Wednesday, October 21, 2026

# Council Votes on Lightedge Data Colocation Center MOU

City council members voted Monday evening to approve a memorandum of understanding with Lightedge, a company that proposed to build a data colocation center in the Boone Business Park.

The company has indicated that Boone is one of three cities under consideration for the facility.

Building official Dave Ades shared details on the proposed 10-acre site plan for the project under the name Boone Edge Colocation Facility, which would be located at 1920 Lakewood Drive. Presented as a four-phase construction project, the proposal would include two 125,000-square-foot buildings (172 feet by 364 feet) that will contain office space, computer rooms, support space, and loading docks. (For perspective, the average Walmart is 178,000 square feet – 4.1 acres – under roof.)

“The building shells, mechanical, and electrical support systems will be built out as space is leased and needed,” a report by Ades states. “Staff, including the city engineer, have reviewed the prosed project plan and have determined compatibility with existing zoning regulations within the Boone Business Park area. The city engineer has reviewed and approved the presented stormwater management plan for the proposed site.”

The first phase of the north building would be approximately 71,300 square feet and contain the office space, loading dock, one computer room and associated support space. The second phase would build out the remaining 53,700 square feet of that structure and contain a second computer room and associated support space. Phases 3 and 4 would repeat that process when the south building is constructed.

The report also notes that the Boone Planning and Zoning Commission met on Oct. 12 with several members of the public in attendance and sharing their comments. “After consideration of the presented material and comments, the planning and zoning commissions voted unanimously to recommend approval of the site plan,” it continued.

Among the provisions Lightedge agrees in the memorandum of understanding are:

- Limiting monthly water use to 75,000 gallons per month, equal to five five-person households during daily operations.
- Only use city-supplied water and to obtain council approval before seeking any other water source.
- Use a closed-loop cooling system with air-cooled chillers as the primary means of heat rejection, which will not consumer water under normal operation.
- Comply with all City of Boone wastewater requirements.
- Provide a facility sound modeling study to the city with details on sound abatement and action taken to ensure compliant limitations to the surrounding area;”
- Install a permanent acoustic monitoring system.
- A promise that the company “will not seek or request any property tax abatement, tax increment financing, rebate of property taxes, or other property tax incentive from the City of Boone that would reduce the property taxes otherwise payable with respect to the project.”

Unlike large data centers, colocation centers provide computing infrastructure for a range of businesses, which lease space and infrastructure in a shared facility. Proponents emphasize they

also generate property tax revenue, construction employment, permanent technical positions, and spending on local services.

In other business, the council:

- Approved resolutions authorizing payments of $145,755.28 to Absolute Group for work completed on the Hancock Drive Expansion RISE Project and $100,986.50 to Shank Constructors, Inc. for work completed on the wastewater treatment plant headworks project.
- Passed resolutions approving contract documents and the bond with L&T Painting Company for the industrial park water tower rehabilitation project. The Shelby Township, Mich., company bid $367,800 to make exterior repairs and repaint the structure.
- Authorized a development agreement with the Booke Shoppe, Inc., for a Boone Downtown Incentive Fund grant. The business, which will be located at 817 Story St., agrees to maintain the property in good repair and condition. In exchange, the city will provide 50% of “all approved improvements to signs and awnings up to a maximum of $733.”
- Set five public hearings related to urban renewal plans. Public hearings on a proposed amendment to the Southeast Boone Urban Renewal Plan, a proposed Prairie Junction Urban Renewal Plan, a proposed amendment to the East Central Housing Urban Renewal Plan, a proposed Southeast Boone Business Urban Renewal Plan, and a proposed East Boone Industrial Urban Renewal Plan were set for 6:00 p.m., Nov. 16, in the city council chambers.
- Approved the second reading of an ordinance to change school zones in the Code of Ordinance related to Ledges Elementary School, Boone Junior-Senior High School, and Boone Middle School.

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