

I am writing to urge Mayor Cara Spencer, as well as any other city building code director or zoning manager to seriously consider the long term ramifications of a Data Center in the Armory (or anywhere within St. Louis City).

Can you guarantee that a data center in the heart of St. Louis city won't be used for:

- Unlawful/targeted surveillance (as this information is not publicly tracked how can you maintain that a Data Center will not be utilized toward this end)
- military systems/weapons
- infringement on personal data mining (The concentration of massive datasets in data centers increases the risk of data breaches and unauthorized access. Data Misuse and Retention: As data center capacity increases, the potential for data misuse (*using data for purposes other than originally intended*) grows, particularly as AI-powered tools require extensive access to personal data for training and inference.)
- crypto mining
- AI taking jobs

What Pre Planning has been mandated?! Legislation currently brought to the Missouri House - HB3362 & HB 3364 - propose Power and Water Usage Requirements. Are the buying parties aware of reevaluating their plans so as to comply with legislation currently being written?

- clean water protections
- power outage backup
- noise pollution enforcement
- No Fossil Fuel Back up (air quality pollution) *According to the [American Lung Association's 2025 "State of the Air" report](#), the St. Louis metro area experienced worsening air quality, ranking as the **21st worst in the nation for ozone pollution**, with over 10 unhealthy ozone days and more than 2 unhealthy particle pollution days. **The region received failing grades for ozone, with 19 "Orange" days and 2 "Red" days.***
- No Nuclear backup - Nuclear power plants rely on radioactive uranium for fuel. Uranium mining is inherently risky and produces radon emissions and soil and water pollution.

Data center power implementations have neither been flexible nor adaptable!

Q: What Facts/guidelines determine the power requirements for each rack in each location when the data center goes live, and What plans are in place for future requirements. Will it be built to scale and how is that monitored?

Tech companies who operate data centers don't tend to release detailed statistics. ie Exact figures on data center electricity usage are difficult to verify. How is the City going to hold the building operations accountable? Have the Building Energy Performance Standard (BEPS) been applied to the project?

A 2024 survey by the Uptime Institute, an industry group, found that power outages were responsible for **53% of data center disruptions** – more than hardware issues, software bugs, and cyberattacks combined.

- Data Centers don't "sleep" so there is no flux/down time
- electricity costs rose 267% compared to 5yrs ago in areas near existing data centers

Data Centers are 50% more energy intensive than commercial buildings

According to a 2024 report from Lawrence Berkeley National Laboratory in the U.S. – which combined numerous other reports – **the world's data center energy usage has more than doubled since 2018**, with an even greater increase in the U.S. **The rise in data center demand has drastically outpaced any improvements to efficiency.**

- as of 2025 the US has more data centers than any other country in the world (**consuming 4.4 of world power with expectations of 12% by 2028**)

AI data centers can use the equivalent of 400,000 homes worth of power (The City of St. Louis has approximately 174,700 total housing units (more than 2x the housing units in the city))

### Water Use

Medium-sized data center can consume up to roughly 110 million gallons of water per year for cooling purposes, equivalent to the annual water usage of approximately 1,000 households. Larger data centers can each "drink" up to 5 million gallons per day, or about 1.8 billion annually, usage equivalent to a town of 10,000 to 50,000 people. Data center developers are increasingly tapping into freshwater resources to quench the thirst of data centers, which is putting nearby communities at risk. Only 3% of Earth's water is freshwater, and only 0.5% of all water is accessible and safe for human consumption. Freshwater is critical for survival.

- The St. Louis city's water infrastructure processes up to 124 million gallons daily, with 2025 seeing continued high, often unaffordable, water and sewer bills for many residents. A medium size data center would double the water usage in the city!!! Where is the water coming from?!

### Noise Pollution

safe sound levels are 70 A-weighted decibels (dBA) or lower,

Small data centers under 5,000 square feet typically use two to five generators, Small generators run at about 85 dBA (Exposure to sounds 85 dBA and above is harmful to hearing)

HVAC fans in data centers generate noise levels ranging from 55 to 85 dBA

Data center noise pollution impacts facility staff, surrounding communities and wildlife.

The Armory sits in between SLU and Cardial Glennon - what problems are being considered by the impact of such a power demand in between these two major hubs?

Sincerely Concerned

St. Louis City Resident for nearly 2 decades

Angela Vories



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to Data Centers in St Louis

1 message

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**Samantha Fischer** <fisbergymnastics@gmail.com>  
To: zoning@stlouis-mo.gov

Fri, Feb 27, 2026 at 5:10 PM

Hello,

My name is Samantha Fischer, and I'm a constituent living at [4166 Russell Blvd](#)

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Samantha Fischer



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to data centers in St. Louis

1 message

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**Allison Green** <allisonleighgreen1993@gmail.com>  
To: ZONING@stlouis-mo.gov

Fri, Feb 27, 2026 at 7:34 PM

Hello,

My name is Allison Green, and I'm a constituent living in your county.

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,

Allison Green



McLemore, Deborah &lt;mclemored@stlouis-mo.gov&gt;

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## Concerns Regarding Proposed Data Center at The Armory

1 message

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**Chalon Knight** <chaknight815@gmail.com>

Fri, Feb 27, 2026 at 8:41 PM

To: mclemored@stlouis-mo.gov

Dear Ms. McLemore,

I am writing as a concerned resident of St. Louis regarding the proposed data center development at The Armory site.

Many residents are troubled by the direction this proposal represents. The Armory is a significant and highly visible property with tremendous potential for community-centered, job-producing, and neighborhood-enhancing development. Approving a large-scale data center at this location raises serious concerns about whether this use truly reflects the priorities and long-term interests of St. Louisans.

One of the most pressing issues is environmental impact. Data centers require enormous amounts of electricity and substantial water resources for cooling. Increased energy demand can lead to greater fossil fuel consumption, higher emissions, and additional strain on our power grid. Backup generators, often powered by diesel fuel, also raise concerns about air pollution, noise, and localized health impacts for surrounding neighborhoods. Residents deserve clear, transparent analysis of how this facility would affect air quality, water usage, and overall environmental sustainability.

There are also broader concerns about infrastructure strain and limited economic return. Data centers typically create relatively few permanent jobs compared to other forms of development. Many residents question whether dedicating such an important site to a low-employment, high-consumption facility is the best path forward for inclusive economic growth.

Equally troubling is the perception that large corporate interests may be receiving priority over the voices of everyday St. Louisans. When residents feel unheard or sidelined in favor of well-financed developers, it erodes public trust in city leadership. Decisions that appear to favor big-money interests over neighborhood needs can have lasting consequences for civic confidence and community support.

I respectfully urge your office to pause and reevaluate this proposal, conduct comprehensive environmental and infrastructure impact studies, and ensure meaningful, transparent community engagement before any approvals move forward.

St. Louis deserves development that strengthens neighborhoods, protects public health, and reflects the will of its residents. I hope your leadership will prioritize those principles as decisions about The Armory move ahead.

Sincerely,  
Mr. Chalon Knight  
Ward 8 resident  
Historic Shaw Neighborhood



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony To Stop Armory Data Center

1 message

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**The OMEN** <theomen.prod@gmail.com>  
To: ZONING@stlouis-mo.gov

Sat, Feb 28, 2026 at 5:44 AM

Hello, my name is Damian Dettman. My family and I are residents of Saint Louis and its surrounding areas. I am urging to mayor spencer to remove the Armory Dat Center proposal from the conditional use agenda. Now you might be wondering. "Why dont we want the Armory Data Center?"

Well the research shows why we shouldn't. Data centers have proved to be bad for our environment. Weither it be the water it sucks from already limited lakes (example. Phoenix, Arizona. (Maricopa County)) or the strain on the power grids with massive portions being used by these Data Centers. (Example. Indiana using 47.2% of the states electrical grid on just data centers alone by January 2026). If we allow these brazen companies to keep stripping land and resources then we will see the effect in coming years. Agriculture slows down as they run low on water for food. People go without clean water to drink. Air in those areas become less healthy to breath for everyone. Electrical bills go up too. Please consider this when voting on this proposal.

-Damian Z Dettman



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to data centers in St. Louis

1 message

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**sonya picker** <sonya.tgcs@gmail.com>  
To: ZONING@stlouis-mo.gov

Sat, Feb 28, 2026 at 8:09 AM

Hello,

My name is Sonya Jackson, and I'm a constituent living in the 63110 zip code.

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Sonya J.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center Testimony

1 message

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**Josie Steen** <josiesteen7@gmail.com>  
To: ZONING@stlouis-mo.gov

Sat, Feb 28, 2026 at 8:45 AM

Josie Fritze on the Armory Data Center  
February 27, 2026

My name is Jose Fritze and I am a concerned mother, SLU student, and St. Louis resident. I am testifying about how the introduction of a data center at the Armory location will be detrimental to not only the broader St. Louis water balance and environment, but particularly to the SLU campus surrounding it. As someone who formerly lived on SLU's campus as an out of state student, the introduction of a data center so close to campus would impact water pressure, water availability, and the sense of safety between the two campuses. To expand St. Louis, we should be working to improve the lives of those moving to the city from other areas, but diminishing quality of life for a quick financial gain will decrease the students choosing to stay in the region. This data center should not be built anywhere in the St. Louis area.

Thank you for reading my testimony. Please take these thoughts into consideration.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center Testimony

1 message

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**Alexandria Stewart** <alexandriastewart09@gmail.com>  
To: ZONING@stlouis-mo.gov

Sun, Mar 1, 2026 at 10:00 AM

Hello,

My name is Alexandria Stewart, I am a St. Louis area resident.

I am writing in advance to urge you to remove the Armory data center proposal. Data centers are harmful to the environment, raise electric bills, water bills, and are overall harmful to the environment, the community, and to the city and state. Between air pollution, use of clean drinking water, and pollution, data centers create much more harm than good.

Having a data center where the Armory currently stands would be truly an insult to the people of St. Louis city and county. Not only will they cause environmental harm (something that St. Louis has historically managed to overcome), the data center would have almost no impact in creating more jobs or bettering the lives of citizens. As someone with asthma, I especially feel this is a slap in the face to all the work that St. Louis city has done over the years to increase air quality and overall environmental health in the region. I urge you, please cancel and remove this proposal. The citizens deserve better than this.

Thank you,  
Alexandria Stewart



Zoning, Zoning <zoning@stlouis-mo.gov>

---

## Data center

1 message

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**summer trice** <sleightrice@gmail.com>  
To: ZONING@stlouis-mo.gov

Sun, Mar 1, 2026 at 2:47 PM

I don't feel this is a safe or practical use of the space we have in St. Louis and I feel like it will only hurt us as a community



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to data centers in St. Louis!

1 message

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**audrina miller** <audrinamiller071@gmail.com>  
To: ZONING@stlouis-mo.gov

Sun, Mar 1, 2026 at 3:21 PM

Hello,

My name is Audrina Miller, and I'm a constituent living at Kiefer Oak Ct in Ellisville.

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Audrina Miller.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Demand on removing Armory data center.

2 messages

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**Nahili Harun** <nahili052702@gmail.com>

Mon, Mar 2, 2026 at 7:19 AM

To: mayor@stlouis-mo.gov, ZONING@stlouis-mo.gov

Hello, my name is Nahili Harun and I'm a constituent living at 3610 Bamberger.

I am calling to urge Mayor Spencer remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you for your consideration.

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**Mayor, STL** <mayor@stlouis-mo.gov>

Mon, Mar 2, 2026 at 9:39 AM

To: Nahili Harun <nahili052702@gmail.com>

Cc: ZONING@stlouis-mo.gov

Good morning Ms. Harun,

Thank you for taking the time to reach out to our office regarding the issue of data centers in the City of St. Louis, most notably the proposed data center at 3728-46 Market Street, next to the Armory building. This citizen comment is received and noted by the Mayor's Office team.

Furthermore, if you would like to ensure your opposition is recorded by the Zoning Division in its file for this project, please send a typed letter to [zoning@stlouis-mo.gov](mailto:zoning@stlouis-mo.gov). This project is scheduled for a conditional use hearing on March 19, 2026 at 8:30am. For more information on how conditional use hearings work, please see this webpage: (<https://www.stlouis-mo.gov/government/departments/public-safety/building/zoning/conditional-use.cfm>)

If you would like to publicly testify in opposition to, or in support of, this proposal at the March 17, 2026 conditional use hearing, please see this document for information on how to join the virtual meeting and testify: (<https://www.stlouis-mo.gov/government/departments/public-safety/building/zoning/documents/upload/cu-3-19-26-r1.pdf>).

In service,

Office of the Mayor

[Quoted text hidden]

--

**Office of the Mayor**

City of St. Louis

1200 Market Street

City Hall, Room 200

St. Louis, MO 63103

(314) 622-3201



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Center

1 message

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**Jesstine Jeffrey** <jesstinejeffrey@gmail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 2, 2026 at 8:15 AM

I am unable to attend the vote. This email serves as my vote for not turning the armory into a data center.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No data centers in STL

1 message

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**Molly Farrington** <molly.farrington11@gmail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 2, 2026 at 10:36 AM

Hello,

My name is Molly Farrington and I'm a constituent living at [3591 Magnolia Ave](#)

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,

Molly  
Sent from my iPhone



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No data centers in St. Louis

1 message

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**Audrey Crockett** <acrockettbhp@gmail.com>

Mon, Mar 2, 2026 at 11:25 AM

To: zoning@stlouis-mo.gov

To whom it may concern,

My name is Audrey Crockett, and I am a constituent living in the 63118 zip code.

I am writing to state my opposition for the Armory data center proposal from the conditional use agenda on March 19th. AI data centers increase electric bills, deplete the drinking water supply, and cause both air and noise pollution. Furthermore, these facilities strain power grids while creating very few long-term jobs for the community.

Best regards,

Audrey Crockett



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to STL data centers

1 message

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Emma F <s18fere1628@gmail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 2, 2026 at 12:41 PM

To Whom It May Concern,

My name is Emma Ferguson. I urge Mayor Spencer, and anyone else it may concern, to remove the Armory data center proposal from the conditional use agenda on March 19th. I want to ensure my opposition is recorded by the Zoning Division.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Emma Ferguson



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say NO To Data Centers in St. Louis

1 message

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**Chandler Sanchez** <chanchez9715@icloud.com>  
To: ZONING@stlouis-mo.gov

Mon, Mar 2, 2026 at 3:11 PM

Hello,

My name is Chandler Sanchez, and I'm a constituent living in Brighton, IL.

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis Metro residents don't want to see another data center in Missouri or Illinois.

Thank you,  
Chandler



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Concerning The Armory Data Center

1 message

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**kayla warren** <kayla.warren1197@gmail.com>  
To: ZONING@stlouis-mo.gov

Mon, Mar 2, 2026 at 10:48 PM

Hello,

I am a citizen of the downtown St. Louis area , that is very much opposed to the plans of converting The Armory to a data center. Not only would it be a nuisance , but an environmental hazard.

Air and noise pollution, soiled water, and exorbitant utility bills dont sound very appealing to anyone.

With a population in rapid decline, there are many who wish to stay in our beloved city. But the introduction of a data center gives no incentive to do so.

And for those of us who have no choice in the matter, because we simply cannot afford to just uproot our lives and move elsewhere, it is completely unfair to have us "foot the bill" of a facility that is of absolutely NO benefit to anyone but the wealthy investors involved with this project.

Thank you for your consideration.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Center Public Testimony

1 message

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Jennifer Williams <jennifer62442@gmail.com>

Tue, Mar 3, 2026 at 1:52 PM

To: Zoning@stlouis-mo.gov

Hello,

As I and many STLians have mentioned over and over again, I do not want another data center built in this city. We're already getting reports by major news organizations about Elon Musk's data power plant causing incredible pain and suffering to the people who live nearby it.

This will inevitably cause unbearable noise pollution on top of the environmental pollution.

Not to mention electricity costs and power grid failure. I live in south city and we already have regular short power outages. How can I trust that the cities power structure can handle the massive amounts of power needed for a data center? I cannot trust it. I also cannot trust that we will not end up paying more and more money for electricity for this absolute waste of technology that no one is asking for. The people of saint Louis have told you no over and over again. LISTEN TO US!!!!

A data center has no place in the heart of our city. That's a space that should be used for community, housing, or literally anything else to help benefit the city.

If we put a data center in the Armory it will be a death sentence for Midtown. No new businesses will want to move next to it, no people will want to live by it, it's a disaster.

STOP SUGGESTING WE BUILD A DATA CENTER HERE!!! I'm so tired of us having to repeat ourselves because YOU WILL NOT LISTEN!!!!

Thank you for your time,  
Jennifer Williams  
South City  
63116



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Stop the Armory Data Center from gaming MO natural resources and community health

1 message

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R. May Evans <reddvenus@gmail.com>

Tue, Mar 3, 2026 at 6:23 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

To whom it may concern,

In writing as a concerned Missouri citizen about the proposed Armory Data Center in St. Louis. Although i live in Kansas City, I am deeply concerned for the health, safety, and well-being of my fellow citizens across the state.

Data centers are known to be hostile to their environments, and cause serious issues for the people living around them. The harm caused by data centers are well established at this point and include:

1. Enormous electricity usage that increases the cost of that service for local residents and puts unnecessary strain on that utility. They often drive up the electric bills and make residents unable to cope with the drastic rise in costs.
2. Unsustainable water consumption for cooling the servers, which also has had the adverse affect of limiting clean water for residents around data centers with such to shower or wash clothes and dishes, absolutely necessary tasks to healthy living.
3. Job losses related to the use of AI, which disrupts communities, cause a decrease in entry level jobs needed by young adults and college graduates, and take the human safeguards out of many sectors where they would otherwise be in place.

There is nothing sustainable, healthy, or long-term beneficial to giving up land and resources up to the AI industry which is already facing severe financial losses, and whose physical affect on communities is causing more harm than good.

I urge you to block the Armory Data Center, and support healthy, prosperous communities for Missouri's citizens in St. Louis.

Thank you,

Rachel Evans

1625 NE Club House DR Apt 202

Kansas City MO 64116



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony against data centers in St. Louis

1 message

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Evans, Jude (MU-Student) <lkehmy@missouri.edu>  
To: "ZONING@STLOUIS-MO.GOV" <ZONING@stlouis-mo.gov>

Wed, Mar 4, 2026 at 8:42 AM

Hello,

My name is Jude Evans and I am a resident of St. Louis City who is concerned about the growing data centers in Missouri. I am testifying on behalf of the communities this will affect, the land and water loss a data center brings, and against the rise of AI.

I am a natural resource major, so I am knowledgeable about the environmental effects data centers bring. It is important to me that we are conserving our land and water for the earth, for people, not for AI. I have heard politicians in the past say data centers will bring more jobs, more money, and do not waste as much water as we think. I am concerned that politicians do not realize the scale of damage AI will cause in the long run and how it will hurt their communities, not help them.

I feel the need to testify because of my career, as it is my duty to care for the planet and the communities who live on it. My hope is that you will be able to see this issue from an environmental standpoint and not an economic one. I hope that my view might urge you to reconsider funding a data center, and instead send that money to communities who need your help.

My suggestions as stated previously, would be to send funding towards communities still hurting from the 2025 tornados that hit the St. Louis area. Providing jobs that can benefit the community will also promote economics, rather than the few jobs a data center might bring. I believe building another data center will upset the people of St. Louis further, and will create lack of trust in the local government as it has for me.

Thank you for hearing my testimony, I hope you consider my words and are able to create the change St. Louis wants to see.



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## Testimony

1 message

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**Arin Schulz** <schulz082602@gmail.com>  
To: ZONING@stlouis-mo.gov

Wed, Mar 4, 2026 at 11:58 AM

Anna Schulz

Regarding Mayor Spencer to remove The Armory data center proposal from the conditional use on March 19th.

03/04/2026

Hello my name is Anna Schulz, and I am a current concerned resident of OFallon Missouri. Who frequents St. Louis a lot. I am testifying on the removal of the Armory data center proposal from the conditional use on March 19th.

I have lived in ofallon and have been all over the St. Louis area my entire 23 years of living. I love everything this community has brought. From the zoo, to the music and events. The amazing people, and places you can visit. This data center will only tear down what St.Louis has built up. I enjoy visiting St.Louis as I have family living out there, friends who perform and have events.

This data center will only bring down St.Louis, with its air pollution, and noise pollution. To increasing electric bills for the people living there, including my family who live in St.Louis. Even depleting drinking, and straining the power grids that weren't built for these kinds of structures. That we as a society need to live. We do not need a data center to live. But we need drinking water, and breathable air to live. No one will want to live around St. Louis if this data center is built. This will not bring in more money, it will stop money from coming in. I fear for my family, friends, and community if this data center is built.

So to insure that my family, friends, and community stay safe, and that St.Louis keeps growing. Remove the Armory data center proposal from the conditional use agenda on March 19th.

Thank you Mayor Spencer for reading my testimony. Your consideration of removing the armory data center proposal is very much appreciated.

Thank you,

Anna Schulz



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Opposition to Armory Data Center

1 message

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Gus <august.kempa@gmail.com>

Wed, Mar 4, 2026 at 2:37 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Good afternoon.

My name is Gus Kempa, and I'm a STL city resident at 7127 Mardel.

I'm wiring to urge you to not put a data center in the Armory data center proposal from our approve the conditional use on March 19th. We need to keep that part of Midtown vibrant and productive rather than wasting the historic armory by turning it into a data center. These facilities drive up electricity costs, strain our power grid, and create almost no long-term jobs for our community once they are built.

St. Louis residents don't want to see another data center in Missouri.

Thank you

Gus Kempa



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to data centers in St. Louis

1 message

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**Maddie Heflin** <maddieheflin121@gmail.com>

Thu, Mar 5, 2026 at 8:26 AM

To: ZONING@stlouis-mo.gov

Hello,

My name is Madelynne Heflin, and I'm a constituent living in Bunker Hill, IL.

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Madelynne Heflin



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No data centers in Missouri or St. Louis

1 message

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**Kelly** <kellyachildress@gmail.com>  
To: zoning@stlouis-mo.gov

Thu, Mar 5, 2026 at 12:06 PM

Hello,

I'm writing to you in **strong opposition to the construction of any data centers** in St. Louis City, County, or Missouri broadly.

I am a lifelong St. Louisan and it breaks my heart that we constantly have to fend off these predatory types of deals that make life more expensive for hardworking residents. These data centers do nothing to benefit our community. They suck up water and enormous amounts of energy and don't pay back anything of value to the community.

I don't want our city's money to go to things like this which eats energy, water, doesn't create jobs, and only benefits the wealthy.

This is my home and I love it here, but stuff like this makes it harder and harder to want to stay in St. Louis.

Thank you,  
Kelly Childress



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Center Armory

1 message

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Michael Lakey <mlakey500@gmail.com>

Thu, Mar 5, 2026 at 12:44 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Hello,

My name is Michael Lakey and I wish to comment on the proposal to turn the Armory into a data center. I am a lifelong St. Louis City resident and I currently reside in the Clifton Heights neighborhood.

We now have enough data from similar centers around the country to see that these buildings are a net negative for our communities. To begin, a data center of this size could use as much water as a town of 50,000 people daily in order to cool its components. The St. Louis City water Division is currently projecting a \$10 million budget deficit for this year and does not have the staff to keep up with already existing issues with aging infrastructure. Would adding the equivalent of 50,000 residents overnight be a prudent or practical thing to do to a system already pushed to its limits?

Second, data centers command a tremendous amount of electricity. This pushes up electricity prices for regular consumers in two ways:

1. By placing a strain on the grid and forcing the electric company to expend more resources to meet energy demands.
2. Data centers typically have energy agreements that keep their supply steady. This ensures that they will have enough energy and reduces the overall supply, artificially pushing prices for other consumers.

Over the last three years, Ameren energy prices have already grown substantially, increasing by 12% last year. With families already struggling to keep up with rising costs across the economy, is it really prudent to saddle St. Louisians with even more energy increases they did not ask for.

Third, because the data center is set to receive significant tax abatements from the City, the City will see little benefit to its revenue over the next five years. We have already seen how tax abatements can saddle the City with the cost of subsidizing private development at little to no benefit to the public. Is it really prudent to continue this practice for something that is going to cost us all more money?

Fourth, many of the new data centers built in the last three years have been made to accommodate new LLM AI models. These models are ruining human creativity, productivity, imagination, and cognitive abilities. We are giving our brains over to machines. Does St. Louis really want to be complicit in this.

Finally, this data center will not produce the economic benefit in terms of job creation that developers and leaders claim it will. OpenAI and other companies are starting to show signs that the AI industry (and as a result, the data centers built for them) is a large bubble ready to pop. Tech companies are already starting to pull out of data center deals due to lack of capital and need. What happens if we commit to build this center now and by the time it is ready in 2028 there is no tenant for it? Is it really a good idea to commit to an industry that has shown no evidence it will ever be profitable?

I implore you to consider my points from this email. I think building a data center on that site is a very bad idea. The City does not have anywhere near enough beds for its unhoused population. Why not a shelter? It is a perfect location set back from any major roads by the interstate and is right next to the Goodwill. People could receive many different services in one area if the City were to build a shelter here. No matter what is ultimately decided, it is clear that it should not be a data center.

Thank you,  
Michael Lakey



Zoning, Zoning <zoning@stlouis-mo.gov>

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## NO to The Armory data center

1 message

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**Mick C** <mkcampo1698@icloud.com>  
To: ZONING@stlouis-mo.gov

Thu, Mar 5, 2026 at 1:43 PM

I was born and raised in St. Louis. I'm 27 years old and I still live here. I love this city. I will not see it sucked of its lifeblood by private contractors making millions and leaving our St. Louis city communities with NOTHING. Not even running water. We've seen the effects these data centers have on the less fortunate communities, Those whose greedy public servants lined their pockets with privatized corporate money before ever thinking about what it means for the people they are supposed to speak for. Please stand with us, be an advocate, a community member, a comrade. Put an end to this data center bullshit in our city. The water is going to dry up for you, too. There is no planet B. Thank you for your time.

A concerned citizen,  
Mick Campo (he/him)



Zoning, Zoning <zoning@stlouis-mo.gov>

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## March 19 conditional use hearing

1 message

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**aj robinson** <wealtheow@gmail.com>  
To: zoning@stlouis-mo.gov

Thu, Mar 5, 2026 at 1:58 PM

Submitting testimony in advance for the March 19 hearing:

As a resident of St. Louis City in the second ward, I call upon our elected leaders to refrain from advancing any proposals for Data Centers until all relevant regulations are in place and able to be enforced. Midtown, in particular, has critical environmental, recreation, retail, and traffic considerations. We have seen the negative impacts of under-regulated hyperscale data centers in other communities and have the opportunity to learn from their mistakes. Any move to rush these plans ahead of regulations is gambling with the future of our city's already delicate infrastructure.

Thank you,  
AJ Robinson



Zoning, Zoning <zoning@stlouis-mo.gov>

---

## Say no to data centers in St. Louis

1 message

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**Darryck McCray** <darryck0419@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Thu, Mar 5, 2026 at 3:33 PM

Hello,

My name is Darryck McCray, and I'm a constituent living at [8702 Wales Rd, St.Louis, MO, 63121](#).

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,

Darryck

Darryck McCray  
**Pronouns:** They/Them/Theirs  
Email: [darryck0419@gmail.com](mailto:darryck0419@gmail.com)



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center - Zoning

1 message

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Johannah Friel <johannah.friel@gmail.com>

Thu, Mar 5, 2026 at 8:27 PM

To: Zoning@stlouis-mo.gov

I am again reaching out via email. I am a St. Louis city resident in the Lindenwood park neighborhood. I am very concerned about the proposed data center at the old armory/famous barr building.

I oppose the development of any data centers until we have regulations in place to protect our health and safety. We have seen the effects toxic waters have upon our city and citizens. Many residents of North St. Louis live are directly impacted by the infected waters of Coldwater Creek. We should not allow our fresh water sources to be stolen and polluted by this data center.

This unnecessary data center, will also hit our utilities and infrastructure, adding additional burden to St. Louis residents. We are already seeing increasing utility bills each month from Spire, Ameren, and our water and sewage services.

This center will not improve the people or the area. The foundry is a business district that encourages community and employees people. We should be investing and encouraging business that will support growth and community, not steal our resources and hurt our people.

St. Louis should follow St.Charles lead, and not allow these dangerous and unnecessary businesses in our city.

Thank you for your time.

Johannah Friel  
St. Louis city resident



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Proposed Data Center in the Armory

1 message

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**Miles Bledsoe** <mfbledsoe@gmail.com>  
To: zoning@stlouis-mo.gov

Thu, Mar 5, 2026 at 8:49 PM

Greetings,

My name is Miles Bledsoe, and I have been a resident of the 6th ward for 10 years. I'm emailing to let you know that I do not support a proposed data center built in the Armory. I also oppose any data center to be built within the city, or anywhere else in the state. Data Centers pull valuable resources, specifically fresh water and power, from our community. Benefits are not seen by the common person; I don't want this type of development in our city.

I am unable to testify in person on the 19th, but I want to make my voice heard.

Thank you for your time,

**Miles Bledsoe**  
417.209.7350  
*they / them / theirs*



Zoning, Zoning <zoning@stlouis-mo.gov>

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## NO DATA CENTER

1 message

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**Elizabeth Glass** <elizabeth\_glass94@yahoo.com>  
To: zoning@stlouis-mo.gov

Fri, Mar 6, 2026 at 12:02 AM

To whom it may concern-

PLEASE, do NOT approve The Armory AI data center!!!!

The building has \$2 million in back taxes owed by Green Street and is actually set for a tax sale at the sheriffs office in July!

Our community cannot handle the strain on our natural resources a data center will cause, let alone the hike in our energy bills! WE ARE ALL STRUGGLING AS IT IS!!! Please, for the sake of our future, our environment, our children- DO NOT allow a data center in our community! NOBODY WANTS IT!!!!

Elizabeth Glass

Sent from Yahoo Mail for iPhone



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No to the Armory Data Center

1 message

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**Serena Fick** <serenafick@gmail.com>

Fri, Mar 6, 2026 at 1:49 PM

To: zoning@stlouis-mo.gov

Hello,

This is my testimony against the proposed data center at the Armory. I do not support the proposed 15 years of tax abatement, siphoning crucial property taxes from our public schools. I do not want data centers in St. Louis city using massive amounts of electricity and water, increasing my utility bills. I care about protecting the environment, not wasting crucial resources on data centers. I believe there are better, more community-oriented uses for the Armory property.

Thank you,  
Serena Fick  
63118



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony Against the Armory Data Center

1 message

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**Stella Semelsberger** <stellasemki@gmail.com>  
To: zoning@stlouis-mo.gov

Fri, Mar 6, 2026 at 3:07 PM

To whom it may concern,

My name is Stella Semelsberger and I live in the Brentwood area. I've lived my entire life in this city and I do not wish to see the Armory Data Center go forward. These data centers are harmful to the St. Louis communities and the people your committee is supposed to serve.

The people do not want these data centers in St. Louis. I implore you to reconsider the benefits of this data center and see that the short term benefits don't outweigh the long-term draw backs.

Thank you for your time,  
Stella Semelsberger.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say No to Data Centers in St. Louis

1 message

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Alecia King <aleciaking47@gmail.com>

Sat, Mar 7, 2026 at 12:30 AM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>, "mayor@stlouis-mo.gov" <mayor@stlouis-mo.gov>

Hello,

My name is Alecia King, and I'm a constituent living at [3423 Montana Street, St. Louis, MO, 63118](#).

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Alecia King



## Say No to Data Centers in St. Louis

1 message

Alecia King <aleciaking47@gmail.com>

Sat, Mar 7, 2026 at 4:43 AM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>, "mayor@stlouis-mo.gov" <mayor@stlouis-mo.gov>

To Whom It May Concern:

My name is Alecia King and I'm a constituent living at [3423 Montana St, Saint Louis, MO, 63118](#).

I don't want to see not another mention of y'all trying to put a damn data center in the Armory or ANYWHERE WITHIN THE CITY LIMITS of St. Louis. I don't care if the use is conditional or not. If them hoers can't afford to put that shit somewhere where it

ain't gonna inconvenience people who are already stretched thin mentally and financially, then they are too broke to build a new data center and need get their money up.

And from what it sounds like, they got plenty money. David Lambiaso is the President of Legacy Investing. Last I saw, they made \$5.3 million in revenue last year. Contour out in Vegas said they got \$300+ million in their portfolio. TeraWatt pulled \$19.1 million

in revenue, and that's not including the literal billion dollars they raised from their homies last year for EV charging infrastructure. Clearly they don't mind begging. THO Investments, oops, I mean TriStar Properties is good for \$28.4 million. By the way,

do they not know they changed the name on the door? And you want me to trust them? TUH! Anyways, ARCO had \$12.3 million dollars, and I think that's just the St. Louis location. No wonder they entire net worth about \$6 billion. Big ARCO, not the lil' one...still the opp though. Lewis Rice and all his lawyer baddies was charging the girls for all them courthouse appearances and put \$111.5 million in the bank and that was just 2024. Steadfast City was the brokest baddie of the bunch with less than \$5 million but that's still million with an 'M'. Obviously they wanna run with the big dogs and need a project to put their name on to legitimize themselves. I mean, we all gotta start somewhere but I don't understand why y'all keep trying to force this data center on us.

In total, these folks as a whole made at least \$480.6 million in revenue and that's NOT COUNTING net worth because we all know money in hand and money in the stash are two very different things. They want to spend \$3 billion dollars to turn the Armory into a

mixed-use tech district that CITY RESIDENTS ALREADY SAID NO to. That's twice as much as they said it was gonna cost the first time. So, not only do they not understand how consent works, they also don't know how to do math? Tell them to put that bullshit business out in a field that isn't being used to grow food or feed animals where it ain't gone bother nobody.

And if they say some dumb shit about how that'll cost more money, remind them that that ran through circus peanut with dementia and a shitty diaper in the White House did them a huge favor with that God awful Big Beautiful Bill he put out last year. If it cost

\$5billion to put that data center in the middle of nowhere, they gone get \$1billion of that back immediately AND it's gone go directly into the company's cash flow. Not to mention, from what I read, they also get to deduct 100% of the qualifying equipment. They said equipment purchases were gonna total \$700 million. Sounds like a legal five-finger discount if you ask me.

And if they still wanna complain about the cost, remind them that Ameren just redid the rates and it sounds like their greedy asses hit a lick for real. Now, they only have to pay \$0.0406 per kWh in the summer, \$0.0371 in the winter. They could be paying resident

rates which are \$0.1560 in the summer. In the winter, it's \$0.1062 for the first 750 kWh, \$0.0714 after that. Considering that facility is estimated to use 120 megawatts, I don't see why they can't pay resident rates. After all, 120 megawatts is enough to power 48,000-120,000 households. According to the 2020-2024 census, St. Louis only had 144,891 households. They got the money, right. Why they can't pay what they owe? All I'm seeing in my research is handout after handout after handout. Who knew rich hoers needed so much GOVERNMENT ASSISTANCE? They get to be proud welfare queens but I gotta pull myself up by own bootstraps?! Oh, okay.

And since I'm sure they're gonna say it still cost too much, you tell them I SAID it sounds like they ain't got no damn money. There are seven companies going in on this project together. All of them have revenue in the millions. Several have existing projects

in development that are worth billions. They can't afford to build from the ground up? Maybe they need to join the cartel and break down some bricks. I heard there's an opening or two in Mexico.

Bottom line, St. Louis city residents don't want this fuck ass data center. WE ALREADY SAID NO! We don't want our water to be contaminated and we don't want our electric bills skyrocketing. I saw where they said that wouldn't happen, but if you fool enough to believe that, I got some ocean front property in Chicago I want to sell you.

Thank you,  
Alecia King

#### SOURCES:

New plan: Armory to be \$3B tech hub with nearby big data center | STLPR

Is Big Tech Set to Gain from the OBBB Tax Law?

25 11 20 - Amended Non-Unanimous Global Stipulation and Agreement.pdf

Residential Rates

St. Louis data center developers get hearing in March | STLPR

Armory data center price tag is higher than St. Charles project's | STLPR

Missouri regulators approve Ameren rates for data centers | STLPR



McLemore, Deborah &lt;mclmored@stlouis-mo.gov&gt;

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## Opposition of the St. Louis Data Center

1 message

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**Hope Sheahan** <schlr.hope@gmail.com>

Sat, Mar 7, 2026 at 9:02 PM

To: "mclmored@stlouis-mo.gov" &lt;mclmored@stlouis-mo.gov&gt;

Hello,

This is my typed letter regarding the push for data centers in St. Louis, more specifically, my opposition if it. Data centers used for AI are not feasible, reliable, nor profitable in any way, shape, or form. They drain viable resources, such as drinking water for the St. Louis communities, drain electricity which will inevitably increase local power grid strain, not to mention the obvious implications of electric bills. Rather than using the given space to build structures that would greatly impact the community in a beneficial aspect, such as shelter, help centers, etc. data centers take up too much space and rarely pay off--as seen with almost every data center as of today. The AI bubble is popping, and no one has, is, or will profit from this and all that will be left from the poison is the goblet of consequences. Please reconsider before it is too late and you destroy another community for the "greater good".

Best,

Hope, the Hopeful



Zoning, Zoning <zoning@stlouis-mo.gov>

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## testimony to stop armory data center

1 message

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**Eugenie** <eugenie7bang@gmail.com>

Sun, Mar 8, 2026 at 12:58 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

To Whom It May Concern,

I am writing to testify against the Armory Data Center. I am a resident of Saint Louis City, and feel that this data center will dramatically increase local electricity bills. Furthermore, it would be us paying 30% more on our energy bills, only to provide 20-30 new jobs, most of which would go to out-of-towners. With the increase in cost of living, this would not be beneficial to Saint Louis city residents that are struggling to pay their increased rent as well as their electricity bills. Once again, I am against the building of the Armory Data Center, which would largely be detrimental to folks living in Saint Louis.

Best,  
Eugenie Bang



Zoning, Zoning <zoning@stlouis-mo.gov>

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## March 19 Conditional Use Hearing: Reject data center proposal

1 message

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**Lexi Glynias** <aglynias@gmail.com>  
To: zoning@stlouis-mo.gov

Sun, Mar 8, 2026 at 4:41 PM

Zoning Division Officer,

Please note my objection to the Armory data center proposal currently scheduled for discussion at the March 19 Conditional Use Hearing.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, create very few jobs in return.

As a St. Louis resident, I don't want to see another data center in the city, nor in the state.

Sincerely,  
Alexandra Glynias  
[6630 Lindenwood Pl, 63109](#)  
314-974-7478



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Stopping the Armory Data Center

1 message

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**Nela Zupka** <nela.zupkaa@gmail.com>

Mon, Mar 9, 2026 at 2:30 PM

To: ZONING@stlouis-mo.gov

Hello,

I am writing this email to urge you to remove the Armory Data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return. St. Louis residents don't want to see another data center in Missouri. I promise you that.

Thank you for your consideration.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## NO DATA CENTER AT THE ARMORY

1 message

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**Devon Taylor** <taylordevon197@gmail.com>

Mon, Mar 9, 2026 at 4:57 PM

To: Zoning@stlouis-mo.gov

St. Louis needs to be a pioneer in NOT kowtowing to big AI, not sucking up to them like everywhere else. It is unacceptable to push the costs of this project onto the citizens with so little direct reward. It is unacceptable for citizens to be paying ANY utility costs for these data centers. It is unacceptable for them NOT to generate new job opportunities. Absolutely ridiculous and you should be ashamed of yourself as a St. Louisian for even entertaining it.

Respectfully,

Concerned citizen Devon Taylor



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No to Data Center

1 message

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Kirt <kwakukirt@gmail.com>

Tue, Mar 10, 2026 at 1:36 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Dear Zoning Council,

I am against the establishment of a Data Center in St Louis. It will definitely affect the demands on our available electricity and I believe will result in an increase in the cost to residential consumers. There are too many demands on our resources as it is. I am 80 years old and on Social Security. Already in 2025 my real estate tax doubled. Natural Gas costs are going up. I pay over \$100/month for sewer, and the water and trash bills have gone up. This is all too much.

Sincerely,

Kirt Bromley

3531 Humphrey St, St. Louis, MO 63118



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## Sarah Rider. Written Testimony for 3/19 Conditional Use Hearing

1 message

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Rider R <sarah.rider21@gmail.com>  
To: ZONING@stlouis-mo.gov

Tue, Mar 10, 2026 at 1:55 PM

Sarah Rider

Regarding the proposed data center at 3728-46 Market Street, next to the Armory building.

Good afternoon,

My name is Sarah Rider and I am a concerned St. Louis City resident who lives just 3 miles south of the proposed location for a data center, next to the former Armory building. I am testifying against this proposed data center. I am concerned with how the proposed data center will increase electric bills locally and will contribute to depleting drinking water supplies which while presently does not threaten our city as much as in other countries, should be a concern for all humans and living beings on our planet.

Bringing a data center 'online' requires connecting it to our electric grid, and often necessitates an upgrade to electric infrastructure, all to meet the needs of a building, instead of the people. Then who bears the brunt of increased electric costs? The residents of St. Louis city. As we know, Amren is not going to foot the increased bill for us. They were willing to shut off electricity to residents in North City impacted by the May 16 tornado who were struggling to keep their roofs from leaking, accessing fresh water, before keeping the lights on. Nothing makes me think this data center will be any different. And it has proven in Ohio, our midwest neighbor and a state with 194 data centers that "residents saw electric supply prices rise 10-35% in June 2025, according to the Office of the Ohio Consumers' Counsel" (See Petticrew, 2026: <https://libproxy.wustl.edu/login?url=https://www.proquest.com/wire-feeds/ohio-eyes-data-center-impact/docview/330424401/se-2?accountid=15159>).

Additionally, as residents in Virginia have pointed out, once a data center is in, there's very little you can do to force them into following any sort of regulations. The fines imposed for environmental pollution, utility usage, or noise pollution are generally pennies to the companies running these massive buildings. Even if they did foot the bill, because it would be using the former Armory site, inside the current Midtown Redevelopment tract it can get new tax abatements and incentives without more public input. Sneaky, but we see you. City residents make the city what it is, and we do not get these benefits or privileges.

Why is drinkable water so crucial to a data center functionality? It is not for the miniscule number of employees that will actually *work* in the building to brew coffee in the AM or hold conversations by a water cooler. Drinkable water fills chillers, cooling towers, and liquid cooling systems, and indirect systems of electricity generation like steam generation. While circulatory systems exist to reuse water for cooling, the remaining water post-cooling is contaminated with dust, chemicals, and minerals, rendering it wastewater and making it less efficient if reused. Profit driven companies that run these centers do not prefer this option, and environmental concerns are of little concern to their bottom line.

Additionally, it has taken pressure from the public and scientists to even get data center companies to record water usage in the first place. The focus on tracking electric costs, although important in the previous paragraph, far outweighs the data recording of water usage (Miller, 2021, see: <https://www.datacenterfrontier.com/energy/article/11427943/uptime-most-data-centers-still-not-tracking-environmental-impact>) so there is much more to know about how much is actually being used, but we won't know until it's gone. (See also WEF 2024 Article: [https://www.weforum.org/stories/2024/11/circular-water-solutions-sustainable-data-centres/?link\\_id=4&can\\_id=4aaced6e5afaec9988ce61d9f567393&source=email-chapter-updates-september-16-2025&email\\_referrer=email\\_2899873\\_subject\\_3405623&email\\_subject=volunteer-with-stl-dsa-at-tower-grove-pride-no-to-a-data-center-in-stl&&](https://www.weforum.org/stories/2024/11/circular-water-solutions-sustainable-data-centres/?link_id=4&can_id=4aaced6e5afaec9988ce61d9f567393&source=email-chapter-updates-september-16-2025&email_referrer=email_2899873_subject_3405623&email_subject=volunteer-with-stl-dsa-at-tower-grove-pride-no-to-a-data-center-in-stl&&))

You cannot manage what you don't measure, and I think that is their plan.

Some people think I am fighting the inevitable. Nothing is inevitable, and the people will not be silent while the agenda of the wealthy and powerful elite intends to power their machines off the backs of residents who will not see tangible benefits or improvement to well being through the construction of this proposed data center.

End of written testimony. Questions below

Questions:

1. Data Center Company

- a. What is your projected electric energy usage by month, how did you estimate this, and how recently did you run this estimate prediction?
- b. What is the cooling system plan you have in place for this data center, and what is the estimated water usage required to run that cooling system?

2. City government

- a. Has the committee consulted existing investigations on the environmental and human impact of data centers similar in size and output to this proposed location? If not, will this be done? What were the findings, if any?

3. Company AND CITY:

- a. What regulations and policies will ensure that residents electrical needs will not be impacted whatsoever, and whatever direct and tangential consequences or harm relating to air pollution, light pollution, noise pollution, for example, are NOT burdened on the people of St. Louis?
- b. Please explain how these two data centers will improve the quality of life of the people of St. Louis and make our city a place that people want to live in and stay in?



## NO Data Center in STL | Armory

1 message

Brittany Larimore <brittanylarimore@yahoo.com>

Tue, Mar 10, 2026 at 3:03 PM

Good afternoon,

My name is Brittany Larimore. [6625 Devonshire Ave, St. Louis, MO 63109](#).

I'm writing to you today to express my concerns regarding the proposed 3 billion dollar project to install a data center adjacent to the historic Armory.

1.) As a resident of the city of St. Louis (Ward 2), I would much rather see \$3 billion invested into facilities and repairs that are in dire need by the city's citizens: such as rebuilding the north city impacted by the May 16th tornado (estimated damage is \$1.6 billion), constructing more detox centers to fight against the ongoing fentanyl crisis, building crisis centers to assist in mental health, creating affordable housing instead of luxury condo properties, starting more locally-run grocery stores to eliminate food deserts, making visible cross walks at every intersection to protect pedestrians, and providing rain covers at every bus stop. A data center would not benefit the locals as it does not form any structure for community; despite what was advertised during the hearing last October.

2.) The project is predicted to add 200 onsite full time jobs, along with 1000 temporary jobs for construction. However, as of December 2025, there are 5,800 people in the city of St. Louis who are unemployed. This data center will not be enough to support or give any services to those struggling in the local workforce landscape. In addition, those onsite jobs are likely to be performed by those who do not live within the city limits (and will also likely transfer into remote work), and thus would not contribute to city's annual residential tax pool.

3.) The main topic of concern is the environmental impact that this data center will induce onto the city and its residents. In order to sustain a 120 mega-watt facility, Ameren will need to construct additional power grids; which will need to tie into the already fragile grids utilized by residents and local businesses. Therefore, while the developers claim that our energy bills will not rise, that is not true. 120 mega watts is equivalent to power used by 120,000 households. There are currently about 144,000 households in the city of St. Louis. In order to cool 120 mega watts, over 350,000 gallons of water will be needed per day. Lastly, the average decibel caused by a data center is 60-100 dB; which is loud enough to cause sleep disturbances, stress and hypertension to humans. That amount of volume also disrupts natural wildlife's behaviors that can cause increased risks to both themselves and humans. While developers have claimed to provide solutions to these environmental concerns, they have yet to release detailed descriptions to the public on how this can possibly be achieved.

4.) The recent expansion of data centers in the United States is driven by a gold-rush mentality upon the arrival of AI. Since 2022, we have seen countless instances of resource exploitation, job displacement, privacy breaches, misinformation and cognitive decline caused by the engagement with AI and its industry. To summarize, lives have been destroyed by AI despite the promises of societal advancements. I do not wish to see St. Louis participate in a trend that still has no guardrails. As of the time of writing this, the public is witnessing a potential economical bubble burst as AI has a lack of profitability, and is primarily funded by circular investments. We cannot have St. Louis contribute to such a destructive future.

I strongly urge you and your colleagues to not permit any more data centers in St. Louis, and to instead focus on the current needs of the people. I hope to see you present at the conditional use hearing on Thursday, March 19th.

Thank you for your time.

Brittany Larimore



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Center

1 message

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**Liz Ashlee** <lizashleee@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Tue, Mar 10, 2026 at 11:24 PM

Hello!

My name is Elizabeth Kuehne and I am opposed to the Armory Data Center. Data centers are being built all over our country and they are causing issues in every community where they are being built. They raise energy prices, pollute our air, and take our water. I know Ameren says that they will make sure the data center pays their fair share but how can we believe that when they keep raising prices. I live very close to where this is supposed to be built and I think it is going to be a set back for our community. This space could be used in so many other ways that actually add to this community instead of exploiting it.

Thank you for your time.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## STOP THE ARMORY DATA CENTER

1 message

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**Megan McCalla** <megmc515@gmail.com>

Thu, Mar 12, 2026 at 10:37 AM

To: ZONING@stlouis-mo.gov

As a Saint Louis small business owner and resident, I vehemently oppose the Data Center being proposed for The Armory location. Our city is in for a horrible fight against climate change in our near future, and the idea that our few precious resources and water would go to a large-scale data center is an atrocity. WE DO NOT WANT THIS.

- Megan McCalla



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Opposition to Proposed Data Center at 3728-46 Market Street, next to the Armory building

1 message

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Amber Gordon <ambergordon0194@gmail.com>  
To: zoning@stlouis-mo.gov

Thu, Mar 12, 2026 at 11:38 AM

To the Zoning Division Staff,

My name is Amber Gordon, and I am a resident of 63116. I live and work in the City of St. Louis with my family and friends. I care a lot about what's being done to help St. Louis be a more sustainable and eco-friendly place. Based on the Sustainability and Climate Action Plan, pillar one in chapter 3 of the Roadmap to Climate Action is to Promote a Safe, Healthy, and Climate- Resilient City. This project does not move us closer to being climate resilient. The section continues to talk more about pillar 3: Advanced Energy Efficiency, While Reducing Energy Burden. We know that data centers are a tax both on water supply and have a huge energy footprint, which makes this project directly antithetical to the Sustainability and Climate work the City claims to care about. A protected bikeway runs through this area. The first goal listed in Chapter 3 is to offer more protected bikeways. I am sure reducing the one that exists already is not on the list. But noise and air quality decreases near the center could do just that.

We have immense responsibility with our proximity to the Mississippi River and as a major Flyway. We must be stewards of the land and water we are responsible for. The needs of those without voices in our animals and plants, insects, and waterways need us now more than ever to advocate for them. We do not need this data center. There are other alternatives for revenue, income, and support than something that is so widely disliked and has documented cases of how it has hurt other cities already. The same chapter discusses a circular economy; we are already seeing the stats about freshwater usage and how we are overusing what is currently available nationally. We need to guard our current waterways.

Finally, this is not a project that promotes people. It means only temporary jobs, a negative impact on our energy consumption and rates, water issues, noise issues, air quality issues (something we already struggle with), and is proposed to be going into an area that has many unhoused and low-income families and individuals.

We don't need this, we don't want this. I want a St. Louis my son can grow up in and stay in. A place to be proud of. This would not be a choice of pride but of regret. We need to move in a greener, cleaner direction, not into supporting big businesses that are already putting profit over people at every turn. I attended one of the virtual meetings that shared the plan and allowed space for feedback, and I hope my voice is heard here, too.

Amber Gordon

Resident  
Parent  
Sustainability Advocate



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center

1 message

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**tim pekarek** <tapekarek@gmail.com>  
To: zoning@stlouis-mo.gov

Fri, Mar 13, 2026 at 10:04 AM

I am a resident of the City of St. Louis and I am opposed to the plan for the Armory Data Center. Large scale data center projects have to be taken for what they are - heavy polluting industry. Since they are not new and have been built all over the country, our city knows what we would have to live with if the Armory project is built. Higher utility bills for electricity and water as the data center would be a heavy user of both. Noise pollution - there has been research that proves that not just the audible levels, but sound emissions that we can't even hear do serious damage to human bodies. Air pollution- the data center will have banks of backup generators, that when in use will produce massive discharges of carbon and particulate matter into the air that we breathe. Look at the neighborhood that surrounds the Armory site- St. Louis University, the Cortex Innovation district, the SLU Hospital and Cardinal Glennon Hospital health and research district will all be negatively impacted by introducing more heavily polluting industry. It is really a slap in the face to SLU, which will probably have a more difficult task in recruiting students and faculty. St. Louis needs to be planning for projects that will bring in more residents to the city and NOT drive us away. I have lived in the City of St. Louis for 30 years, and I will be planning on leaving if the Armory Data Center is allowed! - Timothy Pekarek 1827- A [North 18th Street, St. Louis, MO 63106](#) ph) 314-445-9058 email) [tapekarek@gmail.com](mailto:tapekarek@gmail.com)



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center

1 message

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**vdruhe** <vdruhe@gmail.com>

Fri, Mar 13, 2026 at 10:31 AM

To: "Zoning, Zoning" <zoning@stlouis-mo.gov>

I am grateful for this format to register my opposition to the Armory Data Center, unless they are able to supply their own utility needs -- electricity and water.

Virginia Druhe  
14th Ward



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say NO to data centers!!

1 message

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hwyzen <hwyzen@proton.me>

Fri, Mar 13, 2026 at 3:04 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

To Whom it may concern,

Please pass this on to ALL alderpersons. There is much talk about and deep, legitimize concerns all over the nation about the massive build out of data centers.

Of great concern are the things most talked about:

- 1) Water usage
- 2) Electricity usage and skyrocketing rates for citizens
- 3) Noise pollution
- 4) EMF radiation
- 5) Subsidizing these data centers with very little job creation beyond build out.
- 6) The computers inside these buildings becoming obsolete, thus creating more junk.
- 7) The owners will completely bail on the city when technology advances.
- 8) There are far better possibilities to develop the Armory. Let's get more creative!!

Beyond all that, and maybe worse for us is an almost complete lack of transparency informing local communities what this is really all about. Does anybody consider WHOSE data they are storing?? Spoiler alert: OURS!(( Consider your 4th Amendment for a minute. This effects EVERYONE, including the developers who stand to make quick cash from the build out. We need MORE privacy. Not less.

Can the person who wants Big Brother breathing down his/her neck please raise their hand??

That's our sensitive data they are handling!! And we are not asked permission nor given consent, and last I checked, they are doing it all without a warrant.

Sound familiar??

This other constitutional right comes to mind: Due Process

In a courtroom, evidence that is illegally obtained gets thrown out!!

<https://www.youtube.com/watch?v=t-8TDOFqkQA&t=6s>

Lastly, data centers are a set up for NWO social credit scores. don't know what that is?

<https://sccci.fsi.stanford.edu/china-briefs/assessing-chinas-national-model-social-credit-system>

Sent with [Proton Mail](#) secure email.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to data centers in St. Louis

1 message

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**Evelyn Chapman** <evelyn.chap24@gmail.com>  
To: ZONING@stlouis-mo.gov

Sat, Mar 14, 2026 at 12:05 AM

My name is Evelyn Chapman and I'm a constituent living in St. Louis.

I urge Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Evelyn



Zoning, Zoning <zoning@stlouis-mo.gov>

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## AB-589087-26\* CUP hearing March 19 \_ PUBLIC COMMENT

1 message

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Catherine <c.malcolm.ellsworth@gmail.com>  
To: Zoning@stlouis-mo.gov

Sat, Mar 14, 2026 at 3:10 PM


### Re: AB-589087-26\* Conditional Use Permit hearing | March 19, 2026

Please add my public comment to the material for the hearing on March 19, 2026.  
PDF attached: AB589087-26 data-center public comment \_ CME

Thank you,  
~ C. Malcolm Ellsworth

\*hyperscale data center, Armory Innovation District (pre-determination?)

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 AB589087-26 data-center public comment \_ CME.pdf  
450K

Re: [AB-589087-26\\* Conditional Use Permit Hearing](#)  
(pre-determination) on March 19, 2026  
\*hyperscale data center, Armory Innovation District

To: [Zoning@stlouis-mo.gov](mailto:Zoning@stlouis-mo.gov)

Dear Commissioners,

The Warehouse property may very well be the perfect location for a data center, however, advancing any part of a Conditional Use Permit at this point in time is both reckless and unethical.

First and foremost, the permitting process should not proceed without identifying the final occupant. This is not just another warehouse – this is laying the groundwork for a controversial, unvetted, and extremely extractive industry: hyperscale data centers. How can you possibly initiate the adjudication of a project without that essential information? It would be akin to approving a building that may end up containing anything from an insurance office to a nuclear reactor... or hearing a court case without any laws. Evaluating a permit application is a quasi-judicial duty and it should be treated with the gravity it merits.

The proposed regulatory text amendment, [PDA-003-26-ZTX](#), is still in progress. The mayor's [Executive Order 92](#) provides little in the way of actual *requirements*; while it does lay out some pertinent (though broad) guidelines, it really only establishes the *intention* to create specific data center regulations.

***“ In some cases, data center developers are applying for permits without having tenants or end users in place. This can impede a city’s ability to demand transparency measures. Cities should reject any application that cannot account for the data center’s projected resource use or does not offer transparency... ”***

~ Data Center Policy Toolkit | AI Now

Frankly, the AB-589087-26 packet is not up to snuff.

- It is riddled with ambiguous, non-binding language. Details about energy consumption, water usage, cooling systems, etc, are described as “not yet finalized/developed” or “will be determined/refined”. If proposing mitigation “where feasible” is dicey – basing the entire discourse on what the developer *could do* rather than what the developer will be *required to do* is positively fraught with peril. In fact, the word “shall” (i.e. MUST) only appears once (a data center *shall require* the approval of a CUP) – whereas the more malleable word “would” is used over 100 times.
- The incomplete information and incoherent timeline laid out in the document further fragments an already complicated and fractious permitting process. Resolving crucial criteria, scattershot, down the road, in “related review processes” diminishes transparency and public trust and does not foster good will or thorough analysis.
- It also seeds the application with potential mischaracterizations and appears to minimize details that the community may consider to be significant.
  - Concerning water usage, a closed-loop cooling system does not necessarily “reduce or eliminate the need for ongoing water use”. Staff asserts that to estimate water consumption at this stage of the permit process would be “speculative” but there are comparisons available. For example, in 2024, one Google data center in Iowa consumed 1.3 BILLION gallons of potable water. (Data centers typically lose 80% of their water to evaporation.) This reinforces the urgency in identifying the data center occupant and clarifying cooling requirements before moving forward. (Redactions regarding water usage have been contested in recent FOIA cases.) Also, to claim that the wastewater would contain no contaminants is not credible without specific information about the cooling system. It’s likely that chemicals like anti-corrosion, anti-foaming, and de-scaling agents, as well as antimicrobials and fouling inhibitors would be added to protect the cooling equipment.
  - The LLPS tariff repeatedly referenced is not the panacea it’s made out to be. Established by Missouri PSC docket EO-2025-0154, the surcharge and contracts primarily protect the Investor-Owned Utilities profiting from the installation, but do not compensate residential ratepayers who are saddled with the cost of building infrastructure and power generation and

for data centers through Transmission, Distribution, and Storage Improvement Charges (TDSIC) and [Construction Work In Progress \(CWIP\)](#) statutes already strategically put in place in advance of this data center proliferation. The legal staff of the Missouri Public Service Commission said as much in their November 5, 2025, reply brief. Notably Ameren, Evergy, Google, Velvet-Tech (Meta's data center developer), and the Data Center Coalition were intervenors on the tariff case. A 20% tariff on the already deeply-discounted cost per kW for Industrial Users is negligible but makes for good public relations.

***“ If a utility builds generation to serve LLPS customers but places that generation into service and seeks recovery before the LLPS customer joins the system, then non-LLPS customers will be paying for that generation. ”***  
EO-2025-0154 | Missouri PSC staff attorneys 11-05-2025

- Another troubling aspect is the deferment (and parsing) of critical details about energy and infrastructure with staff indicating that all will be worked out between Ameren and the data center operator:  
“All power requirements and any supporting infrastructure would be coordinated with Ameren Missouri and implemented in accordance with applicable tariffs, engineering standards, and regulatory approvals.”  
This approach pushes important determinations out of the permitting process (and out of the public eye) to some future date to be negotiated by corporate entities with no commitments to the community.

One last point. It's important to remember that citizens have a Constitutional right to procedural due process: appropriate notification, access to substantive materials, open hearings, and the opportunity to participate. They also have a right to impartial decision-makers. [\(See attached.\)](#) The General Information section opens with a concerning disclaimer regarding Non-Disclosure Agreements (NDAs). It states: “Certain project details are subject to *customary* non-disclosure agreements related to prospective end users, proprietary operational and security specifications, and commercial terms.” Whether it's “customary” or not is irrelevant – it's not right. When commissioners (or the staff advising them) sign NDAs, it exacerbates the appearance of bias. If ex-parte communications are strongly discouraged, how ethical is it to sign Non-Disclosure Agreements that shut out the public?

C. Malcolm Ellsworth  
March 14, 2026

# Bias and Prejudgment in the Quasi-Judicial Decision-Making Process

PAUL D. REUVERS, *Partner, Iverson Reuvers Law Firm, Bloomington, Minnesota*



*“Government is a trust, and the officers of the government are trustees. And both the trust and the trustees are created for the benefit of the people.”<sup>1</sup>*

## I. INTRODUCTION

Across the United States, quasi-judicial decision-making authority is delegated to municipal public officials. Quasi-judicial conduct is “marked by an investigation into a disputed claim and a decision binding on the parties.”<sup>2</sup> In land use contexts, quasi-judicial decisions typically include “variances, special exceptions, subdivision plats, zoning code violations, site-specific rezoning to PUD, site plan review and the decisions of a board of adjustment, and many decisions of a planning commission.”<sup>3</sup>

As government agents, public officials must comply with Fourteenth Amendment Constitutional due process. In particular, the Constitution protects parties’ rights to an impartial decision maker.<sup>4</sup> A decision maker’s impartiality can be significantly affected by bias and prejudice, conflict of interest, ex parte communications, and of course, bribery. Municipal officers are arguably more prone to these external influences than judges or other quasi-judicial decision makers because they typically live and work in the communities they serve.

This article will review how courts have handled each of these

forms of bias and prejudice. It will offer suggestions for how to address these issues. And it will outline the types of remedies available to aggrieved parties.

### 1. Bias and Prejudice

Bias is defined as a “prejudice in favor of or against one thing, person, or group compared with another, usually in a way considered to be unfair.”<sup>5</sup>

In the land use context, there are three common forms of bias. The first is procedural bias, which deals with unfair procedures that benefit one party over another. The second is actual bias, which is genuine prejudice for or against a party. And the third is

implied bias, which is bias based on relationships. The existence of any form of bias can be grounds for a reversal.

### Procedural Bias

Procedural bias occurs when all the requirements of a fair hearing are not met.<sup>6</sup>

The most common form of procedural bias arises in pre-hearing decisions. In *Barbara Realty Company v. Zoning Board of Review of the City of Cranston*, a zoning board was set to hear an application that would allow the petitioner to build a motor lodge.<sup>7</sup> Before the hearing, a member of the zoning board told the petitioner that the board would object to the application. When asked why, the board member said “what difference does it make, we are going to shove it down your throats anyways.” The court held that the board member should be disqualified in the interest of justice and to preserve public confidence in his impartiality.

As described previously, the job of quasi-judicial decisions is to do an investigation into a disputed claim and render a binding decision – not arbitrarily deciding ahead of time, without considering the full record. If a decision maker has already made

up his or her mind before the hearing, without consideration of the record at the hearing, this can lead to finding of bias.

(Another form of procedural bias arises in *ex parte* communications, which will be discussed below).

#### Actual Bias

Actual bias is defined as “genuine prejudice that a judge, juror, witness, or other person has against some person or relevant subject.”<sup>8</sup>

Actual bias by one decision maker can invalidate the votes of others, especially when that decision maker is in a unique position of influence. In *Continental Property Group, Inc. v. City of Minneapolis*, a city council member took a closed mind approach to a high rise proposed in her ward of the city.<sup>9</sup> She also organized neighborhood opposition to the project and took an advocacy role to sway the opinions of other voting council members. The council denied the applications at issue in a unanimous 13-0 vote, but the court invalidated the decision because of the impact of the biased council member. Biased opinions by a decision maker regarding projects in their ward/district are often given substantial weight by other officials. Bias by one decision maker can be imputed onto other decision makers and invalidate decisions made with a large majority.

Quasi-judicial decision makers can also create bias by going beyond their roles and interfering with conclusions of independent experts. Municipal officials are often not experts in the fields that they make decisions in. As a result, municipalities frequently hire outside, independent experts to conduct studies to help them understand the impact of their decisions. Public officials cannot interfere with independent experts to favor their own personal beliefs.<sup>10</sup>

In *Living Word Bible Camp v. County of Itasca*, an environmental

scientist was hired by the county to draft an Environmental Assessment Worksheet (EAW).<sup>11</sup> A county commissioner who opposed the proposed development requested that the scientist delete a number of “no-impact” and “mitigation” statements that favored development. Ultimately, the commissioner succeeded in having the scientist remove some conclusory language in the EAW that favored the development. The county board voted 3-1 to require an Environmental Impact Statement. The court held that the commissioner’s actions that altered the independent EAW were biased and rendered the decision-making process arbitrary and capricious. Quasi-judicial decision makers cannot interfere with independent experts to alter or sway their conclusions to favor one side.

#### Pre-existing Bias

Unlawful bias can be formed prior to decision makers becoming public officials. In *McVay v. Zoning Hearing Board*, a developer sought a special exception permit to build multi-family dwellings.<sup>12</sup> The city had never staffed its zoning board, so they appointed five new members for the sole purpose of deciding the special exception permit. But before being appointed to the zoning board, a majority of the zoning board members had signed petitions opposing the multi-family development. After a hearing and deliberations, the zoning board unanimously rejected the permit. The court held that the decision was void because of bias. And the court gave little merit to the zoning board members’ claims that the previous opposition was personal, not official.

#### Implied Bias

Implied bias is defined as “Bias, as of a juror, that the law conclusively presumes because of kinship or some other incurably close relationship; prejudice that is inferred from the

experiences or relationships of a judge, juror, witness, or other person.”<sup>13</sup>

Relationships can undoubtedly cause bias in municipal decision makers. They can be grounds to invalidate a decision. Implied bias intersects with conflicts of interest. It will be discussed further below.

#### Bias Takeaways

Bias is grounds for a reversal. This is true even if a vote was unanimous or had a large majority. Courts have focused on the impact the biased decision maker might have had on the others.

Admittedly, identifying bias can be difficult. It typically is not as obvious as a council member openly organizing opposition in the community. But if bias is actually identified, it is important to remove the biased decision maker from all further proceedings regarding the matter.

If the proceedings have not begun, it is best practice to simply proceed without the decision maker. If the proceedings have already begun, gauge the potential impact the biased decision maker might have had on the other decision makers. If the impact is minimal, proceedings might be able to continue without the biased decision maker. But if the impact was potentially substantive or substantial, consideration should be given to potentially restarting the proceedings without the biased decision maker.

## 2. Conflicts of Interest

Conflicts of interest are easier to spot but difficult to manage. “A conflicting interest arises when the public official has an interest not shared in common with the other members of the public.”<sup>14</sup> Generally, “public officials are disqualified from participating in proceedings in a decision-making capacity when they have a direct interest in the proceedings’ outcome.”<sup>15</sup> But there is not a settled rule as to “whether such an interest will disqualify an official,” and courts must make a case by case decision based on the facts.<sup>16</sup> In municipal quasi-judicial decisions, conflicts are

*Continued on page 12*

often caused by financial considerations and relationships.

#### Financial Conflicts

The purest form of conflicts are financial conflicts. Municipal officials live and often own property in the communities they serve. For this reason, courts use a balancing approach when analyzing financial conflicts. In Minnesota, the courts consider the following factors:

- (1) The nature of the decision being made;
- (2) the nature of the pecuniary interest;
- (3) the number of officials making the decision who are interested;
- (4) the need, if any, to have interested persons make the decision; and
- (5) the other means available, if any, such as the opportunity for review, that serve to insure that the officials will not act arbitrarily to further their selfish interests.<sup>17</sup>

A common conflict of interest involves property values. There is a conflict of interest any time a public official's property value changes based on their decision. In *E.T.O., Inc. v. Town of Marion*, a town board denied a bar's application to renew its liquor license in a 2-1 vote. One of the board members that voted "no" owned 53 acres across from the bar, and his property had been devalued by \$100,000 after the bar opened. The court held that "A more direct, admitted financial interest is hard to imagine. A public official with a direct conflict of interest should not be permitted to vote in such a situation or our statutes and decisions prohibiting conflict of interest would be a mere mockery."<sup>18</sup> The town board's decision was reversed because of the conflict.

Property conflicts can also be formed through affiliation. In *Grabowsky v. Township of Montclair*, two members of a township board were members and in leadership (trustee) roles in a church.<sup>19</sup> A developer sought to build a large assisted living facility in a lot beside the church. The plan required a zoning application, which was approved by the township board. The court noted that an organization "may have an interest in the [zoning] application by virtue of its proximity to the property in dispute" whether or not the organization participated in the application. Here, a state statute required notice to all properties within 200 feet of a proposed zoning change. Because the church was within 200 feet, the court held that it had an interest. The court declined to impute automatic conflicts for all members of a church or organization with a conflict. Instead, it held that public officials with "substantive leadership" positions in an organization will share the conflict themselves. Therefore, a conflict existed for the two public officials.

Conflicts created by property interests are particularly common for municipal officials because their property values might easily be affected by zoning changes, variances, conditional use permits, or grants of liquor licenses.

#### Relationships

Relationships can potentially create conflicts of interest. As previously stated, a trustee or leadership role in an organization or church can create a conflict, although mere membership is usually insufficient. The relationship conflict can also be based on legal obligations.

In *Appeal of City of Keene*, the city requested the county board chair make a public necessary determination for properties surrounding an airport.<sup>20</sup> The chair of the board was an attorney whose law partner previously

represented two property owners near the airport and subject to the determination. The county board denied the request for a public necessity determination. The Supreme Court of New Hampshire invalidated the decision because of the chair's conflict of interest. The court reasoned that under the ABA model code, the board chair previously shared his partner's ethical obligations to two former clients—and that they maintained a duty to them as former clients.

#### Conflict of Interest Takeaways

The same approach regarding biased decision makers should be used with conflicts. Courts will reverse decisions because of impact of a decision maker with an actual conflict. This is true even if they do not vote. "A board member may not cure a conflict of interest by abstaining from the vote after he has already participated in the Board's discussion and voiced his opinion."<sup>21</sup>

An additional step that can be taken to avoid conflicts is a disclosure form. For financial conflicts, "this usually takes the form of a financial disclosure statement that sets forth an official's substantial financial interests."<sup>22</sup> To avoid other forms of conflict (and potential bias), information can be disclosed "on the record any prior knowledge or contacts with the parties to a quasi-judicial hearing."<sup>23</sup> The key is disclosure.

#### 3. Ex Parte Communications

Ex parte communications are defined as "any communication outside of the record of the pending proceeding."<sup>24</sup> In reality, these are the conversations by public officials outside the hearing—often to other public officials, friends, members of the public, or even parties to the hearing itself. Due process "requires a quasi-judicial officer to refrain from ex parte communications."<sup>25</sup>

Courts have used varying approaches to analyzing ex parte communi-

cations.<sup>26</sup> The first, and seemingly minority approach, holds that “an ex parte communication does not deny due process where the substance of the communication was capable of discovery by the complaining party in time to rebut it on the record.”<sup>27</sup> The second, and seemingly majority approach, focuses “upon the nature of the ex parte communication and whether it was material to the point that it prejudiced the complaining party and thus resulted in a denial of procedural due process.”<sup>28</sup>

In *Jennings v. Dade County*, the court applied the second approach.<sup>29</sup> The court reasonably recognized that public officials will “unavoidably be the recipients of unsolicited ex parte communications regarding quasi-judicial matters they are to decide.” But the occurrence of such a communication does not mandate automatic reversal. Instead, the court created a cause of action where the aggrieved party proves that an ex parte communication occurred. Such a showing creates a presumption the communication was prejudicial unless the defendant proves contrary. The burden of persuasion stays with the public official.

The key to the second approach is determining the *prejudicial effect* of an ex parte communication. The court in *Jennings v. Dade County* adopted criteria from the D.C. Circuit to analyze the prejudicial effect of ex parte communications. These criteria have been adopted by other jurisdictions (at least in part).<sup>30</sup> This criteria are:

Whether, as a result of improper ex parte communications, the agency’s decision making process was irrevocably tainted so as to make the ultimate judgment of the agency unfair, either as to an innocent party or to the public interest that the agency was obliged to protect. In making

this determination, a number of considerations may be relevant: the gravity of the ex parte communications; whether the contacts may have influenced the agency’s ultimate decision; whether the party making the improper contacts benefited from the agency’s ultimate decision; whether the contents of the communications were unknown to opposing parties, who therefore had no opportunity to respond; and whether vacation of the agency’s decision and remand for new proceedings would serve a useful purpose. Since the principal concerns of the court are the integrity of the process and the fairness of the result, mechanical rules have little place in a judicial decision whether to vacate avoidable agency proceedings. Instead, any such decision must of necessity be an exercise of equitable discretion.<sup>31</sup>

In the context of municipal quasi-judicial decisions, ex parte communications are bound to happen. This is why all ex parte communications are not *per se* grounds for reversal. But when they do happen, it is important to identify them and disclose them. For example, a stray comment in response to a random question on the street will surely have less of a prejudicial effect than speaking in depth to an interested party before the hearing. It is a balancing act that turns on the facts.

#### 4. Bribery

The purest form of bias and prejudice in a quasi-judicial decision is a bribe. Bribery by a quasi-judicial decision maker is plainly a due process violation.<sup>32</sup> Evidence of bribery makes the case at bar undoubtedly reversible. Additionally, evidence of a decision maker’s *past* bribery can render future decisions reversible as well. This theory is called compensatory bias, and it “occurs when a

decision maker, who is taking bribes in some cases, is **biased against those who do not bribe the decision maker**, so he or she avoids being perceived as uniformly and suspiciously soft on the party opposing the government.”<sup>33</sup> Therefore, a decision maker’s acceptance of bribes in the past creates a presumption that they may unfairly decide cases where no bribe is being offered.

Besides being a serious due process violation, it is illegal for public officials to accept bribes in every American jurisdiction.<sup>34</sup> Typically, it is a felony offense.<sup>35</sup> Some states have created limited immunity for quasi-judicial decision makers that protects against criminal liability for incomplete, reckless, or grossly negligent decisions.<sup>36</sup> But this limited immunity is not absolute. The Supreme Court of Pennsylvania has explained that “official behavior involving crimes of corruption such as bribery, extortion, public office crimes, Crimen falsi, conspiracy to commit crimes, etc., are not protected by judicial or quasi-judicial immunity.”<sup>37</sup>

Bribery is truly the most blatant unethical form of bias and prejudice. For that reason, it is a reversible error even if the official’s bribery was limited to past cases. Furthermore, officials who accept bribes will be subject to significant criminal liability and will not be protected by any limited immunity that may be afforded to decision makers for poor but otherwise uncorrupt decisions.

*Continued on page 14*



Paul Reuvers co-founded the Iverson Reuvers law firm in 2001. He practices in the defense of municipal liability claims, civil rights lawsuits, appeals, land use and commercial litigation, as well as estate planning, long term care planning and probate and trust litigation. Paul has regularly been named a Super Lawyer by *Minnesota Law & Politics* magazine. He holds a BA in Economics from Notre Dame and a JD from William Mitchell College of Law.

## 5. Remedies

An aggrieved party may request that the court approve/deny the pertinent application, without further proceedings on the basis that rendered the quasi-judicial decision arbitrary and capricious. When a “zoning authority’s decision is arbitrary and capricious, the standard remedy is that the court orders the permit to be issued.”<sup>38</sup> But courts have noted an exception “when the zoning authority’s decision is premature and not necessarily arbitrary” (in applying the incorrect legal standard).<sup>39</sup> In applying this theory to cases of public official bias, courts have held the existence of a biased public official more akin to applying the wrong legal standard, rather than deeming the entire decision as wholly arbitrary.<sup>40</sup>

### Remand

Remand is the typical remedy when faced with bias or prejudicial conduct in quasi-judicial decision making. Municipalities are given quasi-judicial authority by the legislature, and that power is usually exclusive. For example, in Minnesota a county’s “board of adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control.”<sup>41</sup> When there is exclusive authority (as in Minnesota zoning decisions), the Minnesota Supreme Court has stressed the importance that “the judiciary does not encroach upon the constitutional power spheres of the other two branches of the government,” or exceed “the limited role of the judiciary in reviewing zoning decisions.”<sup>42</sup> The best way for the courts to avoid a separation of powers issue is to direct a remand.

In *Continental Property Group, Inc v. City of Minneapolis* (previously discussed where a biased city council member wrongfully lobbied other council members to vote against a project), the Minnesota Court of

Appeals held “the city council relied on factors it was not intended or permitted to consider in denying CPG’s applications.”<sup>43</sup> In discussing the proper remedy, the court explained “the city council’s decision would not necessarily have been arbitrary and capricious had the council followed the correct standards and procedures... namely, had it not allowed a biased councilmember to participate in the decision.” Therefore, the court remanded the case back to the city council. This is significant because the vote denying the project was 13-0.

As previously discussed in *Living Word Bible Camp v. County of Itasca*, a biased county board member wrongfully interfered with an independent Environmental Impact Statement.<sup>44</sup> The Minnesota Court of Appeals held that “the record supports the finding that [the board member’s] conduct demonstrated bias and that her ability to alter the EAW to reflect her bias rendered the decision making process arbitrary and capricious.” The court held that a remand was necessary because it was a 2-1 vote (with the biased member in the majority), and because the EIS needed to be redone by the expert without the wrongful input of the biased board member.

When a case is remanded to the quasi-judicial decision makers, the new case must be heard entirely without the participation of the biased official. This was the case in both *Continental Property Group* and *Living Word Bible Camp*. It was also the case in numerous similar state and federal cases.<sup>45</sup> Theoretically, if the reason the quasi-judicial decisions were arbitrary and capricious was the biased official, then their absence should cure the due process faults.

When a quasi-judicial decision is initially challenged at the district or appellate court (depending on state statutes), the court that hears the case is acting as a court of appeals.

Accordingly, they should abide by fundamental rules of appellate procedure.

Under these rules, parties cannot raise new issues or arguments for the first time on appeal, and they may not raise the same general issues litigated below on new theories.<sup>47</sup> Remands avoid these issues when courts merely give guidance, remand, and allow the public officials to re-hear the case.

Additional support for a remand as the proper remedy comes from other types of cases where bias has been found. In criminal cases, jurors must “swear that he could set aside any opinion he might hold and decide the case on the evidence.”<sup>48</sup> In a case where a juror did not swear he could set aside any opinion he might hold and decide the case on the evidence, “but only that he would try,” the Minnesota Court of Appeals held that the trial court erred by not striking the juror.<sup>49</sup> The remedy was not an acquittal, but a new trial – the functional equivalent of a remand. Additionally, the Minnesota Supreme Court held a trial judge’s act of questioning the veracity of testimony by a defense witness and conducting independent investigation into correctness of witness’s testimony deprived the defendant of his right to a fair trial.<sup>50</sup> But again the remedy was a remand.

### Section 1983 Claims

Finally, the existence of a protected property interest is a prerequisite for a constitutional claim. “The right to procedural due process does not guarantee process for process’s sake; the right to due process guarantees process for the sake of protecting an established property interest.”<sup>51</sup> “It is enough to invoke the procedural safeguards of the Fourteenth Amendment that a significant property interest is at stake, whatever the ultimate outcome of a hearing.”<sup>52</sup> Because an applicant does not have a protected property interest in a land use application, an applicant has no constitutional right to due process in the application-review process.<sup>53</sup> In other words, there is no section 1983 liability in the application-review process. **ML**



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony Against the Armory Data Center

1 message

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**Jillian Neuschafer** <jehn275@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Sun, Mar 15, 2026 at 10:15 AM

To whomever it may concern,

I am writing to urge you to stop the construction of the AI data center near the Armory. As a St. Louis citizen, I am alarmed by its implications on our city's environment and our community. The Armory should continue to be a community gathering space instead of being replaced by a hyperscale data center. I know many citizens such as myself feel the same way, and I hope you will take our voices into consideration.

Citizen of the 6th Ward



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No data center

1 message

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**Donna Parrone** <donnaparrone@gmail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 16, 2026 at 2:51 PM

Hello,

My name is Donna Parrone, and I'm a constituent living at [3448 Manhattan Ave, 63143](#).

I urge the committee to remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Donna Parrone



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data center Conditional Use Hearing testimony

1 message

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**Abby Thacker** <abbyseipert161@gmail.com>  
To: Zoning@stlouis-mo.gov

Mon, Mar 16, 2026 at 7:08 PM

Members of the Board,

I write to you as a Tower Grove East resident, and a member of the clergy, to urge you all to deny any variances, permits, or other forms of permission for the Goodwill Outlet building hyper-data center.

At 80% capacity, this 120 megawatt data center will use approximately 48% of the energy that St Louis residents use, and the developers have not released any information that shows our power grid can handle the increased load.

Additionally, these hyper-data centers are invariably used for the mass surveillance of the public, not only for the use of governmental actors, but also for the increasingly ubiquitous corporate surveillance of buying and consumption habits, which hamstring small businesses, while enabling monopolistic practices.

The developers refuse to disclose who the end user is, so to approve this would be to take a major gamble on what the moral and political impact of the operation of this data center would be.

This proposed development is an affront to the working class as well, with the developers refusal to commit to use of union labor.

St. Louisans say "NO!" to the data center, loud and clear.

Rev. Abby Tully  
Pastor, St. Brigid's Orthodox Mission



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony for Armory Data Center

1 message

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**Julia Runge Bouchard** <jrungebouchard@gmail.com>  
To: zoning@stlouis-mo.gov, mayor@stlouis-mo.gov

Mon, Mar 16, 2026 at 7:29 PM

Hello,

I am a citizen of St. Louis City and am sending my testimony against the data center which is proposed to be built in the Armory parking lot. A data center will increase the bills of all St. Louis citizens who are already struggling under this administration's economy. It will not increase jobs and it will just line the pockets of the wealthy. The people here with children and families demand we keep this out of our city. We do not need more data centers hurting the environment and the pocketbooks of ordinary people.

I will not be able to attend this hearing, but want to make sure this testimony is heard. Please let me know if you need anything else from me to get this read in the hearing.

Thank you for your service,  
Julia Bouchard  
4941 Finkman  
Saint Louis 63109



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony Opposing Zoning for Data Center

1 message

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**Amaris Bouchard** <bouchardamaris@gmail.com>

Mon, Mar 16, 2026 at 7:34 PM


To: zoning@stlouis-mo.gov

I oppose data centers in St. Louis.

Please accept my testimony in the file below.

Sincerely,  
Amaris Bouchard  
St Louis Resident

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 **No Data Centers Testimony.pdf**  
58K

I am strongly opposed to any zoning laws that would allow a data center to be built in or nearby the city of St. Louis. I specifically oppose the newest draft of zoning rules which would modify the Armory development project to allow for a data center.

The appeal of Artificial Intelligence for many is that it is a form of technological advancement. However, advancement for its own sake lacks any ethical merit. *Any* advancement that knowingly harms communities is morally bankrupt. The implementation of the Armory Data Center would be just that.

Implementing a data center into the fabric of our already strained energy grid would negatively impact our community, particularly those in the neighborhoods that would be forced to live nearby it. Data centers can create [inhumane levels of noise](#) and use unsustainable amounts of water. For instance, a mid-size data center uses 110 million gallons of water per year—that's the equivalent of 1,000 households, according to an article published by the [Environmental Study and Energy Institute](#). From a financial perspective, data centers cost more for the local populace. I do not want to pay for a more advanced energy grid—that bill would be tacked onto my monthly utility bills—in order to support the data center. My neighbor walks around his apartment only turning on lights for a moment because he can't afford to keep the lights on. He is an example of somebody who could quite literally not afford an increase to his monthly utility bill.

Furthermore, I don't see the Data Center as personally useful. I don't use Artificial Intelligence in my personal or professional life. I don't feel the need to use it in order to live a perfectly productive life. Any world that *forces* my use of AI, by implementing data centers into the fabric of my city and forcing its use in my place of work, is a world that chooses to spurn our individual agency and continue to develop ruinous technological dependency. And I'll reiterate: AI is not worth the strain environmentally. When compared to the larger issues we're contending with on both a global and local scale, AI is an imprudent and completely excessive invention. The average person is already struggling to pay rent and pay for health issues related to environmental degradation and overwork. People are living in precarity and yet data centers are being built as if that's the next step for our collective futures—what a joke. I firmly believe that putting data centers in the St. Louis area would exacerbate issues that negatively impact most of our lives, including high cost of living and environmental health risks. I strongly oppose the Armory Data Center, and all other data centers.

Sincerely,  
Amaris Bouchard  
St. Louis Resident



## Say No to the Armory Data Center Testimony

1 message

Blaire Bacher <blaire.bacher@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Mon, Mar 16, 2026 at 3:04 PM

To Whom It May Concern,

Below is my written testimony for the meeting on March 19, 2026 to deny the permit for development of the Armory Data Center.

I am a long-term resident of the 6<sup>th</sup> Ward.

Having a data center move into the neighborhood is a bit like having a "ghost factory" as a neighbor. They don't produce smoke, a lot of noise, or heavy traffic, but their massive appetite for resources will definitely be felt by our community.

Data centers are among the most energy-intensive buildings. A single large facility can consume as much power as tens of thousands of homes.

- **Cost Impacts:** If the local Ameren needs to build new substations or high-voltage transmission lines to accommodate the center, those infrastructure costs are likely to be passed down to us. I don't want a "grid modernization" or "infrastructure" surcharge to appear on my monthly bill in order to subsidize businesses' use of energy resources.
- **Reliability:** Data centers will increase the risk of brownouts during peak summer or winter months. However, data centers often have massive backup battery and generator systems, so they won't feel the pain. So, they won't have any disruptions of service, but everyone else will.
- **The "Green" Paradox:** If the data center buys up all the local renewable energy credits to claim they are "100% green," but it will leave the rest of us relying on older, carbon-heavy power sources. The net usage will increase and won't actually be green.

Servers generate an incredible amount of heat. To keep them from melting, data centers use massive cooling systems—many of which rely on evaporation.

- **Consumption:** A large data center can use hundreds of thousands (sometimes millions) of gallons of water per day. This will put immense pressure on the local water supply.
- **Cost Impacts:** To manage the increased demand, the city might need to upgrade water treatment plants or pumping stations. If the data center negotiates a "bulk rate" discount, residential users will end up subsidizing the system's long-term maintenance. This is unacceptable.
- **Access:** During severe water shortages, conflicts will arise between the industrial data center and community tap use. We all know community members are the ones that are going to be experiencing the shortages because priority is always going to be given to profit.

Beyond the impact to utilities, there are a few other issues with a data center moving into the Armory without any regulations or community protections in place. The "hum" of giant cooling fans can be audible to those located nearby. Additionally, they take up a lot of land but only employ a few dozen high-tech security and maintenance staff once built.

While they are "clean" compared to a coal plant or a chemical factory, data centers are resource hogs. The impact on our wallets depends on the regulations and protections governing data centers, which are not currently enacted. Without these protections in place and able to be enforced, the tech companies are going to pass off the burden of utility upgrades to citizens.

The Planning Commission has not completed their requirements or zoning codes for data centers yet. There are no protections in place for the community, and the current proposal doesn't comply with the unfinished anticipated regulations. The current data center proposal is too close to residential, school, and recreational areas, there is no plan for a cool roof, and no proposed monitoring for noise compliance. Further, the proposal is not complete and doesn't address details of the HVAC system, cooling aisle containment, ventilation system, water usage or water system, fire protection, scope of backup generators, waste management of electronic components, or noise impact.

The current data center proposal is likely to cause greater harm to the community than it is to create benefit. Regulations need to be enacted and have the ability to be enforced before a data center can be considered.

Sincerely,

Blaire Bacher



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## Armory Data Center

1 message

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**Nancy Kelly** <kelcorn@aol.com>

Mon, Mar 16, 2026 at 3:25 PM

To: zoning@stlouis-mo.gov

I am writing to voice my strong opposition to locating a data center in downtown St. Louis and implore a moratorium on all such proposals until appointed and elected officials can provide the following:

- 1) A thorough analysis of proposed revenue to the city based on sourced financials obtained from urban areas of similar size and population.
- 2) A similar comparison of what job creation will result, median salaries paid and how those jobs will likely increase or more likely decline in the months and years after operations begin.
- 3) A thorough explanation as to why the proposed data center cannot be located on current industrial zoned parcels within the city and county.
- 4) A guarantee from the prime operator and owner of the facility to construct its own independent energy source.
- 5) A sum of money set aside by owners of proposed data center in escrow to be used for the future costs of dismantling and disposing all construction and equipment of said facility when it loses the race for AI dominance and has no further use for its data center.
- 6) An independent environmental impact report on anticipated water usage and carbon emissions.

Corporate behemoths chasing the AI gold ring have no vested interest in making St. Louis a thriving urban city, but see it merely as a financial bargain in terms of labor, energy and land cost. Those who sold out to Amazon, Google, Meta and Microsoft have seen promised high revenues vaporize and energy costs escalate for homeowners. Do not destroy the downtown in the bargain.

Nancy Kelly  
1213 Lami St.  
St. Louis, MO.  
63104



## TESTIMONY 03.19 Conditional Use Hearing

1 message

Claire Mueller <heythereclairemueller@gmail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 16, 2026 at 5:51 PM

To whom it may concern,

The Armory data center is not what the people want, and though we have been resoundingly clear, this continues to move ahead against the wishes of your constituents. The fact that this conditional use permit would allow this data center to not follow any of the recent proposed regulations (that aren't even yet confirmed/accepted, simply proposed) is absurd favoritism and a poor example of equitable regulations.

**PLEASE listen and help your constituents. This is not the golden egg that fixes St. Louis' economic woes, this is a terrible legacy to leave as a leader in St. Louis.**

What this data center **could** bring to St. Louis:

- Unlawful/targeted surveillance
- Military systems/weapons
- Crypto mining
- AI taking jobs

We don't even have rules around:

- Clean water protections
- Noise pollution enforcement
- Power outage backups

Please consider:

- No Fossil Fuel Back up (air quality pollution) *According to the [American Lung Association's 2025 "State of the Air" report](#), the St. Louis metro area experienced worsening air quality, ranking as the **21st worst in the nation for ozone pollution**, with over 10 unhealthy ozone days and more than 2 unhealthy particle pollution days. **The region received failing grades for ozone, with 19 "Orange" days and 2 "Red" days.***
- No Nuclear backup - Nuclear power plants rely on radioactive uranium for fuel. Uranium mining is inherently risky and produces radon emissions and soil and water pollution.
- A 2024 survey by the Uptime Institute, an industry group, found that power outages were responsible for **53% of data center disruptions** – more than hardware issues, software bugs, and cyberattacks combined.
- According to a 2024 report from Lawrence Berkeley National Laboratory in the U.S. – which combined numerous other reports – **the world's data center energy usage has more than doubled since 2018**, with an even greater increase in the U.S. **The rise in data center demand has drastically outpaced any improvements to efficiency.**
- All data centers can use the equivalent of 400,000 homes worth of power (The City of St. Louis has approximately 174,700 total housing units (more than 2x the housing units in the city))
- **Medium-sized data center can consume up to roughly 110 million gallons of water** per year for cooling purposes, equivalent to the annual water usage of approximately 1,000 households. Larger data centers can each "drink" up to **5 million gallons per day, or about 1.8 billion annually**, usage equivalent to a town of 10,000 to 50,000 people.
- Data center developers are increasingly tapping into freshwater resources to quench the thirst of data centers, which is putting nearby communities at risk. **Only 3% of Earth's water is freshwater, and only 0.5% of all water is accessible and safe for human consumption.** Freshwater is critical for survival.
- The St. Louis city's water infrastructure processes up to 124 million gallons daily, with 2025 seeing continued high, often unaffordable, water and sewer bills for many residents. A medium size data center would double the water usage in the city!!! Where is the water coming from?!
- Safe sound levels are 70 A-weighted decibels (dBA) or lower, but small data centers under 5,000 square feet typically use two to five generators, small generators run at about 85 dBA (Exposure to sounds 85 dBA and above is harmful to hearing)
- HVAC fans in data centers generate noise levels ranging from 55 to 85 dBA
- Data center noise pollution impacts facility staff, surrounding communities and wildlife.

Please help the St. Louis community and region, do not grant a conditional use permit for this data center without any regulations even set. This is reckless.

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I choose to work flexibly and occasionally send emails outside of normal office hours; please don't feel obligated to respond outside of your normal working hours ↗



**Claire Mueller**

(she/her)

[heythereclaire.com](http://heythereclaire.com)

[LinkedIn](#) | [Instagram](#)



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory Data Center Proposal

1 message

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**Jessica Rallo** <jrallo@ymail.com>  
Reply-To: Jessica Rallo <jrallo@ymail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 16, 2026 at 7:48 PM

Hello,

My name is Jessica Rallo and I've lived in the City for over a decade and a home owner in Ward 7 for nine of those years. I've met with my Alderwoman and several community members to understand scope of the project.

I strongly OPPOSE this move.

There are too many questions that cannot be answered and the potential regulations for such centers aren't finalized.

What's the rush? Make them wait.

As a City resident who is consistently burdened more and more each year with higher taxes and a crumbling infrastructure, understaffed police force, etc. this potential data center does not address many critical items - utility cost, water supply (BTW, Missouri is already cutting back on water we're sending to the rest of the country because we're in a drought crisis, doesn't seem wise to use more of this precious, limited resource), impact on the surrounding community and more.

I know AI is the next big (or bigger) dot com, but they don't even have an end user!

The City has a responsibility to act in the interest of its citizens - morally and ethically, not just in the interest of the bottom line.

I wish I could attend in person to provide my testimony but this email will have to suffice.

Again, to be clear, at this time I STRONGLY OPPOSE the Armory Data Center proposal.

Yahoo Mail: [Search](#), [Organize](#), [Conquer](#)



Zoning, Zoning <zoning@stlouis-mo.gov>

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**no data centers**

1 message

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**Martin Koenig** <naturelove77@gmail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 16, 2026 at 7:49 PM

NO DATA CENTERS!



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data center say no

1 message

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**Carolyn Hilliard** <carolyn.a.hilliard@gmail.com>  
To: zoning@stlouis-mo.gov

Mon, Mar 16, 2026 at 7:56 PM

To whom it may concern,

I oppose the data center trying to build near the armory. These centers consume an enormous amount of water and power and this energy and resource need belongs to other needs for St. Louis citizens.

Please do not allow this firm to take what we decided prior they should not have from our city.

Carolyn Hilliard



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## Opposition to CUP — 3728 Market Street Data Center — Hearing 3/19/26

1 message

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Angelika C Mueller-Rowry <amuellerrowry@gmail.com>  
To: zoning@stlouis-mo.gov

Tue, Mar 17, 2026 at 1:40 AM

Ladies and Gentlemen,

I **strongly oppose** issuing a conditional use permit for the proposed 120 MW hyperscale data center at 3728 Market Street. The applicant's own submission confirms the facility will rely on diesel-fueled backup generators — estimated at 51 or more units based on the site plan — while explicitly stating that 'final engine type, fuel selection, and emissions controls would be determined during detailed engineering.' *This is not a minor detail to defer.* At one hour of sequential testing per generator per month, the facility would log 51 or more generator-hours of diesel operation monthly — this is too close to the 210 hours typically mandated by MO DNR per year operating time — before a single emergency has occurred.

The city is being asked to approve this use without any emissions modeling, any air permit analysis, or any confirmation that these generators will meet Tier 4 federal standards.

**Considering such an outrageously negligent application is irresponsible and does not even deserve to be termed 'land-use review.' It is a public disservice!**

Besides many other extremely concerning issues, the City is being asked to approve a 525,000 square foot data center whose cooling and water systems have not been designed. In response to the Mayor's direct question about daily, weekly, monthly, and annual water consumption, the applicant stated only that 'exact daily, weekly, monthly, or annual consumption numbers cannot be provided without being speculative.' In response to a question about cooling aisle containment — a basic infrastructure design question — the applicant responded that the design 'has not yet been finalized.' (!) A data center without a cooling system design is not a project ready for entitlement. It is a site plan with a nameplate and a promise.

**The Board of Public Service would act frivolously to issue a conditional use permit for a facility whose most consequential infrastructure decisions remain open.**

I further want to draw the Board's attention to a remarkable and troubling fiscal irony embedded in the Armory/Famous Barr/Goodwill data center application. If it wasn't so serious, I'd call what you are trying to do here hilarious. It's dilettantish to a degree that whoever is responsible for wasting time and taxpayers' money on allowing this application to even be considered at a conditional use hearing should be held accountable.

Court records filed in the Circuit Court for the City of St. Louis, Cause No. 2522-LT30071, shows that the property at 3728 Market Street is currently subject to a

delinquent tax lien foreclosure suit. As of January 31, 2025, the owner of record — GS 3728 Market Investors LLC — owed \$2,141,753.48 in delinquent real estate taxes, penalties, interest, and fees covering tax years 2022, 2023, and 2024. The City is actively litigating to foreclose on this parcel and sell it at sheriff's sale. At the same time, the City's zoning apparatus is considering a conditional use permit application for the same site, filed by developers who propose to acquire the property.

This situation raises serious questions about the sequence of this approval process. The applicant projects \$484.7 million in tax revenue over ten years — but the parcel that would generate that revenue is currently delinquent by over two million dollars and heading toward tax sale. Any responsible review of this project's fiscal claims must account for the current ownership situation, the terms under which the developers intend to acquire the property, and whether back taxes will be satisfied as a condition of any transfer or permit. The prospect of a City agency approving a conditional use permit on a property the City's own Collector of Revenue is trying to seize for nonpayment is not a small procedural quirk — it is a governance failure that should pause this process until the ownership and tax status of the parcel are fully resolved.

The City cannot credibly even consider alleged fiscal benefits of a proposed development while simultaneously pursuing legal action to strip the existing owner of the property for nonpayment.

**COLLECT THE DELINQUENT TAXES AND USE THEM FOR TORNADO RECOVERY ON THE STILL DEVASTATED NORTHSIDE!!!**  
**REMOVE THE APPLICATION FROM THE CONDITIONAL USE HEARING AGENDA!**  
**NO PERMIT TO A DEVELOPER WHO HAS ALREADY PROVEN THEIR LACK OF CREDIBILITY!**

Angelika Mueller-Rowry, retired MSW (QMHP)  
Resident of St. Louis Place from 1999 to 2009, now U-City



Zoning, Zoning <zoning@stlouis-mo.gov>

## Testimony for 3/19 Hearing on Data Center - Alice Yang

1 message

aliceyyang <aliceyyang@proton.me>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Tue, Mar 17, 2026 at 8:00 AM

Dear Esteemed Members of the Board,

My name is Alice Yang and I live in Ward 10.

I urge you to deny the permit for the proposed Armory Data Center, for three reasons. Firstly, consider the overwhelmingly negative economic and environmental impacts to the community. Secondly, consider the lack of accountability and transparency in ensuring the proposal's promises can even be fulfilled. Finally, consider the unfavorable return on investment, based on the \$3 billion dollar pricetag.

Generally, it is a well-known fact by now that data centers consume exorbitant amounts of electricity and water and produce noise and pollution. Large data centers can consume up to 5 million gallons a day. This water could be used by 50,000 residents instead. 0.5% of all water on Earth is safe to consume for humans, and data centers are now competing for that water. While the data center developers say they will use closed-loop cooling systems, there's no legal obligation for them to do so.

There's no argument to be made about the sustainability of this energy consumption. Nearly 70% of Missouri's electricity comes from gas and coal. According to the Pew Research Center, this data center could consume upwards of 100 megawatts continuously. This electricity could power 14,000 to 22,000 homes.

It is without question, based on local trends of utility price hikes (12% increase in electricity rates last year, which outpaces inflation), that St. Louis residents will end up paying more for water and electricity. The costs will be passed onto the backbone of this city, and undoubtedly so if we need to fund a new Ameren power plant for the data center. Our current policies are stacked against the community that powers this proud city.

The second reason to deny the permit is because of the lack of transparency in this data center's overall proposal. As a concerned resident, I tried to find more information about the purpose of this data center and could not find much, save for the odd Reddit comment and an amalgamation of STL Public Radio articles. How can residents approve the permit for this data center if we don't know what it's for and, moreover, *who* it truly benefits?

The revised proposal also says they estimate 1,000 temporary construction jobs and 200 permanent jobs will be created. However, they are not legally obligated to follow through with this statement. There's also no guarantee that these jobs are for St. Louis locals. Simply put, we don't have policies in place that will hold data centers accountable for the promises they make, whether it's economic or environmental.

Lastly, consider the numbers. \$3 billion dollars to build a data center that will allegedly bring in \$500 million in the first ten years. This seems like an inadequate return on investment, just based on the numbers. I ask you to look at the larger picture for the future: this data center is not going to be used for the peoples' benefit. Look at the nationwide pattern of how tech companies undermine community, equity, and democracy. This data center, as it stands, is for tech companies to strengthen their monopolies on our communities, and citizens and public servants alike will be beholden to them as long as we approve permits like this.

Thank you,

Alice

Sent with [Proton Mail](#) secure email.



Zoning, Zoning <zoning@stlouis-mo.gov>

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## No to AB--589087-26 & AB-589090-26

2 messages

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**Courtney Miener** <courtney@courtneylephoto.com>  
To: zoning@stlouis-mo.gov  
Cc: schweitzera@stlouis-mo.gov

Tue, Mar 17, 2026 at 8:00 AM

Hello,

My name is Courtney Miener. I am a resident of Ward 1, but I have lived in various parts of St. Louis my entire life.

While I am against data centers in general, it is vehemently so in large scale, and without zoning as we see here with the proposed Armory Data Center. As a born and raised St. Louis resident, it saddens me to think of my son, now 3 years old, growing up in a place that values profit for the few above the health and well-being of its people.

The Armory Data Center will pollute our air and water. It will create noise pollution. It will raise our energy costs, harm our health, and contribute to the job loss that we see all around us due to AI. For these reasons and many more, it is a clear lose-lose for residents.

I recently went out across the city multiple times to let people know about this hearing, and it was made abundantly clear that the people of St. Louis do not want large-scale data centers in our city (or any at all, for that matter). City residents are making their voices loud and clear. We do not want this data center. This is not an improvement to our city. It's further reason for people to not want to live here.

I can't see myself voting in the future for local government members who so clearly make decisions that fly in the face of the well being and opinion of their constituents. It's this devaluing of the people of St. Louis that makes me feel focused on moving my family elsewhere. I have no interest in raising children in a city that does not honor and listen to the people who make this a city in the first place.

Thank you for your time.

Best,  
Courtney Miener - Ward 1

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**Schweitzer, Anne** <schweitzera@stlouis-mo.gov>  
To: Courtney Miener <courtney@courtneylephoto.com>  
Cc: zoning@stlouis-mo.gov

Tue, Mar 17, 2026 at 10:17 AM

Hi Courtney,

Thank you for sharing your concerns regarding the data center proposals. I appreciate you taking the time to write in.

Anne  
[Quoted text hidden]

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**Anne Schweitzer** (She/Her/Hers)  
1st Ward Alderwoman City of St. Louis

*Disclaimer: Please note that the St. Louis City Board of Aldermen is subject to the Missouri Sunshine Laws, RSMo. §610, and any communications sent to this email address may be subject to public records disclosure laws. Unless specifically exempted from the Sunshine Laws, senders and receivers of emails to and from this account should presume that the emails are subject to disclosure upon request.*



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Testimony for Conditional Use Hearing on the Armory Data Center 3/19/26

1 message

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Gillian Garland <garlandg97@gmail.com>

Tue, Mar 17, 2026 at 10:58 AM

To: zoning@stlouis-mo.gov, BradleyR@stlouis-mo.gov

Cc: public-safety@stlouis-mo.gov, flakek@stlouis-mo.gov, bps-secretary@stlouis-mo.gov, nspatel@stlwater.com, pearsonad@stlouis-mo.gov, hayesga@stlouis-mo.gov

Dear Commissioners,

My name is Gillian Garland and I am a resident of the 7th Ward of the City of St. Louis under Alderwoman Sonnier and I live within 3 miles of the proposed data center. I urge you to reject the Armory Data Center request for a conditional use permit for several reasons.

- Large-scale data centers can require tremendous amounts of water and energy to sustain, straining local utilities and potentially impacting residents' utility bills; create noise and heat pollution; and cause other nuisances that negatively affect surrounding neighborhoods.
- Data centers contribute to both air and noise pollution. They emit hazardous chemicals that, by 2030, are projected to cause 1,300 deaths annually.
- Despite data center proposal claims, Ameren states that the cost of building additional power plants to support the data center would significantly increase customers' energy bills.
- Data centers consume tons of water for cooling. A typical hyperscale center can use 3-7 million gallons every day. This can lead to a decrease in water quality as it is removed from the local water cycle, risking the health of already marginalized communities. This is environmental racism right in front of us.

Given all these concerns, the proposed operation does not warrant a conditional use permit. Please reject this proposal. Thank you for your consideration and working to make St. Louis a place for people to live, work, and breathe easy.

Gillian

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Gillian Garland  
(618) 406-6519  
[garlandg97@gmail.com](mailto:garlandg97@gmail.com)



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Written Testimony for Armory Data Center Conditional Use Hearing 3/19/26

1 message

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Jenna McDonald <yenmcdonald@gmail.com>

Tue, Mar 17, 2026 at 1:30 PM

To: zoning@stlouis-mo.gov

Cc: devotim@stlouis-mo.gov

### Data Center Testimony

Hi, my name is Jenna McDonald and I live in Ward 5. I've lived in St. Louis for 15 years. I love this city very much and originally planned on living here indefinitely, but unfortunately I'm considering relocating if this data center goes through, in order to live in a city where I can financially prosper. It saddens me hearing how many people are flocking out of this amazing city, but I cannot blame them for searching for better opportunities elsewhere.

I'm a local actor, writer, & filmmaker and my goal as a creator has been to highlight our beautiful Brick City, the immensely talented people, and the quirky local businesses here.

Within recent years, Saint Louis passed tax incentives for larger film productions to shoot here, which has brought a couple of great working opportunities for the local industry. However if Data Centers, like the one proposed in the Armory, are built here, it will impact film industry workers' ability to make an income. No one will want to bring their film production to a city that has several, detrimental types of pollution including extreme noise pollution, as well as poor drinking water & water pressure, and expensive utilities that increase project's budget & costs. All of these negative consequences that come with Data Centers decrease the likelihood that artists will bring their projects here, and will directly impact my ability to make a living, and many others!

It's also important to mention that generative ai steals from artists like myself, without compensation, and is taking away our jobs! These billionaires are outwardly telling us that they plan to automate as many jobs as possible, using ai. Many of my personal friends were just laid off at Cashapp, and replaced by ai. Now thousands of people are scrambling to find work, all at the same time. When the majority of us are replaced by ai, how do you then expect us to contribute to the economy?

Like many, I already struggle to afford life's essentials, like groceries & utility bills. Data Centers throughout the nation have increased people's utility bills astronomically! We have an affordability crisis that you seem to be ignoring, and instead focusing your efforts on filling the wallets of billionaires.

Also, like so many in Missouri, I have asthma. St. Louis has been ranked the worst city to live in for people suffering from asthma. Data Centers increase air pollution, and people currently living near them have reported significant issues in their health.

Data Centers will hurt my income in multiple ways, increase my bills, and pollute my city, further harming my health.

I strongly oppose the Armory Data Center Proposal, and hope you listen to your constituents who are begging you to have common sense and fight for us, rather than helping the interest of the mega wealthy that don't care about you or anyone who lives here.

Thank you,  
Jenna McDonald  
Ward 5



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory-Goodwill Data Center Testimony

1 message

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Lauren Gentry née Brooks <lauren@brooks13.com>

Tue, Mar 17, 2026 at 2:26 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>, "mayor@stlouis-mo.gov" <mayor@stlouis-mo.gov>

Dear St. Louis Zoning Committee and Mayor Spencer,

I am not able to attend the conditional use hearing on 3/19, so I am writing to share my concern about the Armory-Goodwill Data Center proposal.

I am an environmental justice advocate and St. Louis City resident, and I am concerned with how this proposal will impact St. Louis residents. I would like to advise you to reject the proposal.

Data centers contribute to both air and noise pollution, emitting hazardous chemicals that by 2030, are projected to cause 1300 deaths annually. They likewise consume an excess of water, typically 3 to 7 million gallons daily, which will lead to a decrease in water quality for St. Louis residents, with the greatest impact felt by already marginalized communities. The electricity demands of the building proposed would equal 48% of the total residential electricity demand in St. Louis. I think this is an unconscionable use of energy, especially considering that it will not create a significant number of jobs for St. Louis and will likely prove unprofitable for the end user. I believe that we are in AI bubble; More Perfect Union found that "95% of companies studied are getting zero return on AI despite investing billions," which means that this development will likely be difficult for the end user to sustain.

St. Louis residents are also owed transparency. It is my understanding that the developers are not only refusing to identify who the end user of the facility will be but also refusing to provide a timeline for development. As residents of the city, we at least deserve transparency in how this project will impact us and to know what corporation will be benefiting from our resources.

It is clear to me that the proposed data center will make St. Louis a tangibly worse place to live. Please protect our city by rejecting this proposal.

Best,  
Lauren



Zoning, Zoning <zoning@stlouis-mo.gov>

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## NO armory-goodwill data center

1 message

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**Danny Aloush** <dannyaloush@yahoo.com>

Tue, Mar 17, 2026 at 3:34 PM

To: zoning@stlouis-mo.gov

Cc: mayor@stlouis-mo.gov

hello,

i'm writing to express my deepest opposition to the armory-goodwill data center.

1. there's been public outcry over this proposal - the residents of this city DO NOT want this.
2. how could our electric grid handle it? my ameren bill has increased exponentially over the past 3 yrs...can you guarantee that residents wouldn't ultimately take on greater utility bills as a result of this center?
3. there doesn't seem to be any benefit for us? i doubt it will create jobs or improve quality of life for anyone. All data centers don't offer any return on the investment.
4. the owner of the armory building is so sketchy, and owes us back taxes.

in summary, i see NO reason for this center to exist. if it goes in, i don't see how the city will ever recover.

NO DATA CENTER

- daniella aloush



Zoning, Zoning <zoning@stlouis-mo.gov>

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## The Armory Data Center

1 message

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**Sam Baiamonte** <sbaiamonte@gmail.com>

Tue, Mar 17, 2026 at 4:18 PM

To: Zoning@stlouis-mo.gov

Cc: boa-president@stlouis-mo.gov, mayor@stlouis-mo.gov

Hello,

My name is Sam Baiamonte and I've lived in the city for the past 15 years. I live in ward 1, and work in midtown as a video editor. As someone currently working across the street from the forthcoming data center on Locust Street, I am very concerned with the rate at which these data centers are popping up in our city, and the lack of proper zoning and regulations to which they adhere. I am concerned with the environmental impact, as well as the potential impact on our utility bills without our community seeing any financial or social benefit. The armory data center needs to be stopped, as it has absolutely zero disclosed reason to exist, and will only cause harm to those living near it and within the surrounding neighborhoods.

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**Samuele Baiamonte**  
Video Editor

T +13147561044  
[www.sambaiamonte.com](http://www.sambaiamonte.com)  
[instagram](#) | [vimeo](#)



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Center at the Armory/Goodwill Site

1 message

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**Deborah Douglas** <debdouglas2010@gmail.com>

Wed, Mar 18, 2026 at 6:13 AM

To: zoning@stlouis-mo.gov

My comments for the meeting on 3/19:

As a city resident, I strongly oppose this move to put a huge data center in the city. This would create a huge strain on our citizens, our water, and on the revitalization of our city. This Data Center would create a dead zone, and we already have enough of that here. Our Mayor wants this deal for the money but at a terrible cost to the city. It is wrong! We don't want this here. Our world will suffer for the benefit of a few billionaires. AI is out of control and we are barreling ahead without thinking of the ramifications on generations to come. Just NO.

Sincerely,

Deborah Douglas



Zoning, Zoning <zoning@stlouis-mo.gov>

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## AB--589087-26 & AB-589090-26 the proposed Armory Data Center

1 message

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**Meg Bell** <megbellchicago@gmail.com>

Tue, Mar 17, 2026 at 11:40 PM

To: zoning@stlouis-mo.gov

Dear Board Members & Commissioners:

My name is Meg Bell and I live in St Louis City at [1102 Wyoming Street](#). I oppose the construction of the Armory data center at 3728-46 Market St. & 3854-58 Market St. as proposed item no: AB-589087-26 & AB-589090-26 on the March 19 Planning & Zoning Commission agenda.

I am most concerned about rising energy costs and this data center taking space from revenue-driving businesses.

Please reject the Conditional Use Permit for the Armory Data Center and instead focus on enacting protective regulations.

Sincerely,

Meg Bell

773-742-2197

Sent from my iPhone



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## Opposition to CUP — 3728 Market Street Data Center — Hearing 3/19/26

1 message

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Angelika C Mueller-Rowry <amuellerowry@gmail.com>

Tue, Mar 17, 2026 at 11:25 PM

To: zoning@stlouis-mo.gov

Cc: Mayor@stlouis-mo.gov, "boa-president@stlouis-mo.gov" <boa-president@stlouis-mo.gov>

Ladies and Gentlemen,

I **strongly oppose** issuing a conditional use permit for the proposed 120 MW hyperscale data center at 3728 Market Street. The applicant's own submission confirms the facility will rely on diesel-fueled backup generators — estimated at 51 or more units based on the site plan — while explicitly stating that 'final engine type, fuel selection, and emissions controls would be determined during detailed engineering.' *This is not a minor detail to defer.* At one hour of sequential testing per generator per month, the facility would log 51 or more generator-hours of diesel operation monthly — this is too close to the 210 hours typically mandated by MO DNR per year operating time — before a single emergency has occurred.

The city is being asked to approve this use without any emissions modeling, any air permit analysis, or any confirmation that these generators will meet Tier 4 federal standards.

**Considering such an outrageously negligent application is irresponsible and does not even deserve to be termed 'land-use review.' It is a public disservice!**

Besides many other extremely concerning issues, the City is being asked to approve a 525,000 square foot data center whose cooling and water systems have not been designed. In response to the Mayor's direct question about daily, weekly, monthly, and annual water consumption, the applicant stated only that 'exact daily, weekly, monthly, or annual consumption numbers cannot be provided without being speculative.' In response to a question about cooling aisle containment — a basic infrastructure design question — the applicant responded that the design 'has not yet been finalized.' (!) A data center without a cooling system design is not a project ready for entitlement. It is a site plan with a nameplate and a promise.

**The Board of Public Service would act frivolously to issue a conditional use permit for a facility whose most consequential infrastructure decisions remain open.**

I further want to draw the Board's attention to a remarkable and troubling fiscal irony embedded in the Armory/Famous Barr/Goodwill data center application. If it wasn't so serious, I'd call what you are trying to do here hilarious. It's dilettantish to a degree that whoever is responsible for wasting time and taxpayers' money on allowing this application to even be considered at a conditional use hearing should be held accountable.

Court records filed in the Circuit Court for the City of St. Louis, Cause No. 2522-LT30071, shows that the property at 3728 Market Street is currently subject to a delinquent tax lien foreclosure suit. As of January 31, 2025, the owner of record — GS 3728 Market Investors LLC — owed \$2,141,753.48 in delinquent real estate taxes, penalties, interest, and fees covering tax years 2022, 2023, and 2024. The City is actively litigating to foreclose on this parcel and sell it at sheriff's sale. At the same time, the City's zoning apparatus is considering a conditional use permit application for the same site, filed by developers who propose to acquire the property.

This situation raises serious questions about the sequence of this approval process. The applicant projects \$484.7 million in tax revenue over ten years — but the parcel that would generate that revenue is currently delinquent by over two million dollars and heading toward tax sale. Any responsible review of this project's fiscal claims must account for the current ownership situation, the terms under which the developers intend to acquire the property, and whether back taxes will be satisfied as a condition of any transfer or permit. The prospect of a City agency approving a conditional use permit on a property the City's own Collector of Revenue is trying to seize for nonpayment is not a small procedural quirk — it is a governance failure that should pause this process until the ownership and tax status of the parcel are fully resolved.

The City cannot credibly even consider alleged fiscal benefits of a proposed development while simultaneously pursuing legal action to strip the existing owner of the property for nonpayment.

**COLLECT THE DELINQUENT TAXES AND USE THEM FOR TORNADO RECOVERY ON THE STILL DEVASTATED NORTHSIDE!!!**  
**REMOVE THE APPLICATION FROM THE CONDITIONAL USE HEARING AGENDA!**  
**NO PERMIT TO A DEVELOPER WHO HAS ALREADY PROVEN THEIR LACK OF CREDIBILITY!**

Angelika Mueller-Rowry, retired MSW (QMHP)  
Resident of St. Louis Place from 1999 to 2009, now U-City



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Armory data center

1 message

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**Sam Burkins** <sam.burkins@slu.edu>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Tue, Mar 17, 2026 at 10:18 PM

Hello,

My name is Samuel Burkins, and I am currently a student at Saint Louis University. I am writing to express my opposition to the proposed Armory data center.

I am deeply concerned about the potential and public health implications associated with this project, which could significantly affect the quality of life for residents in the surrounding area. The scale of the data center's projected energy and water usage raises serious concerns about added strain on local infrastructure, increased utility costs, and long-term sustainability. While I am fairly new to living in Saint Louis, I have learned to love the area surrounding SLU, and I recognize that adding a data center as this one would severely lower the quality of life for not only all students at SLU, but also all residents who live in the surrounding area. It is also a huge concern to me that the overall pollution in the Saint Louis metro area will increase significantly.

Given these concerns, I respectfully urge you to reconsider this proposal and not move forward with the construction of the data center. Thank you for your time and consideration.

Sincerely,

Samuel Burkins



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Against the Armory Data Center

1 message

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**Martha Orlet** <martha.orlet@icloud.com>

Tue, Mar 17, 2026 at 6:58 PM

To: zoning@stlouis-mo.gov

Hi,

I'm writing testimony against the Armory Data Center - or any data center - in St Louis City. This would ultimately lead to polluting our rivers, wasting our water, and raising our water bills. It may bring temporary jobs, but we want to be a city that advertises sustainable jobs that align with our ethics. Do not build this.

Thanks,  
Martha Orlet



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Data Centers

1 message

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**Meghan O'Toole** <mao5g5@gmail.com>

Tue, Mar 17, 2026 at 6:51 PM

To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Hello,

This email is in response to lifting the pause on the data centers in the Armory in downtown St. Louis. Data centers are not needed nor wanted in the city and county. They are detrimental to both the people who live in the area and the environment. They do more harm than good. Reconsider the need to build data centers.

Thank you,  
Meghan O'Toole



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Stop the Armory Data Center

1 message

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**Jordan Simpson** <jordanssimpson@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>  
Cc: "mayor@stlouis-mo.gov" <mayor@stlouis-mo.gov>

Tue, Mar 17, 2026 at 6:33 PM

To whom it may concern,

I am concerned about the amount of energy this data center will use, and the resulting price increase of energy for the average household. Not only that, but there is no guarantee our existing electrical grid can even sustain the amount of energy needed to run the center. We also do not know the plan for disposal of waste created by this data center, or whether it will pollute our water and air more than it already is.

Apart from environmental issues, there is the fact that data centers running AI are used to facilitate the surveillance state. AI uses our information to take from us. At best, this center will create a couple hundred non-union jobs; ultimately it will help to take jobs from thousands more.

Moving forward with this sale is a terrible idea, and I hope that our elected officials will follow the leads of counties around us and ban the building and development of AI data centers in St. Louis.

Thank you for your time,  
Jordan Simpson  
63139



Zoning, Zoning <zoning@stlouis-mo.gov>

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## Say no to data centers in St. Louis

1 message

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**Sydney Berthlett** <sydneyberthlett97@gmail.com>  
To: "zoning@stlouis-mo.gov" <zoning@stlouis-mo.gov>

Tue, Mar 17, 2026 at 6:25 PM

Hello,

My name is Sydney Berthlett and I'm a constituent from St. Louis, MO.

I'm urging Mayor Spencer to remove the Armory data center proposal from the conditional use agenda on March 19th.

AI data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return. We need to be looking at the future impacts and if we go through with this data center, we could be looking at water scarcity in the very near future among several other negative ramifications.

As a resident here in St. Louis, the absolute last thing I want/need to see is another data center.

Thank you for your time and consideration.

Sincerely,  
Sydney Berthlett



Zoning, Zoning <zoning@stlouis-mo.gov>

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## The Armory Data Center

1 message

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**Bailey Benson** <buddythebestdoggo12@gmail.com>  
To: zoning@stlouis-mo.gov

Wed, Mar 18, 2026 at 12:25 AM

Hello, My name is Bailey Benson, and I am a SLU Student. I am writing to express my opposition to the proposed Armory data center. I am deeply concerned about the potential environmental and public health impacts associated with this project, which could significantly affect the quality of life for residents in the surrounding area. The scale of the data center's projected energy and water usage raises serious concerns about added strain on local infrastructure, increased utility costs, and long-term sustainability. I am also worried about the effects it may have on health to those living near it. Given these concerns, I respectfully urge you to reconsider this proposal and not move forward with the construction of the data center. Thank you for your time and consideration. Sincerely, Bailey Benson



## Please DO NOT approve this data center

1 message

Dan Pate <dan@dudeonpurpose.com>

Wed, Mar 18, 2026 at 4:29 AM

To: Zoning <zoning@stlouis-mo.gov>, Mayor <mayor@stlouis-mo.gov>

Cc: 6thward <6thward@stlouis-mo.gov>

For a multitude of reasons this thing is a disaster.

1. the parcel it's supposed to occupy is scheduled for tax sale in July. They owe over 2.5 million dollars in taxes and it's a miscarriage of the city's fiduciary duty that anything is being processed without collecting payment in full FIRST.
2. The questions the mayor demanded be answered in the executive order ARE NOT ANSWERED. The tax-delinquent developer didn't specify the type of batteries that will be used, nor the type of diesel backup generators, nor the details of the HVAC system, nor the levels of noise anything will create, nor how the pollution will make the air we breathe cleaner, nor how the crappy air we currently are forced to breathe will be good for the infants in the new Cardinal Glennon hospital.
3. This is a microcosm of how stupid the city's lack of planning hurts the residents we claim we want to support. We are putting a disaster in middle of the damn city where nothing like this belongs. Even at the minimum runtime for the backup generators it will make the air so much more toxic than it already is. This has no business next to a food hall, a level one children's trauma hospital, a bunch of SLU dormitories, a few schools, and tons of market-rate luxury rentals. THIS IS SO STUPID. City of STL is SERIOUS non-attainment for ozone pollution: <https://dnr.mo.gov/content/st-louis-ozone-serious-nonattainment-area-plan-public-meeting-april-24-2025#:~:text=St.,Missouri%20Department%20of%20Natural%20Resources>
4. The mayor may think this is great because we get to use more water...you know what else would use more water? MORE PEOPLE. Nobody is going to want to live here because of this. In fact, this will continue the disgraceful amount of unlearned lessons in the form of lost population from the city of St. Louis. We will soon have more than double the amount of people who have left the city never to return than the amount of people who have chose to stay. DOUBLE THE AMOUNT OF PEOPLE HAVE CHOSEN TO LEAVE. This disaster will only increase this hemorrhaging of humans out of our fair city.
5. This process of "transparency" has been laughable. The only thing transparent in this process is that you have been lying to all of us about being transparent. (I mean you mayor Spencer).
6. Ameren passed a bunch of stuff that will not help us with our utility bills. They don't care. They are planning on expanding their generation capacity for a territory that has deaths outpacing births by 2 to 1. This is not because they think our region will grow in population, this is all about AI hyperscale data centers; and it's going to make everything worse.
7. This is being done for the sake of revenue. Your revenue will not come in the way the developer promises. The AI you seek to invite into the city has a 6 month innovation cycle and the curve is steadily steepening, NOT flattening. AI is making MORE progress in less and less time. This project won't even be done by the time it's obsolete. WE will once again be left holding the bag. If you want to make good use of AI, how about asking it how to make the quality of life better for the humans who elected you. That is the only way we should be using this technology in the City of St. Louis.

For all of the reasons above and just because it's the right thing to do I vehemently implore you to deny the permit for:

AB--589087-26 & AB-589090-26 – David Lambiaso, has applied to construct a data center. per plans zoning only, at: 3728-46 Market St. & 3854-58 Market St. WARD 11 ZONE: "K" – Unrestricted District

Thank you.

Daniel L. Pate  
dude on purpose  
619.806.6639 cell  
[dudeonpurpose.com/now](http://dudeonpurpose.com/now)

It is never too late to be what you might have been.  
-George Eliot



Zoning, Zoning <zoning@stlouis-mo.gov>

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## March 19th Data Center Proposal

1 message

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**Brennan Wieda** <wiedabrennan@gmail.com>

To: "ZONING@STLOUIS-MO.GOV" <ZONING@stlouis-mo.gov>

Wed, Mar 18, 2026 at 7:55 AM

Hello,

My name is Brennan Wieda, and I'm a constituent living in St Charles.

I urge Mayor Spencer and all involved representatives to remove the Armory data center proposal from the conditional use agenda on March 19th.

All data centers increase electric bills, deplete the drinking water supply, emit air pollution, create noise pollution, strain power grids, and, after construction, they create very few jobs in return. I personally do not agree that this dystopian future is the correct path for St. Louis unless you want even more homeless living in rundown urban buildings.

St. Louis residents don't want to see another data center in Missouri.

Thank you,  
Brennan Wieda