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The Ten Non-Negotiable Demands

Conditions for any hyperscale data center proposing to build in Missouri. Published by Dutchtown Owns Dutchtown — a community-owned AI infrastructure project in South St. Louis. None of these demands apply to small, distributed, community-governed compute. They apply to everyone else.

1. A binding Community-Benefit Agreement

A signed CBA negotiated *before* zoning approval — not after. Cumulative impact analysis, hiring guarantees, taxable-property commitments, public participation in selection of independent monitors. No CBA, no permit.

2. A water cap that survives technology shifts

Hard, contractual ceilings on potable and non-potable water draw, with third-party metering and public reporting. Closed-loop cooling promises must be enforceable, not aspirational. If the technology shifts, the cap holds.

3. A real grid-impact study

Independent, published, before approval. Including dispatchable backup, peak-load behavior, and what happens to residential rates. The community sees the math.

4. Cumulative environmental-justice analysis

Full EJ review including air, water, noise, light, heat-island effects, evaporative plume, traffic, and chronic-stressor load. Stacked against existing burdens in the host neighborhood. Reviewed publicly.

5. A sworn decommissioning bond

Posted up-front. Sufficient to dismantle, restore the site, and recycle hardware at end of life. Held in escrow. Not a corporate guarantee — a bond.

6. Real local taxable footprint

No PILOT shell games. Property taxes, sales taxes on hardware refresh cycles, payroll taxes on actual jobs — paid into the host municipality, not abated to zero through state-level deals.

7. Refusal of speculative & extractive workloads

No hosting of mass-surveillance, predictive-policing, biometric, eviction-scoring, or generative substitution-of-local-creative-labor workloads. Listed in the operating agreement, audited annually.

8. Open environmental & operational reporting

Real-time public dashboards: water, energy, heat, noise. Annual third-party audits. Findings published in plain language, in the host neighborhood's languages.

9. Living-wage local hiring with apprenticeship pathways

Construction *and* operations hires from the host region first. Wages indexed to local cost of living. Apprenticeship pipelines from local high schools, community colleges, and re-entry

programs — funded, not branded.

10. A community shut-off clause

The host community retains the right to compel a phased shutdown if any of demands 1–9 is materially violated and not remediated within an agreed window. Codified in the operating agreement. Enforceable in state court.

Why this list exists

These ten conditions came out of what residents actually had to ask for, in real time, when a 120 MW hyperscale was proposed for the historic Armory site in South St. Louis. We are publishing them so the next neighborhood doesn't have to start from zero.

Why they don't apply to us

The community-owned mesh we are building in Dutchtown is at the smallest end of the compute scale — about 1 kW per node, kitchen-appliance class, hosted in libraries, churches, schools, and community spaces. Roughly $\frac{1}{120,000}$ th of an Armory hyperscale. Different scale, different governance, different relationship to the block. We are not asking to be exempted from these demands; we are asking everyone larger than us to meet them.

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