

BROWN COUNTY, OHIO

Mt. Orab Meta Data Center Case File

CaseLock Community Defense Intelligence Platform

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SECTION 1 — WHAT IS HAPPENING HERE

Brown County, Ohio (Mt. Orab area) is the site of a proposed \$1B+ hyperscale data center campus secretly backed by Meta Platforms (Facebook), operating through a Delaware shell company called DB Stu LLC.

Corporate Backer: Meta Platforms, Inc. (confirmed by Hunterbrook Media, April 2026)

Shell Company: DB Stu LLC (Delaware, registered July 25, 2024 via Corporation Service Company — Meta's standard formation agent)

Location: Mount Orab Mega Site, off SR 32 and US Route 68, Village of Mt. Orab and Green Township

Acreage: Approximately 1,000-1,187 acres of agricultural land

Land Cost: \$43.7 million in land assembly transactions

Power Demand: Up to 1 GW (1,000 MW) at full buildout

Status: Secret NDA negotiations exposed via FOIA. Community opposition and HB 695 introduced in Ohio legislature.

Sources: Hunterbrook Media, Stop Ohio Data Centers, Local 12 WKRC Cincinnati, Cincinnati Enquirer

SECTION 2 — THE SHELL COMPANY PATTERN

SAME PLAYBOOK AS PIQUA: DB Stu LLC uses the identical corporate strategy as J5 LLC / Shaytura LLC (the Meta front company in Piqua, Ohio — "Project Klondike"). Same registered agent (CSC), same NDA templates, same legal representatives. This is a coordinated statewide strategy by Meta to acquire land in rural Ohio communities without public knowledge.

The secret negotiations between DB Stu LLC and Mt. Orab officials sparked intense community opposition, legal challenges, and statewide legislative retaliation.

Source: Hunterbrook Media — <https://hntbrk.com/breaking-news/meta-data-centers>

SECTION 3 — NDA SCANDAL AND HB 695

The controversy led to the introduction of **Ohio House Bill 695 (HB 695)**, which seeks to PROHIBIT local elected officials from entering into confidential NDAs for public development projects.

Key local officials involved in NDA execution:

- **Kelly Cole** — Former Brown County Economic Development Director and Mt. Orab Development Director who facilitated NDAs with DB Stu LLC
- **Bruce Lunsford** — Former Mayor of Mt. Orab involved in NDA execution
- **Joe Howser** — Current Mayor during public fallout

Sources: Local 12 WKRC, News Democrat, Ripley Bee, Policy Matters Ohio

SECTION 4 — WATER AND ENVIRONMENT

Water Systems: Mt. Orab Municipal Water and Brown County Rural Water Association (BCRWA)

Watershed: East Fork Little Miami River watershed and Ohio River Basin

Aquifer: Regional glacial drift aquifers — residents on private wells fear groundwater depletion and well drying

Hyperscale data centers of 1 GW capacity require millions of gallons of water daily for cooling. In a rural county with limited water infrastructure, this is a critical concern.

Ohio EPA reviewed wastewater discharge plans and rejected early proposed discharge methods. Thermal pollution and chemical treatment runoff are concerns.

Sources: WCPO 9 Cincinnati, Stop Ohio Data Centers

SECTION 5 — ENERGY

Electric Utility: Duke Energy Ohio

Power Demand: Up to 1 GW — massive expansion of regional electrical load

Transmission: Requires 138kV/345kV high-voltage corridors and on-site substations

Ratepayer Concerns: Heavy power requirements raise concerns about grid stability and residential rate increases to subsidize transmission buildouts

Sources: Ryan Grissinger Data Center Analysis, Policy Matters Ohio

SECTION 6 — GOVERNANCE

Brown County does NOT have countywide zoning. Land use authority is fragmented among individual villages and townships.

This means the Brown County Commissioners lacked direct legal jurisdiction to stop Mt. Orab village council's zoning decisions — creating tension between county leaders and citizens who opposed the project.

ETHICS CONCERNS: Former Economic Development Director Kelly Cole came under heavy public scrutiny for facilitating NDAs with DB Stu LLC while operating in public service roles. Residents alleged severe ethical conflicts — public servants concealing infrastructure burdens from taxpayers in exchange for private development commitments.

Sources: Local 12 WKRC, Cincinnati Enquirer

SECTION 7 — COMMUNITY RESPONSE

- **Stop Ohio Data Centers** — stopohiodatacenters.org — organized statewide opposition with a Brown County dossier
- Hundreds of residents attended special village meetings demanding transparency
- Legal challenges filed against emergency zoning ordinances
- Proposed municipal moratoriums on data center development
- Efforts to repeal emergency zoning passed by Mt. Orab council

SECTION 8 — WHAT YOU CAN DO

1. **Support HB 695** — the Ohio bill to prohibit NDAs for public development projects
2. **Demand transparency** — Request all communications between DB Stu LLC and village officials
3. **File public records requests** under Ohio's Public Records Act for NDA documents
4. **Attend village council meetings** and demand public votes on all data center matters
5. **Support countywide zoning** — Brown County's lack of zoning makes it vulnerable to unregulated development
6. **Contact state legislators** to support data center transparency legislation
7. **Reference Piqua/Project Klondike** — same Meta shell company pattern, same NDA template

SECTION 9 — KEY SOURCES

1. Hunterbrook Media — Meta data center shell companies exposed
2. Stop Ohio Data Centers — stopohiodatacenters.org/brown-county
3. Local 12 WKRC Cincinnati — Legal and governance investigation
4. Cincinnati Enquirer — Mt. Orab residents fight data center
5. Policy Matters Ohio — NDA and public records analysis
6. Ryan Grissinger Data Center Tracker — OH-DC-0065
7. News Democrat — Mt. Orab residents seek answers

8. Ripley Bee — Residents request transparency at special meeting
9. WCPO 9 — Ohio EPA wastewater permits