

INAUGURAL EDITION | NOVEMBER 10, 2026

HARWOOD CHOOSES A DIFFERENT PATH

North Dakota voters reject additional development hurdles in a closely watched election.



Illustrative image; not the Harwood development.

In a notable November election result, Harwood residents voted 325–105 against an amendment adding oversight requirements for certain large industrial projects. The vote did not directly approve a data center; it preserved the existing municipal framework.

INSIDE: HARWOOD / MISSOURI / KENTUCKY / NEW MEXICO

THE LEAD STORY

A Small North Dakota Town Chooses a Different Path

Harwood’s election puts local development, economic opportunity and community confidence in focus.

325	105	75.6%
NO votes	YES votes	Opposed

Harwood’s November 3 ballot asked whether to amend the city’s home rule charter with new requirements for certain large industrial projects. A “yes” vote would have added independent technical review, access to records, public hearings and written findings. A “no” vote rejected those additional requirements. With 325 voting no and 105 yes, the amendment failed by roughly three to one.

The debate unfolded alongside Applied Digital’s approximately $3 billion, 1.8-million-square-foot data center development near the Fargo-area community. The result was not a new construction permit: the project had already broken ground in 2025. Rather, voters decided against an additional layer of municipal review.

The economic argument was significant. Harwood Mayor Blake Hankey said the development could generate about $4.36 million annually in property-tax revenue for Fargo Public Schools after both buildings are completed. That is a projection, not revenue already collected. Residents also weighed concerns about electricity costs, transparency and the scale of construction.

Applied Digital president Jason Zhang welcomed the outcome and emphasized community trust and long-term investment. The broader lesson is not that every community will welcome every project: transparent planning, credible utility arrangements and meaningful public engagement can help residents assess the benefits and tradeoffs.

THE TAKEAWAY

Community confidence is infrastructure, too.

Sources: Ballotpedia • The Washington Post • Valley News Live

THE GROWTH BRIEF

Projects Powering Tomorrow

MISSOURI | PRIVATE INVESTMENT

Amazon announced a multibillion-dollar data center campus in Montgomery County, with commitments involving jobs, roads, water infrastructure, community programs and anticipated tax revenue. The investment is planned; outcomes depend on execution.

KENTUCKY | ENERGY + COMPUTE

A U.S. Department of Energy partnership proposes redevelopment at the Paducah site into a data center and energy campus. The initiative projects approximately 8,000 construction jobs and 600 permanent positions, alongside new generation and storage capacity.

NEW MEXICO | BUILDING MILESTONE

Clayco and Kiewit announced the topping out of an 855,000-square-foot portion of Project Jupiter in Doña Ana County. The milestone marks progress in a large data center buildout emphasizing power planning and local resource stewardship.



FROM THE EDITOR

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