



MDC Hearing Examiner

June 11, 2026

DCB Indianapolis, LLC

2026-CVR-815 / 2026-CPL-815

305 Fintail Drive

METROPOLITAN
DEVELOPMENT COMMISSION
PETITIONER'S EXHIBIT
CAUSE NO. NO. 1
DATE 6-11-26 NGW
SECRETARY

2026-CVR-815/
2026-CPL-815
m. westrick

Meet The Team



Mindy Westrick Brown, Counsel, Faegre Drinker

Mark Leach, Senior Land Use Planner, Faegre Drinker

Joe Smith, Partner, Faegre Drinker

Jeff Uphues, Chief Executive Officer, DC BLOX

Mark Masi, Chief Development Officer, DC BLOX

David Armistead, Senior Vice President of Sales, DC BLOX

The DC BLOX Difference – We've Done This Before

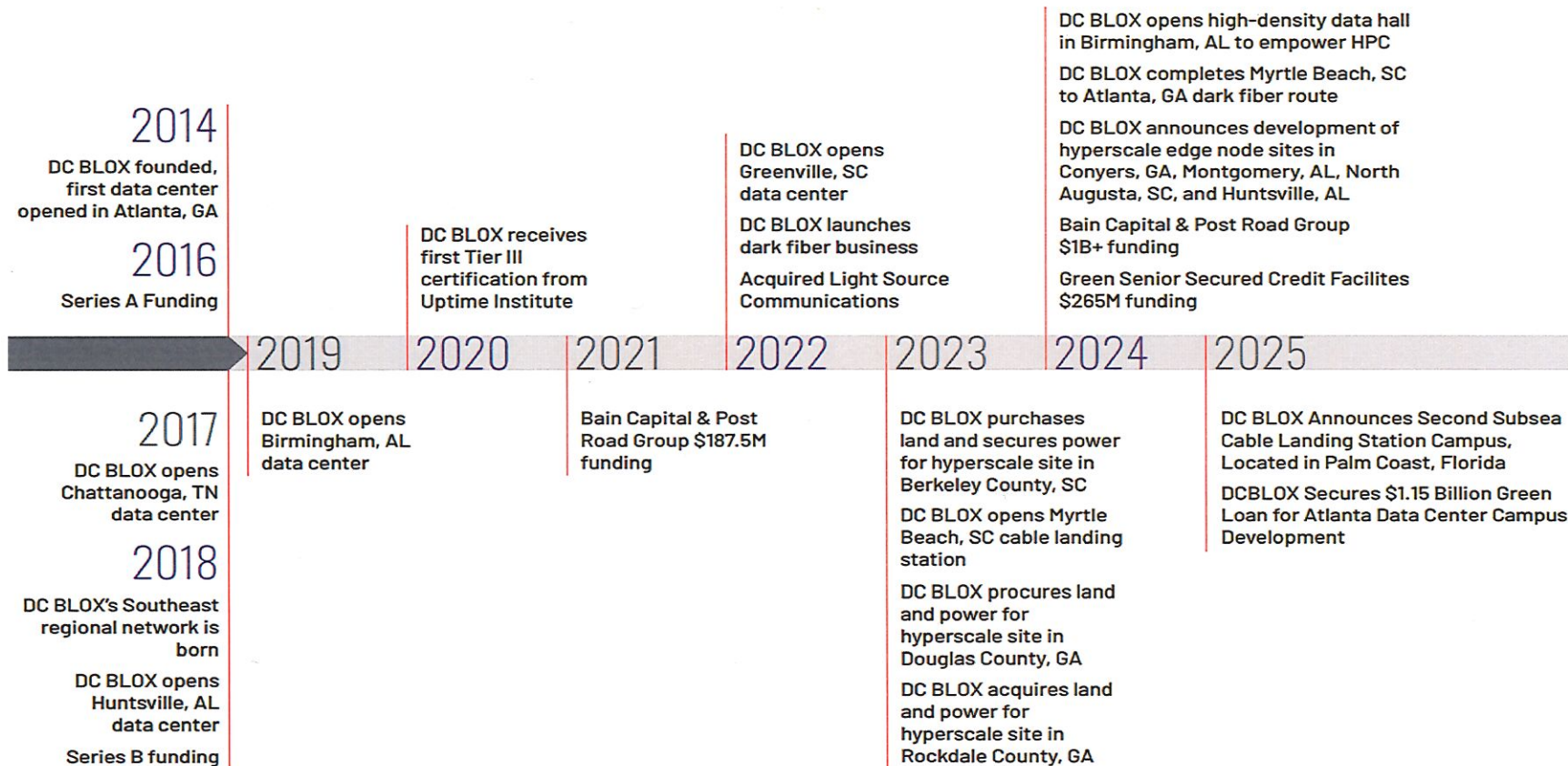


DC BLOX Summary

- Founded in 2014
- Atlanta, GA Headquarters
- Backed by Future Standard (\$93B AUM)
- Over 10 properties in operation or construction; from 1MW to 100MW+
- DC BLOX is continuing to expand and desires to expand in Indianapolis to develop an edge node data center campus



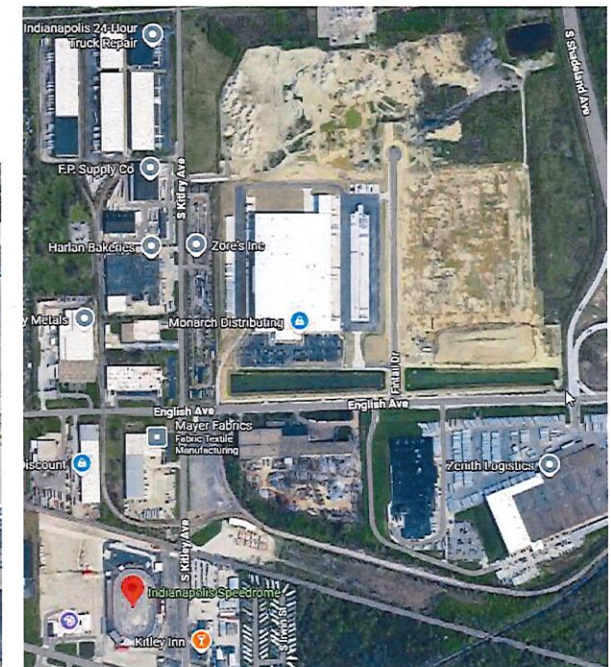
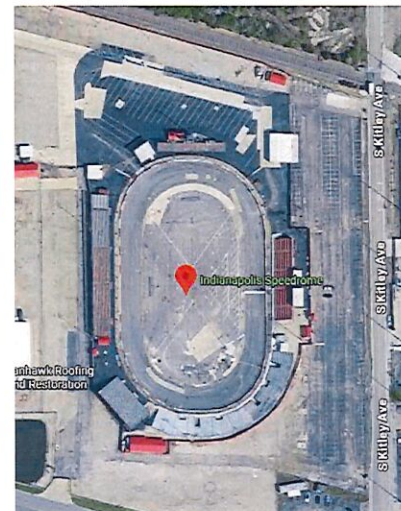
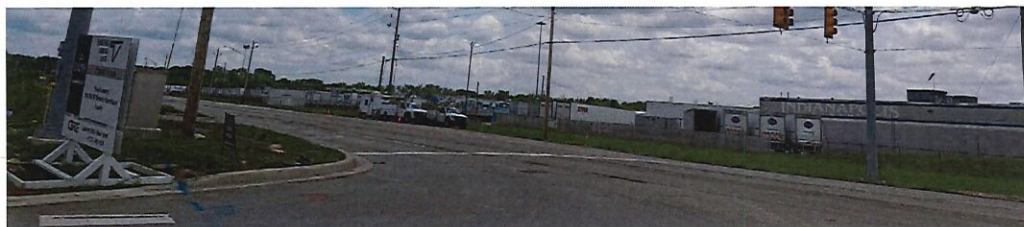
DC BLOX Company History



Location Map



Truck Bay Pictures & Speedrome



Site History



Formal Request

- Variance of Use:
 - to provide for construction of a data center (not permitted), consisting of up to three buildings, up to a total of 420,000 square feet
- Variance of Development Standards:
 - with no less than 100 parking spaces (minimum 420 parking spaces required)
- Subdivision Plat:
 - to be known as Replat of Block A of Thunderbird Commerce Center, subdividing 32.406 acres into two lots



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DC BLOX Proposed Site Plan



DC BLOX Proposed Site Plan – Building 1



Building 1

1 Story

22 Feet Tall

70,000 Square Feet

10 MW Critical Utility

6 Generators

Building 1 Design



DC BLOX Proposed Site Plan – Full Build



Building 1

1 Story
22 Feet Tall
70,000 Square Feet
10 MW Critical Utility
6 Generators

Future Building 2

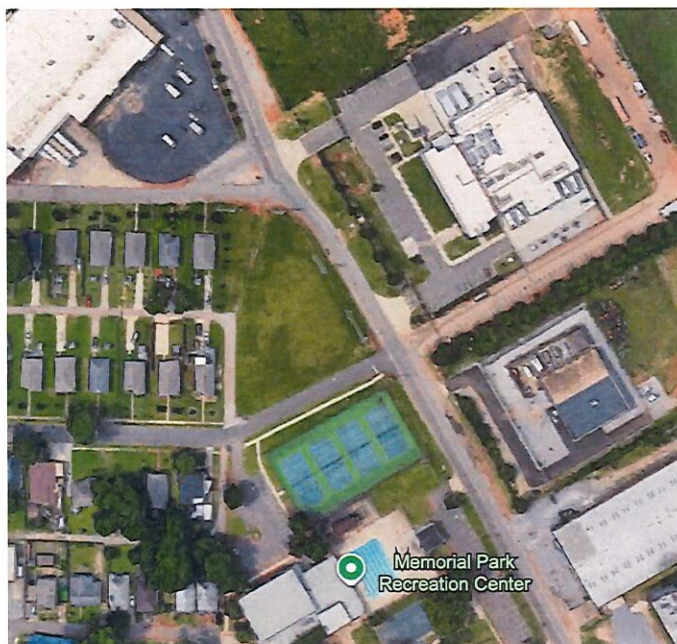
2 Stories
56 Feet Tall
140,000 Square Feet
20 MW Critical Utility
14 Generators

Future Building 3

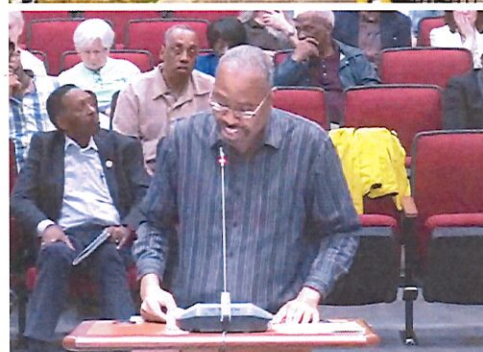
2 Stories
56 Feet Tall
190,000 Square Feet
48 MW Critical Utility
36 Generators



Brownfield Redevelopment Near Residential



*DC BLOX
Birmingham, AL*



*Mr. Keith Williams
Titusville Community
Resident at
Birmingham City Council
meeting, April 2026*

"I live near DC BLOX. It's walking distance from my house. I'm happy to report there have been no major concerns from them. They have been very transparent. They have been very accountable. And they let us know what's going on. "



Brownfield Letter

14 April 2026

Connor Henderson
Director of Land Acquisition
DC BLOX Parent, LLC
1040 Crowne Point Parkway
Atlanta, Georgia 30338

Re: Environmental Summary
Project Thunderhead
305 Fintall Drive
Indianapolis, Indiana
Langan Project No.: 792018001

Dear Mr. Henderson,

The DC Blox Indianapolis, LLC ("DCB") property consists of approximately 32.5 acres of a 152+ acre former industrial manufacturing facility. The property was previously owned by Ford Motor Company and operated as a vehicle manufacturing facility between 1957 and 2012. Ford's operations included coal storage, hazardous waste storage, wastewater treatment, and sludge solidification/burn pit. Ford's historical operations resulted in environmental impacts including light nonaqueous phase liquids (LNAPL), volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) impacts at concentrations exceeding Indiana Department of Environmental Management ("IDEM") and U.S. Environmental Protection Agency standards. An LNAPL plume was identified in groundwater beneath an outdoor waste storage area.

In January 2015, Ford enrolled the entire Ford property in IDEM's Voluntary Remediation Program ("VRP") and began active remediation activities in 2017. Impacted soil was either removed from the site or heat-treated via electrical resistance heating on-site by Ford. In 2018, areas identified as sources of dense nonaqueous phase liquids (DNAPL) or chlorinated VOCs were dewatered. On July 21, 2022, an Environmental Restrictive Covenant ("ERC") was recorded by Ford pursuant to IDEM's VRP. In February 2023, Ford successfully completed its remediation efforts. IDEM issued a Certificate of Completion, and the State of Indiana issued a Covenant Not to Sue Ford. Thus, Ford had successfully completed the environmental investigation and remediation required by IDEM; however, certain environmental contaminants remained on the property.

On August 17, 2022, Thunderbird CC Land Partners, LLC ("Thunderbird") purchased 109+ acres from Ford. Thunderbird undertook a considerable amount of redevelopment work at this brownfield site. As a result, Thunderbird requested and received approval from the Indiana Brownfield Program to terminate the original ERC and replace it with a new ERC with use and development restrictions that were tailored to the updated condition of the property, including the property that is being sold to DCB.

On March 21, 2025, the updated ERC was recorded by Thunderbird. The updated ERC included the Comfort Letter that was issued on June 20, 2024 by the Indiana Brownfields Program to Thunderbird. The Comfort Letter provides a detailed description of Ford's operational history of the property and the environmental investigation and remedial efforts undertaken by Ford and Thunderbird, which resulted in them being issued the Covenant Not To Sue and Comfort Letter, respectively. The ERC also included the Reasonable Steps Update Letter issued on January 29, 2025 by the Indiana Brownfields Program to Thunderbird.

Environmental Summary
Project Thunderhead
Indianapolis, Indiana
Langan Project No.: 792018001

14 April 2026
Page 2 of 2

The updated ERC includes restrictions on the drilling or excavation of soil and the requirement that any such work complies with an IDEM-approved Soil Management Plan. The updated ERC also prohibits the use of groundwater from the subject property. The updated ERC requires vapor evaluation and potential vapor mitigation for new buildings, along with additional construction and operational restrictions that run with the land and bind subsequent owners and operators to protect workers and the community from potential exposure to residual impacts.

DCB has entered into a Real Estate Purchase Agreement with Thunderbird to purchase approximately 32.5 acres of the larger Ford property. DCB's proposed repurposing and redevelopment of this former industrial facility and brownfield site as a data center is fully consistent with the uses allowed by IDEM and the Indiana Brownfields Program. DCB is fully aware of and will abide by the updated ERC, which imposes certain construction and operational restrictions that run with the land to protect workers and the community from the residual impacts on the property. Before any commercial/industrial building is constructed by DCB, a vapor intrusion evaluation will be completed to determine whether a vapor barrier and/or other vapor mitigation steps would be required for the buildings to protect future indoor workers from potential vapor migration from the subsurface into the buildings.

DCB will also fulfill the requirement in the updated ERC that a minimum 2-foot clean soil and vegetative barrier be installed in areas not covered by buildings, parking lots or sidewalks. In the event that DCB is interested in using any of the stockpiled soil and debris that is currently located on the property, DCB will comply with the IDEM-approved Soil Management Plan and the related sampling requirements.

Sincerely,

Langan Engineering and Environmental
Services, LLC

Joseph Good, PE, LEED AP
200 West Madison Street, Suite 2900
Chicago, Illinois 60606

Pfeus Shadley Racher & Braun LLP


Christopher J. Braun, Esq.
1346 North Delaware Street
Indianapolis, Indiana 46202-2415



Site History



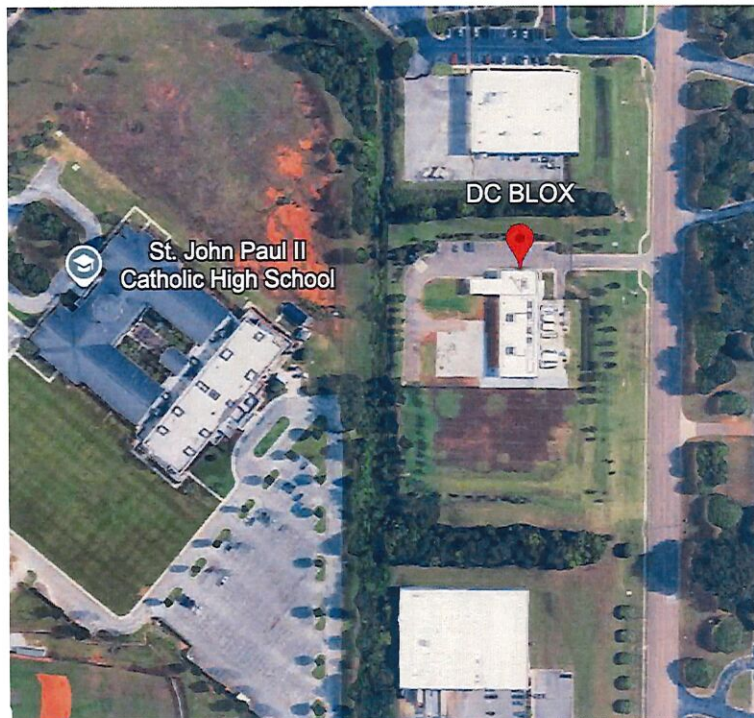
*Aerial view of the Ford Motor Company
Steering Gear factory, 1938
Credit: Bass Photo Co Collection, Indiana Historical Society*



*Zoned I-3 for Medium Industrial
Brownfield Redevelopment
Not developing over farmland*

School Proximity

DC BLOX – Huntsville, AL



St. John Paul II Catholic High School
7301 Old Madison Pike
Huntsville, Alabama 35806

May 26, 2026

To Whom It May Concern:

On behalf of the residents of St. John Paul II Catholic High School, I am writing to share our experience with DC BLOX as a neighbor in our community.

When the project was first proposed, residents had questions—as is typical with any new development. DC BLOX made a concerted effort to engage with our neighborhood, attend meetings, and provide clear information about their plans and operations.

The DC BLOX datacenter is immediately adjacent to our high school. Since the facility has been built and is now operating, our community has not experienced negative impacts from its presence. There has been no noticeable effect on nearby property values or the use of adjacent properties. The facility operates quietly and without disruption, and we have not observed any issues related to public health, safety, or general welfare.

DC BLOX has followed through on its commitments to be a good neighbor. Their team has remained accessible and responsive, and they have demonstrated respect for the surrounding community.

Based on our experience, we consider DC BLOX to be a responsible and reputable company that integrates well into established neighborhoods.

Sincerely,

Ricky Martin

Ricky Martin
Maintenance Manager
St. John Paul II Catholic High School

“No noise complaints about DC BLOX, ever.” Ricky Martin, St. John Paul II Catholic High School



Full Build Rendering



Why this site?

- I-3 Approved By-Right Uses

- Automobile fueling station
- Fleet terminals
- Transit center
- Warehousing, wholesaling, and distribution
- Manufacturing, light & medium
- Heavy outdoor storage
- Substations and utility distribution nodes
- Agricultural machinery and equipment sales, rental or repair
- Agricultural uses, buildings, and structures
- Processing and packages of food and beverages
- Outdoor advertising off-premises sign
- Printing services
- Commercial and building contractors
- Artisan manufacturing
- Power generating facility, local
- Wireless communications facility
- Heavy vehicle wash
- Vocational, technical, or industrial school or training facility
- Medical or dental laboratories
- Heliport or helistop



Why this site?

- Site is currently zoned Medium Industrial District (I-3), and is a part of the Thunderbird Commerce Center
 - Bringing a technology use to the Commerce Center
 - Data center development is the highest and best use for this site
 - Existing Nearby I-3 uses include Tow Truck, Junk Yard, Truck Repair, Scrap Metal Recycling, Industrial Recycling- Metal and e-Waste, Recycling Center
 - Less Vehicular Traffic vs. Others



Abatements Illustration Example

	DC Blox	Warehouse
Marion County	2,700,000	93,000
Warren Township	100,000	2,000
MSD Warren Twp School Corp	10,200,000	354,000
Library	900,000	31,000
Indy Sanitation	600,000	20,000
Indy Police Special Services	700,000	25,000
Indy Fire Special Services	2,000,000	70,000
Indy Public Transportation	600,000	21,000
Marion County Health and Hospital	1,400,000	50,000
Indy Consolidated City	300,000	11,000
Indy Consolidated County	900,000	32,000
TIF	11,500,000	3,216,000
Total	31,900,000	3,925,000
Inclusivity (10%)	9,300,000	267,000

10 Year Taxes (With Abatements)

- TIF is beneficiary of property taxes
- Personal property benefits a number of other groups

Current Taxes generated by this site

- \$27K annually

Construction and Operations

- Construction is expected to commence later this year and will be built in phases over the next 4 years; with Building 1 completed within 24 months and Buildings 2 and 3 completed within 4 years (*dependent upon power*).
- On site construction will peak around +/- 600 workers on-site during construction of Buildings 2 and 3.
- DC BLOX operates its datacenters
- +/- 35 high-wage and permanent DC BLOX employees; once the project is completed. Likely 60-70 indirect jobs (vendors, suppliers, etc.). These are trades with on-the-job training. Average wages are \$55/ hour.
- DC BLOX does not use extra resources from police and fire departments or burden the school system. It has low use of roads but provides revenue for these needs.

Union Support

CENTRAL INDIANA BUILDING TRADES COUNCIL
1828 N. Meridian St.
Indianapolis, IN 46202
317-809-5152 | hooker@cinbtc.org

Date: June 3, 2026

RE: Letter of Support for DC Blox Data Center – Thunderbird Park, Indianapolis

To Whom It May Concern,

On behalf of the Central Indiana Building Trades Council and our affiliated unions, we write in strong support of the proposed DC Blox data center project at Thunderbird Park on Indianapolis' east side.

Data center developments such as this project provide substantial and meaningful benefits to union construction members and to the Central Indiana economy. These projects are highly complex, labor-intensive builds that rely on the skills of trained, professional tradespeople across multiple crafts, including electricians, laborers, operating engineers, plumbers and pipefitters, carpenters, ironworkers, and others. As a result, they generate hundreds of family-sustaining union construction jobs during the construction phase.

Union labor ensures that this work is performed safely, on schedule, and to the highest quality standards. Our members complete rigorous apprenticeship and ongoing training programs, making them uniquely qualified to meet the technical demands and safety requirements of modern data center construction. These projects provide steady work hours, strong wages, and employer-funded health care and retirement benefits, helping to support working families throughout Central Indiana.

Importantly, our organization has had the opportunity to visit and observe similar data center projects in the Atlanta region. These facilities are often located in or near residential areas and, in practice, they become just another part of the surrounding landscape. With appropriate design, buffering, and operations, they are quiet, secure, and low-impact neighbors that coexist successfully within established communities. This firsthand experience reinforces our confidence that projects like DC Blox's proposed development can integrate responsibly into the east side while delivering significant economic and workforce benefits.

1828 North Meridian Street
Indianapolis, Indiana 46204
<https://www.facebook.com/CINBTC/>



In addition to direct employment, large-scale infrastructure projects such as data centers have a positive ripple effect on the local economy. Union construction wages are spent locally supporting small businesses, strengthening neighborhoods, and expanding the local tax base. These projects also create pathways into the building trades for young people and underrepresented communities, ensuring a strong and diverse workforce for the future.

The Central Indiana Building Trades Council supports responsible economic development that values skilled labor, prioritizes safety, and delivers long-term benefits to the community. The DC Blox project at Thunderbird Park aligns with these principles and represents an important opportunity to create high-quality union jobs while supporting Indianapolis' growing role in the digital economy.

For these reasons, we urge local leaders and stakeholders to support the proposed DC Blox data center project. We look forward to working with project partners to ensure this development is built by skilled union labor and delivers lasting value to Central Indiana.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Hooker".

Jon Hooker
President/Executive Director
Central Indiana Building Trades Council



Variance of Use Findings of Fact

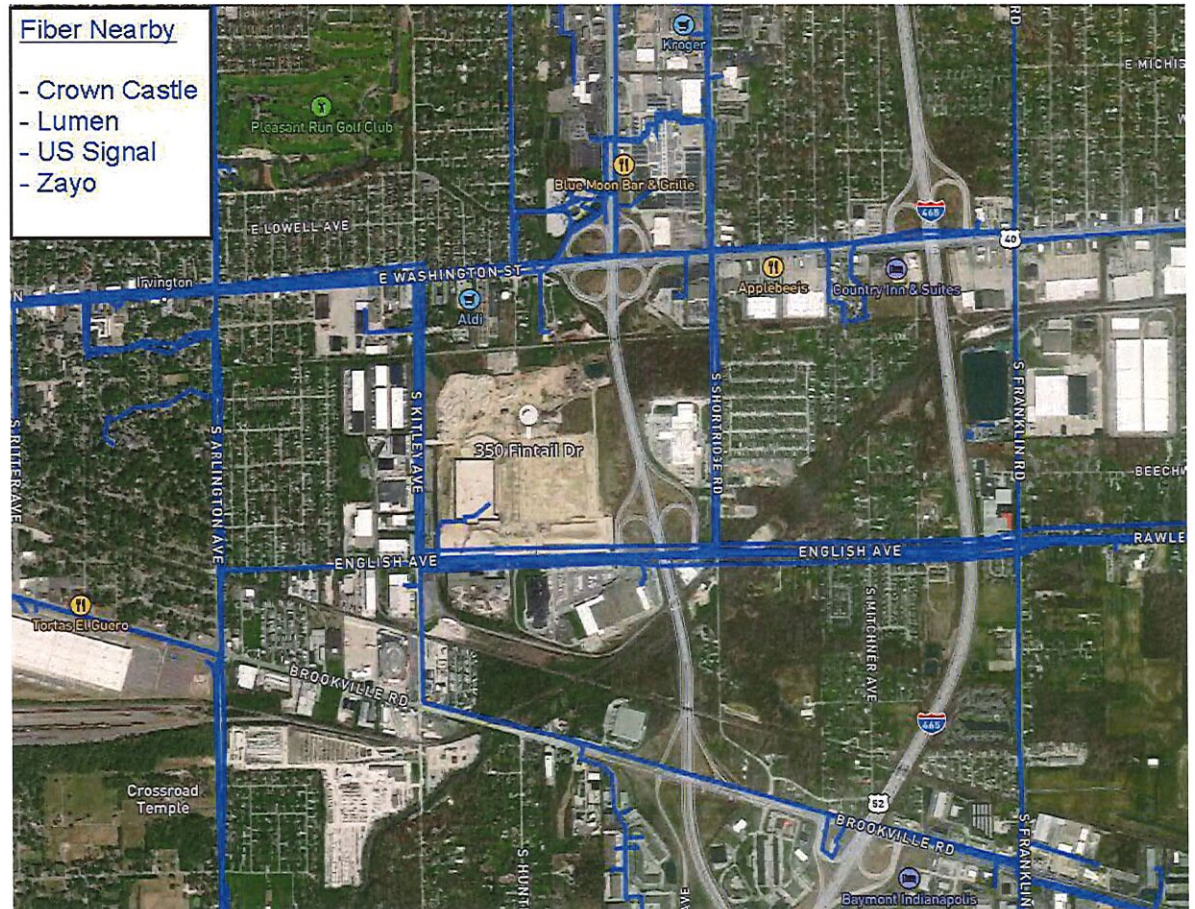
1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner
3. The need for the variance arises from some condition peculiar to the property involved
4. The strict application of the terms of the zoning ordinance constitutes an unusual and unnecessary hardship if applied to the property for which the variance is sought
5. The grant does not interfere substantially with the comprehensive plan

Variance of Development Standards Findings of Fact

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community
2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property



Why this site?



Trip Generation Memo

Table 1: Trip Generation Comparison

ITE Code	Land Use	Size (SF)	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Proposed Use									
160	Data Center	407,000	28	9	37	12	21	33	298
150	Warehouse	280,000	30	12	42	16	32	48	387
140	Manufacturing	280,000	164	44	208	71	148	219	1196
110	Light Industrial	280,000	156	52	208	81	121	202	1008

Per the ITE trip generations, the proposed 407,000 SF data center campus will have 23% reduction in daily trips compared to a typical 280,000 SF warehouse, 75% reduction compared to a typical manufacturing build, and a 70% reduction compared to a typical light industrial build.

DC Blox has estimated 35 weekly vendor deliveries, 45-50 weekly customer visits and 35 daily employees in the final condition; this is equivalent to 52 daily individuals visiting the campus or approximately 104 total daily trips. Using the AM and PM peak hour metrics relative to the total daily trips estimates from the client, this equates to approximately 13 peak AM trips (10 entering and 3 exiting) and 12 peak PM trips (4 entering and 8 exiting) in the final condition.

Comparing the information for the total daily trips anticipated by DC Blox to those of the ITE manual, DC Blox proposes a 65% reduction in total daily trips compared to the average data center campus of comparable size.

Valuation Report: Terzo

Prepared by Terzo & Bologna in June 2026

Considering all information presented, in our opinion the proposed data center is both appropriate for this location and is not likely to impact the use and value of the surrounding real estate. It is to be located within a historically established industrial zoning district and will be buffered from residential areas by other industrial uses, will include strategic landscaping and other natural boundaries. The data center will be of less intensive industrial use than the former Ford-Visteon manufacturing plant and will be surrounded by other industrial developments with similar or more intensive uses. Overall, it aligns with local land use patterns.

Based on our research and analysis it is our opinion that the proposed DC BLOX data center development is not expected to create adverse impacts on surrounding real estate values.



Erick Landeen, MAI
Certified General Appraiser #CG40400483
for Terzo & Bologna, Inc.



Greg Knapp
Indiana Certified General Appraiser – #CG41500014
for Terzo & Bologna, Inc.

REAL ESTATE MARKET IMPACT STUDY

PROPOSED DC BLOX DATA CENTERS
305 FINTAIL DRIVE
INDIANAPOLIS, IN 46219

Prepared for

FAEGRE, DRINKER, BIDDLE & REATH

Prepared By:

TERZO & BOLOGNA, INC.

TERZO & BOLOGNA, INC. Real Estate Counselors and Appraisers



Valuation Report: IRR

Prepared by Integra Realty Resources
in May 2026

Assignment Conclusions

The data, information, and analyses presented in this report suggest that the proposed Data Center Project will not affect the values of surrounding residential properties in a substantially adverse manner:

Integra Realty Resources - Indianapolis



David Hall, MAI, AICP
Indiana Certified General Appraiser
#CG40901214
Telephone: 317.546.4720, ext. 227
Email: dhall@irr.com



Michael C. Lady, MAI, SRA, ASA, CCIM, FRICS
Indiana Certified General Appraiser
#CG69100223
Telephone: 317.546.4720, ext. 222
Email: mlady@irr.com

Integra Realty Resources
Indianapolis

ANALYSIS OF RESIDENTIAL PROPERTY VALUE IMPACT

Proposed Data Center Project
305 Fintail Drive
Thunderbird Commerce Center
Indianapolis, IN 46219

Prepared For:
DC BLOX

Date of the Report:
May 4, 2026

IRR - Indianapolis
File Number: 118-2026-0902



Energy

- The data center developer will **pay all related costs** associated with the new substation for the data center and the additional generation, transmission, and distribution infrastructure needed to service the data center.
- Through careful planning and collaboration with the local electric provider, the data center shall be enrolled in a renewable power program offered by the provider.

MISO



Water

- The data center shall be cooled by a **closed-loop system**.
 - Closed-loop systems only shall be used as a primary means of heat rejection for the proposed data center facilities (no evaporative or open-loop as primary means). If new technology becomes available that provides cooling with less water use and or less electricity use than current closed-loop systems, then use of such new technology shall be acceptable to utilize for cooling upon Administrator approval.
 - All water utilized by any data center shall be provided by a municipal provider. The developer shall not utilize natural aquifers to supply data centers. In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per IDEM regulations and not discharged into the public wastewater system.

Site Plan and Building Heights

- Property developed consistent with filed site plan
- Maximum roof line height of Buildings – 60 ft
- Loading docks only on interior side of buildings
- No vehicle access to/from the north of the Property (Pennsy Trail)



North Property Line Buffer – Mounding Fencing, Trees & Shrubs



Screening

- Utility yards and generator areas enclosed by 10 ft screen wall
- North property line buffer, between Pennsy Trail and data center – 8 ft undulating mound to be installed prior to building operation
- Two staggered rows of evergreen trees, planted 15 ft on center, at 5 ft in height at planting to be installed prior to building operation
- Utility easement area on northern property line to serve as transitional yard

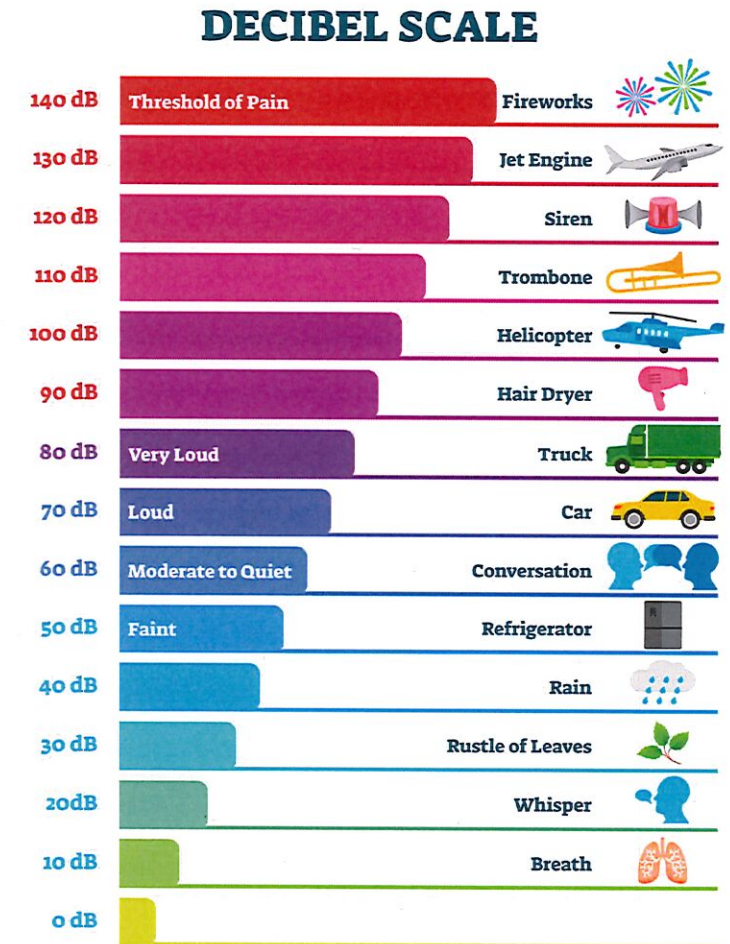
Generators

- Spill prevention, control and countermeasure (“SPCC”) plan in compliance with IDEM and EPA
- Generators to be located in insulated enclosures and only run during testing and power outages
- No generator testing between 5 PM and 7 AM, Weekends and Holidays shall be avoided, Annual Test not during school
- Generators operate strictly within limits of IDEM air permit, etc.
- Diesel Particulate Filters (“DPFs”) included on generators
- Generators each have own belly tank located above ground, double-lined, with alarm sensors
- Maximum of 56 total generators



Generators – Sound Details

- Sound Study – Noise levels at exterior property line not to exceed 65 decibels during regular and emergency operation, measurement method submitted to administrator prior to ILP, and annual sound testing submitted to administrator and councilor
- Testing is anticipated to be no more than a 30-minute monthly test and one fully loaded test of up to four hours annually



Lighting and Noise

- All exterior lighting to meet zoning ordinance and directed away from all adjacent parcels
- All required parking lot lighting to be solar powered and motion sensor controls to be used for required pedestrian lighting
- Prohibition on cryptocurrency mining



Development Requirements

- No long-term commercial truck parking, storage, or maintenance
- Mechanical equipment to be screened
- No nuclear energy facilities including power plants, SMRs, micro-reactors, or fuel storage on the property
- Buried utilities
- All diesel fuel, electronic batteries, and e-waste materials properly disposed of
- Drainage Plans posted on website
- Public website for contacting operator and housing zoning docs

Landscaping

- Landscaping consistent with requirements of zoning ordinance
- Final landscape plan submitted to Administrator
- Landscaping and fencing maintained in good repair
- Property owner to coordinate for no less than 5 years to contribute an annual gift for trail stewardship benefiting the Pennsy Trail in Warren Township
- Data Center developer will plant native wildflower seed mix and native grasses seed mix within the existing transmission line easement at the north end of the site near the Pennsy Trail. This will consist of a three-year establishment and maintenance period



Neighborhood Support

- Warren Township Development Association has filed a letter of support.
- Some of the closest neighbors have signed a petition of support or verbally expressed support.
- A number of neighbors have also shared they do not have objections.
- We also have letters from neighboring businesses showing support or no concerns.



Questions

DCB Indianapolis, LLC

2026-CVR-815 / 2026-CPL-815

305 Fintail Drive

<https://www.dcbloxindy.com>





**One of our
4 mission
statements**



**HELP BRING ABOUT
MEANINGFUL
CHANGE
IN THE
COMMUNITIES
WE SERVE.**

M I S S I O N

Additional Projects

Georgia Regional Sports Council (Conyers, GA)

- Substantial 3-year donation commitment to kick-start new program.

Restoration Storehouse (Conyers, GA)

- 3-year donation commitment to support community of integrated charitable organizations operating under one roof.

Harvest Hope Food Bank (Greenville)

- Donated 3k and volunteered on multiple occasions to sort, pack, and transport food to those in need in Greenville.

Roper Mountain Science Center (Greenville)

- Annual Community Partner and sponsor
- Volunteered with summer camp program by hosting STEM workshops

Boys & Girls Club of Greenville (Greenville)

- Annual Community Partner and sponsor
- Donated \$3.5k towards expanding the computer room



Community Engagement at DC BLOX



Why this site?

The surrounding area is characterized predominantly by longstanding industrial development within the east Indianapolis industrial corridor. Surrounding land uses include various combinations of warehousing, manufacturing, transportation and logistics. This is detailed in the following exhibit.

