



February 26, 2026

Ernest Popescu
Founder & CEO
Metrobloks
880 Apollo Street, Suite 329
El Segundo, CA 90245

Re: Support for Community-Aligned Data Infrastructure at the Metrobloks Site

Dear Mr. Popescu:

On behalf of the Indy Chamber, I am writing to express our support for the proposed Metrobloks project based upon its alignment with our standards for responsible data center development in the Indy region. That support is contingent on continued engagement with the Martindale Brightwood Community and public, enforceable commitments to community benefit investments.

As demand for digital infrastructure grows, the Indy region has an opportunity to lead the Midwest in high-value investment that supports the future economy. Data centers increasingly underpin essential services across healthcare, logistics, communications, cloud computing, and AI-enabled technologies. We believe the region should be prepared to lead in this space — with clear expectations and durable protections for the communities where these projects are located.

Based on the information shared with us, the proposed Metrobloks project appears to align with the key principles the Indy Chamber has used to evaluate major data infrastructure projects in Central Indiana, including:

- Appropriate industrial land use on a long-vacant industrial property (which Metrobloks notes has been vacant for approximately 43 years);
- Significant projected tax base growth (from \$3,778 in current annual property tax revenue to an estimated \$1.16 million annually during a proposed 10-year, 50% abatement period and approximately \$2.32 million annually thereafter, based on a projected stabilized assessed value of \$83 million);
- Developer responsibility for project-related utility upgrades and power costs without public funding;
- The project will use a closed-loop cooling system requiring an initial fill of approximately 60,000 gallons and approximately 5,000 gallons annually thereafter for evaporation (roughly equivalent the water usage of an office project of similar scale), with no groundwater use for that system; and
- Metrobloks has indicated a willingness to comply with agency-imposed conditions related to infrastructure, transit access, low traffic and noise profile, and site operations comparable with other already permitted industrial use.



While these commitments are consistent with our proposed standards, we are concerned by the apparent lack of support from many residents, business owners, and stakeholders in the surrounding Martindale-Brightwood community. Our support is contingent on Metrobloks continuing to engage in meaningful public dialogue, investing in efforts to build public support, and to ensuring the final project package furthers both regional economic outcomes and neighborhood priorities.

Specifically, we call on Metrobloks to formalize and publicize its stated \$2.5 million community investment commitment through a clear written agreement detailing timeline, eligible uses, reporting, and accountability as a means to address community concerns like resource use, land use impact, and environmental justice.

We further call on Metrobloks to prioritize these funds toward visible, resident-facing benefits consistent with the Martindale-Brightwood Quality of Life Plan, such as:

- Neighboring childcare and early learning facilities;
- Space for local businesses and neighborhood-serving commerce; and
- Enhanced IndyGo stop infrastructure and pedestrian access improvements, including sidewalk connectivity, ADA access, lighting, and safety upgrades.

These are the kinds of investments that can help nearby residents see and feel the benefits of a project of this scale.

The Indy Chamber continues to support responsible data center development, guided by clear expectations, full infrastructure cost responsibility by major users, enforceable operational standards, appropriate siting, and visible community returns alongside long-term tax base growth.

Thank you for your engagement and for the opportunity to share the Indy Chamber's perspective. We look forward to continued dialogue as project terms are finalized.

Sincerely,

Matt Mindrum
President & CEO
Indy Chamber

UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA
CENTRAL MIDWEST REGIONAL COUNCIL OF CARPENTERS

771 Greenwood Springs Drive
Greenwood, IN 46143



Phone: (317) 807-5722
Fax: (317) 807-5729

February 10, 2026

Indianapolis Metropolitan Development Commission
200 East Washington Street, Suite 1842
Indianapolis, IN 46204

Re: Support for Metrobloks Project at 2505 North Sherman Drive

Dear Madame Hearing Examiner and Commissioners,

On behalf of the Central Midwest Carpenters Union, we write to express our strong support for the proposed small-scale data center development at 2505 North Sherman Drive. After productive and thoughtful conversations with the Metrobloks team, we believe this project represents a meaningful opportunity to advance economic equity, workforce development, and long-term community investment in the Martindale-Brightwood area.

For more than four decades, this site has remained vacant and underutilized. Its redevelopment presents an important opportunity to restore productive use to this property while promoting inclusive economic growth. This project reflects the type of responsible, forward-looking development that supports Indianapolis's long-term vitality and technological resilience, while maintaining a low physical and environmental impact.

We are encouraged by Metrobloks's commitment to prioritizing local labor throughout the construction process and to creating both short-term and long-term employment opportunities for residents. The development of this facility will generate skilled construction jobs, long-term operations positions, and opportunities within the growing technology and infrastructure sectors. These employment pathways are critical to expanding access to stable, well-paying careers within our community.

Equally important is Metrobloks's commitment to workforce development and education. The company has expressed a strong desire to collaborate with local schools, training programs, and community organizations to provide internships, apprenticeships, and career pathways that help residents build skills and access technology and operations careers close to home. These partnerships align closely with the Central Midwest Carpenters mission to promote economic empowerment and equal opportunity.

UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA
CENTRAL MIDWEST REGIONAL COUNCIL OF CARPENTERS

771 Greenwood Springs Drive
Greenwood, IN 46143



Phone: (317) 807-5722
Fax: (317) 807-5729

For these reasons, the Central Midwest Carpenters respectfully encourages the Metropolitan Development Commission to approve the requested rezoning and allow this project to move forward.

Thank you for your time, consideration, and continued service to our community.

Sincerely,

Jerome Z Stanford

Central Midwest Regional Council of Carpenters

Blackham, Kathleen

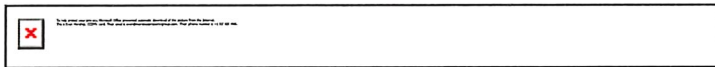
From: Evan Manship <evan@mainstaypropertygroup.com>
Sent: Tuesday, February 10, 2026 1:57 PM
To: PlannerOnCall
Subject: Approve Data Center

Follow Up Flag: Follow up
Flag Status: Completed

Hello-

Please let this message serve as my official notice to the board to please approve the data center in Martindale Brightwood. I am a large believer that this can influence the neighborhood and city positively.

https://www.ibj.com/articles/martindale-brightwood-residents-ask-mayor-joe-hogsett-to-intervene-in-data-center-development?utm_source=ibj&utm_medium=home-latest-news&utm_campaign=IBJ%20Daily&utm_id=49102696



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Blackham, Kathleen

From: charles palmer <youhaveapleasantday@gmail.com>
Sent: Sunday, February 8, 2026 12:10 PM
To: PlannerOnCall
Subject: Data center

The property taxes are already sky high. It would be nice to have data centers to help out a lot.

I was reading about the data centers meetings and they did interviews with attendees and some were coming out of area. I think a random sampling of tax payers is a good idea. Plus attendees should have their ids checked and be townspeople to be admitted.

Attendees should be given fact sheets about significant issues. Seems like a lot of falsehoods are spreading. The green buffer zones with sidewalks are an improvement in many cases.

Thank you
Charles Palmer



MEMORANDUM

January 29, 2026

To: Whom It May Concern

Re: Support for the Metrobloks Data Center Proposed for Brightwood-Martindale

On behalf of the Central Indiana Building & Construction Trades Council and the thousands of skilled trades professionals we represent, I am writing to express our full support for the proposed Metrobloks Data Center in the Brightwood-Martindale neighborhood of Indianapolis. This project represents an important opportunity to bring high-quality jobs, modern infrastructure, and long-term economic investment to a community that has long been overlooked.

Our Council supports development that creates real careers, not temporary or low-wage work. Metrobloks has committed to partnering with the union construction workforce, ensuring that the project will be built to the highest standards of safety, quality, and craftsmanship. This project will put hundreds of local tradespeople to work—electricians, laborers, ironworkers, plumbers, carpenters, operating engineers, and more—while also creating new entry points for apprentices seeking to build a career in the building trades.

Beyond the immediate construction jobs, the Metrobloks Data Center represents a durable, high-value investment that strengthens the tax base and brings long-term operational positions to the area. These facilities require ongoing maintenance, technical support, and site operations, creating opportunities that extend far beyond the initial build-out.

Equally important, this project would convert underutilized land into productive use, signaling momentum for the Brightwood-Martindale neighborhood. Responsible development attracts further investment and improves conditions for residents and local businesses. We applaud Metrobloks for engaging the community early, listening to concerns, and demonstrating a willingness to align the project with neighborhood priorities.

The Central Indiana Building & Construction Trades Council believes that large-scale, forward-looking projects like this one are essential to ensuring that Indianapolis remains competitive in attracting technology infrastructure and the economic growth that follows. The Metrobloks Data Center will deliver substantial benefits—good wages, strong training pathways, and long-term investment—and will do so in a way that respects both workers and the surrounding community.



Sincerely,

Central Indiana Building & Construction Trades Council

Jon Hooker-President/Executive Director

Ron Gibson

Councilman, District 8

Indianapolis-Marion County City-County Council



January 15, 2026

Indianapolis Metropolitan Development Commission
200 East Washington Street, Suite 1842
Indianapolis, IN 46204

Re: Council Member Support for 2025-ZON-124/2025-VAR-012 – 2505 North Sherman Drive, Center Township, Council District 8

Dear Madame Hearing Examiner and Commissioners,

As the Councilman for Council District 8, I am writing to voice my strong support for the proposed small-scale data center at 2505 N. Sherman Drive.

For more than 40 years, this property, which is located at one of the more prominent intersections in the Martindale-Brightwood neighborhood, has remained unused, contributing little to the local economy or the quality of life in the neighborhood. The proposed data center by Metrobloks represents a rare and significant opportunity to transform this longtime dormant site into a productive, modern asset that aligns with Indianapolis's long-term economic development goals.

The proposed data center will bring plenty of benefits to the community. Construction of the data center will generate significant short-term employment opportunities for contractors and suppliers. Once fully operational, the proposed data center will provide high-quality, well-compensated technical jobs, while also supporting indirect employment through ongoing maintenance, security, landscaping and other professional services. Redevelopment of this site will substantially expand the local tax base without displacing small businesses or placing a burden on public services. The increased tax revenue generated will help fund essential public services, infrastructure and neighborhood improvements, and local schools, benefiting the broader Martindale-Brightwood community.

This is the perfect site for a small-scale data center. Since the site is currently zoned I-2, and exists in the Industrial Reserve Overlay, it is only appropriate that an industrial use should go onto the property. The proposed data center use is low impact in terms of traffic, noise, and pollution compared to the many alternative industrial developments that could go onto this site. This data center would comply with the comprehensive plan as well as the pattern book. Additionally, Metrobloks has continually indicated a willingness to work with the city to ensure appropriate landscaping and design standards so that the site becomes an aesthetic upgrade and benefit to the community compared to the overgrown weeds and vacancy that has long plagued this site.

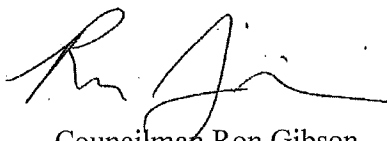
I also want to directly address concerns raised by my constituents, many of which stem from understandable confusion between this proposed small-scale data center and the much larger, hyperscale facilities seen elsewhere. This project is significantly smaller in footprint and impact. The facility will utilize a closed-loop water cooling system, meaning it will not draw from local groundwater or compete with residential water needs. Comprehensive noise mitigation measures, including engineered sound barriers, will be installed to ensure operations remain well within acceptable levels for neighboring properties. In addition, Metrobloks has committed to fully funding all necessary infrastructure upgrades—such as utilities and connectivity—without relying on public dollars, and they will pay for all electricity consumed. No subsidies or hidden costs will be passed on to local taxpayers or utility customers as a result of this data center. These assurances ensure that the project is respectful of the Martindale-Brightwood community and the City of Indianapolis.

Lastly, this proposed data center positions Indianapolis to be competitive in the modern-day digital economy. Reliable data infrastructure is increasingly critical for businesses, healthcare systems, educational institutions, and public services. Supporting this proposed development sends a clear message that our city welcomes responsible, forward-looking investment while revitalizing long-neglected properties.

For these reasons, I respectfully urge the Hearing Examiner and the Metropolitan Development Commission to approve the rezoning request and companion variances as proposed by Metrobloks. I am confident that, with appropriate conditions and ongoing collaboration, this data center will be a positive and lasting addition to the Martindale-Brightwood community and our city.

Thank you for your time, consideration, and continued service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Gibson", written in a cursive style.

Councilman Ron Gibson
Indianapolis City-County Council
District #8

Blackham, Kathleen

From: Elliott Schankerman <erschank@aol.com>
Sent: Thursday, December 11, 2025 10:38 AM
To: Blackham, Kathleen
Subject: Metroblok's Brightwood Project....

Dear Kathleen,

I'd like to share with you my family's history in Brightwood before I share my thoughts on the proposed Metrobloks Data Center.

My wife's great-grandfather started retailing with Cohen Bros. Dry Goods at the northwest corner of 25th and Station St. in 1897.

The store was moved across Station St. to the northeast corner in 1917. The building that is currently occupied by Family Dollar

was built on that property in 1965. That building is just west of the gas station at 25th and Sherman Drive. Needless to say, my family has seen a lot of changes in Brightwood in the last 128 years. Although the Sherman Drive

frontage of the property in question is not that long, the empty property is still an eyesore. What I understand is the setback issue is

farther east than Sherman Drive. My opinion regarding this project is that the development of Metroblok's data center would be a

good improvement for the neighborhood. It would clean up a 14 acre field that has been vacant for decades.

I look forward to attending the zoning hearing on January 15th.

Please feel free to contact me if you have any questions or comments.

Sincerely,

Elliott Schankerman

Managing Member

Brightwood LLC

317-319-6568



Attn: Commissioners of the Metropolitan Development Commission

Dear Esteemed Commissioners:

Indy Economic Development, Inc. (IEDI) is responsible for attracting high-growth, long-term business organizations and industries to the City of Indianapolis. Our work focuses on strengthening the city's tax base, supporting the creation of high-paying and future-resilient jobs, and building the ecosystem of a best-in-class economy, all while assuring communities receive direct benefits from the growth around them.

Indy Economic Development, Inc. fully supports the proposed Metrobloks data center project. Metrobloks' commitment to invest hundreds of millions of dollars in the City of Indianapolis and specifically the Martindale-Brightwood neighborhood will result in exponentially increased tax revenue from the site. Furthermore, we are impressed with Metrobloks' corporate approach to investing in sites that are prime for redevelopment or have been vacant/underutilized. This proposed site has been vacant for over 40 years.

At the Department of Metropolitan Development Division Hearing Examiner Meeting on February 12, 2026, Metrobloks presented several commitments and findings, including:

1. Metrobloks outlined the environmental remediation measures implemented on the site and the DMD staff validated this information.
2. Metrobloks shared a commitment to utilizing the local workforce and forming partnerships with local schools.
3. Metrobloks agreed to pledge a minimum of \$2.5 million to the Martindale-Brightwood community.

For these reasons, along with other factors considered, IEDI believes the proposed Metrobloks development will serve as a significant economic driver for both the surrounding area and the City of Indianapolis at large.

We look forward to engaging with the community, the company and key stakeholders in more detail should this process move forward.

Respectfully,

The Leadership and Staff of Indy Economic Development, Inc.



Attn: Commissioners of the Metropolitan Development Commission

April 1, 2026

Dear Esteemed Commissioners:

Indy Economic Development, Inc. (IEDI) is responsible for attracting high-growth, long-term businesses and industries to the City of Indianapolis. Our work focuses on strengthening the city's tax base, supporting the creation of high-paying and future-resilient jobs, and building a best-in-class economic ecosystem—while ensuring that communities directly benefit from the growth occurring around them.

As part of our standard process, we evaluate each project across a range of factors, including its economic impact, infrastructure demands, workforce implications, and alignment with target industries. This due diligence occurs as projects seek to confirm their land-use status. We respect this process and are prepared to provide a comprehensive and well-researched assessment in partnership with the Department of Metropolitan Development (DMD) should a project move forward in pursuit of city incentives.

In the case of the Metrobloks data center project, IEDI has conducted preliminary evaluations of anticipated tax benefits, utility and infrastructure impacts, workforce considerations, projected community benefits, and alignment with city and state incentive criteria.

Based on this initial evaluation of the company meeting these economic development standards, IEDI has issued preliminary terms, with estimates currently being refined. Throughout the due diligence process, the company has demonstrated responsiveness and a willingness to engage constructively. Should this project move forward, these terms will be shared and considered through the standard, public approval process.

IEDI's decision to extend an incentive offer was based on several key factors:

1. A high projected assessed value, resulting in significant potential increases in tax revenue for the site
2. Strong project viability, supported by substantial financial investment and access to near-term power resources
3. A corporate approach focused on investing in sites that are prime for redevelopment or have been vacant/underutilized. This proposed site has been vacant for over 40 years.

4. A commitment to covering all related infrastructure project costs, including power costs
5. A demonstrated commitment to meet and discuss the project with city and township stakeholders
6. A commitment to meeting and exceeding inclusivity standards for community projects.
7. Metrobloks shared a commitment to use local workforce and form partnerships with local schools.

As always, the granting of incentives remains contingent upon the approval of appropriate land-use designations. IEDI believes the Metrobloks proposed development and investment will be an extremely high economic driver for this area and the city of Indianapolis at-large.

As the development process continues, IEDI looks forward to participating in the Metropolitan Development Commission (MDC) incentive review process, where additional information will be shared and discussed.

We remain committed to working closely with our city partners to ensure that any company receiving city support makes good on its commitments in a way that is measurable, enforceable, and beneficial to the surrounding community.

We look forward to continued engagement with the community, project stakeholders, and city leadership as this process advances.

Respectfully,

Indy Economic Development, Inc.