DCB Indianapolis, LLC

305 Fintail Drive

2026-CMP-815

2026-CVR-815 / 2026-CPL-815

7/15/26

Metropolitan Development Commission

Petitioner's Exhibits

Binder #1

DC BLOX/DCB Indianapolis, LLC
2026-CMP-815
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Jeff Uphues

Chief Executive Officer

Jeff leads DC BLOX where he is responsible for setting and leading the company's strategy, vision and execution in designing, building, and operating a fabric of interconnected, highly secure, Tier III rated data centers across the Southeast. DC BLOX currently owns and operates data centers in five Southeast markets of which all have become the defacto Connectivity Exchanges within their respective market for agile, efficient, resilient cloud connectivity and best-in-class infrastructure for digital services.

Jeff is a 30 year veteran in the information technology industry, is a tireless tech-savvy executive and business strategist having held C-suite leadership roles for Liquid Web, Cbeyond, Bandwidth, ACSI Network Technologies, MCI and WilTel.

Jeff serves as an active board member in several technology firms, he is a graduate of the Harvard Business School, Rice University's Jones School of Business Executive Education program in Finance and Accounting and completed his undergraduate studies at the University of Texas at Arlington. Jeff and his wife of 22 years have two daughters. When not working, he can be typically found road cycling, playing golf or on a lacrosse field with his youngest daughter.

← Leadership Next Bio →

Mark Masi

Chief Development Officer

Mark Masi is currently responsible for DC BLOX's land acquisition, tax incentives, energy procurement, and strategic relationships as AI and power demands are essential to our development of new hyperscale campuses. Mark is a co-founder of DC BLOX and since inception was responsible for Data Center Development, which includes site acquisition, design, engineering and construction of all DC BLOX data centers.

Mark brings more than 30 years of driving growth and innovation on both a regional and national scale. A serial entrepreneur, Mark has co-founded many technology services companies including Cbeyond, Intermedia Communications and FiberNet, where he led the construction of telecom switching and data centers, deployed long haul and metro fiber networks, and grew national deployment and service delivery teams. Mark is also experienced in managing nationwide real estate portfolios and large capital programs.

Mark holds an MBA in Finance from Binghamton University and a BA in economics from SUNY at Oswego. Mark is one of DC BLOX's resident "foodies" and "wine snobs".

← Leadership Next Bio →

David Armistead

SVP of Sales

David is responsible for leadership, management, and daily direction of DC BLOX edge-market data center and fiber sales, including retail, wholesale, strategic, enterprise and channels.

Prior to joining DC BLOX, David was Sales Vice President at C Spire, a diversified telecommunications and technology services company which serves commercial and government clients across the Southeastern US. He spent the past 25 years in numerous leadership positions in sales, marketing, operations, and consulting services while working for BridgePoint Group, Congruent Solutions and SunGard.

David holds his Master's degree from the London School of Economics & Political Science and his undergraduate degree from Millsaps College. When he's not working, David can usually be found exercising outdoors, watching his children play sports and volunteering with the Boy Scouts.

← Leadership Next Bio →

Michael Clark

SVP of Data Center Construction

Michael Clark is responsible for DC BLOX's data center construction team, including site selection, land acquisition, and long-term capital planning.

Michael brings more than 20 years of experience in large commercial construction with an emphasis on hyperscale and colocation data center construction over the last 15 years. Michael has led multiple large scale construction projects for Meta, Google, and QTS and spent several years managing construction teams building for multiple colocation providers. He also has experience working with hyperscale design and engineering teams to deploy modular, incremental data centers focusing on increasing productivity onsite and decreasing construction timelines.

Michael holds undergraduate and graduate degrees from Georgia Tech in construction management. In his spare time, Michael spends time traveling, mountain biking, and hiking with his family.

← Leadership Next Bio →

DC BLOX Company History

2014

DC BLOX founded, first data center opened in Atlanta, GA

2016

Series A Funding

2017

DC BLOX opens Chattanooga, TN data center

2018

DC BLOX's Southeast regional network is born

DC BLOX opens Huntsville, AL data center

Series B funding

2019

DC BLOX opens Birmingham, AL data center

2020

DC BLOX receives first Tier III certification from Uptime Institute

2021

Bain Capital & Post Road Group $187.5M funding

2022

DC BLOX opens Greenville, SC data center

DC BLOX launches dark fiber business

Acquired Light Source Communications

2023

DC BLOX purchases land and secures power for hyperscale site in Berkeley County, SC

DC BLOX opens Myrtle Beach, SC cable landing station

DC BLOX procures land and power for hyperscale site in Douglas County, GA

DC BLOX acquires land and power for hyperscale site in Rockdale County, GA

2024

DC BLOX opens high-density data hall in Birmingham, AL to empower HPC

DC BLOX completes Myrtle Beach, SC to Atlanta, GA dark fiber route

DC BLOX announces development of hyperscale edge node sites in Conyers, GA, Montgomery, AL, North Augusta, SC, and Huntsville, AL

Bain Capital & Post Road Group $1B+ funding

Green Senior Secured Credit Facilites $265M funding

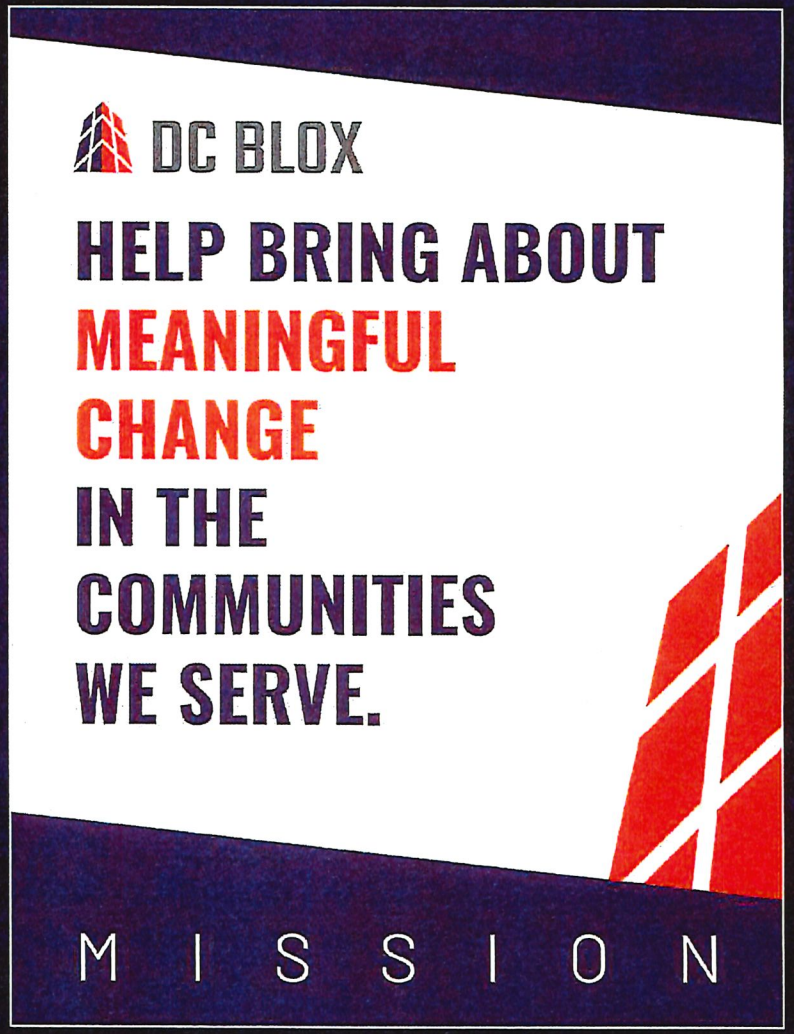
2025

DC BLOX Announces Second Subsea Cable Landing Station Campus, Located in Palm Coast, Florida

DCBLOX Secures $1.15 Billion Green Loan for Atlanta Data Center Campus Development

DC BLOX

One of our 4 mission statements



Community Engagement at DC BLOX

Partial List of Community Projects

City of Birmingham – Memorial Park Recreation Center

- Computer Lab equipment donation
- Coordinating technical support by one of our Contracted partners

Loyalty Foundation – Jefferson County

- Donated 200 Chromebooks to students in underserved communities in Jefferson County, AL.

Junior Achievement Discovery Center (Birmingham)

- Volunteered with Urban League Training Program students to increase STEM knowledge and interest.

KultureBall 2024 Sponsor (Birmingham)

- Donated 10k towards programming that promotes acceptance and inclusion and raises funds for programs benefiting individuals with invisible disabilities and sensory needs.

Cleveland Community College (Chattanooga)

- Annual donation partner to help further education and STEM workforce opportunities in the greater Chattanooga area.

City of Myrtle Beach (Myrtle Beach)

- Donation for the City to build the Innovation Lab.

DC BLOX

Additional Projects

Coastal Carolina University (Myrtle Beach)

- Presentation and CLS tours for students and staff.

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

DC BLOX

PRESS RELEASE

DC BLOX Announces Comprehensive Community Protection Pledge Ahead of Indianapolis Development

Data center operator commits to pay 100% of utility costs, adhere to strict noise limits, utilize union labor, and make multi-million dollar investments in the Eastside community assets.

INDIANAPOLIS, IN [June 23, 2026] — DC BLOX, a leading provider of connected data center and fiber network solutions across the United States, today announced its formal Community Protection Pledge for its upcoming Indianapolis development. The pledge (*below*) outlines a rigorous series of sustainability, environmental, and civic commitments designed to ensure the project benefits the local neighborhood, protects natural resources, and directly supports the Eastside community.

Formulated in partnership with local stakeholders, the pledge addresses key areas of community interest, including green energy usage, strict environmental safeguards near local schools, noise mitigation, and significant financial contributions to local parks and community centers.

"Being a trusted, long-term neighbor is just as important to us at DC BLOX as building world-class digital infrastructure," said Mark Masi, Chief Development Officer at DC BLOX. "This Community Protection Pledge represents our ironclad commitment to operating sustainably and with the Indianapolis community's best interests at heart. From paying 100% of the utility costs to guaranteeing union labor and investing heavily in local community assets like the Pennsy Trail, we want the Eastside to thrive alongside us."

DC BLOX Pledges:

1. To pay 100% of utility costs & enroll in the AES green power program to advance the development and use of renewable, environmentally friendly energy sources
2. To protect air quality, Diesel Particulate Filters (DPFs), acting as exhaust after-treatment devices, will be included on each generator to capture 95% of particulate emissions.
3. To only run the generators during emergencies (i.e., power outages) and during testing. The annual test will not occur while school is in session.
4. To use a closed loop system or waterless cooling. This means DC BLOX will use no more water than one full-service restaurant on an annual basis. DC BLOX wastewater discharge will only come from toilets and employee sinks.
5. To not use groundwater.
6. To screen the utility yards from public view.
7. To use shielded and downlight light fixtures and solar-powered fixtures, where feasible.
8. To not exceed 65 decibels (dBA) at the property lines from data center operation at any time of any day in any conditions ensured by a professional sound study.
9. To mitigate dust during construction.
10. To follow all federal and state requirements on brownfield cleanup.

11. To have more landscaping with a berm and greenspace than the ordinance contemplates.
12. To cease construction an hour earlier than ordinance requires.
13. To continue to host a public-facing website hosting project information during construction and operation of the data center.
14. To prioritize hiring Hoosier workers and use the signed Project Labor Agreement utilizing a union workforce on this project.
15. To have a decommissioning plan to address proper disposal of diesel, water mixture, e-waste, etc.
16. To be an active, supportive, and civic-minded neighbor in the Eastside, investing in the long-term success of the community.
17. To contribute at least $20,000 per year for at least five years to benefit the Pennsy Trail (outside of any tax incentive negotiations).
18. To pay for and orchestrate cleanup and maintenance of the easement South of the Pennsy Trail with native plants (outside of any tax incentive negotiations).
19. To have significantly less truck traffic than uses allowed by right during data center operation.
20. To partner with local organizations with a multimillion-dollar investment (outside of any tax incentive negotiations) to meet priority needs of the community.

The announcement comes ahead of this week's scheduled school board meeting, where the DC BLOX team looks forward to engaging with the community and answering questions about the sustainable design.

"As the District Councilor, I appreciate DC BLOX responding to the concerns raised by many engaged residents throughout this process," said Indianapolis City-County Councilor Michael-Paul Hart. "The commitments outlined in this community protection pledge address important issues. This includes water use, air quality, noise, lighting, construction impacts, transparency, workforce participation, and long-term neighborhood investment. Residents have rightly asked for clear commitments, public accountability, and a project that respects the surrounding community. This pledge is a meaningful step toward that standard. I look forward to ensuring these commitments are clearly documented, transparent to the public, and incorporated into the appropriate project review and accountability processes."

For more information on the project and to view upcoming neighborhood documents, please visit www.dcblox.com/indianapolisdatacenter.

About DC BLOX

DC BLOX is a digital infrastructure provider in the Southeast that delivers integrated data center and fiber network solutions at scale to enable hyperscalers, enterprises, communications providers, and technology companies to offer enhanced digital services to their customers and accelerate the region's economic growth. DC BLOX's operating data centers are located in Birmingham, AL; Huntsville, AL; Chattanooga, TN; Greenville, SC; Myrtle Beach, SC, with new

developments underway in Conyers, GA, Douglasville, GA, North Augusta, SC, Palm Coast, FL, and Montgomery, AL. For more information, please visit www.dcblox.com, call +1.877.590.1684, and connect with DC BLOX on X, LinkedIn, Facebook, and Instagram.

Contact:
Nichole Thomas, JSA
jsa_dcblox@jsa.net

FACT SHEET

DC BLOX
HEAT ISLANDS

Heat Islands & Our Data Centers

A DC BLOX Community Resource for Indianapolis

DC BLOX is planning a data center in Indianapolis. You might have questions about whether the new development will affect the climate of the surrounding community. Like most buildings, data centers do release some heat. But the idea that data centers create massive heat islands (a developed area that experiences significantly warmer temperatures than its surrounding rural landscapes) is not based on facts. This overview explains more.

What is DC BLOX building in Indianapolis and how will it affect local climate?

DC BLOX is proposing to build up to three data center buildings as part of the Thunderbird Commerce Center. A data center is a building that holds computer servers, which do generate heat, but the building uses specialized cooling systems, so the heat doesn't go directly outside. Our backup diesel generators produce heat, but they only run 30 minutes a month for testing or during power outages. All other building systems are typical to the medium industrial use category.

The Indianapolis site is a heavy industrial brownfield redevelopment, not farmland or undeveloped greenfield land. The site previously housed a Ford factory and has been vacant for years. Due to residuals from its years as a factory, the property won't be redeveloped into homes or schools, nor return to greenfield. Use as a data center is one of the most heat-neutral possibilities for this property.

Do data centers create heat islands?

Heat islands in general are usually driven by land use, impervious surfaces like concrete, and reduced vegetation, not by one building type. Data centers are not dramatically different from a general-purpose industrial building and may have less impact than some types of buildings.

Will the DC BLOX campus in Indianapolis make my neighborhood hotter?

No. The proposed DC BLOX data center is designed to fit the surrounding community. In fact, while Thunderbird Commerce Center zoning allows 420 parking spaces, DC BLOX needs only 100, reducing asphalt coverage and heat retention.

Have questions about data center heat islands?

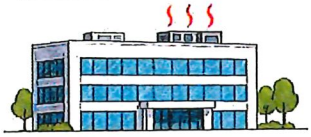
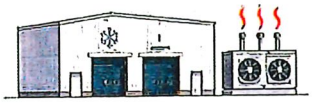
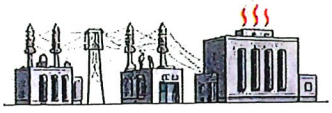
Visit dcbloxindy.com to review project commitments, see updated project information, and submit questions to the DC BLOX team.

FACT SHEET

DC BLOX

Many Kinds of Facilities Release Heat

Heat release is a normal byproduct of many everyday buildings and industrial facilities, not something unique to data centers.

	**Hospital**	24/7 HVAC, boilers, chillers, sterilization, medical equipment, backup power
	**School / University**	HVAC, kitchens, lighting, IT rooms, buses, paved parking lots
	**Office Building**	HVAC, elevators, lighting, computers, rooftop mechanical units
	**Retail Center / Grocery Store**	HVAC, lighting, refrigeration, freezers, delivery trucks, paved parking lots
	**Restaurant**	Cooking equipment, exhaust hoods, refrigeration, HVAC
	**Cold Storage / Refrigerated Warehouse**	Refrigeration systems and outdoor condensers
	**Manufacturing Facility**	Process heat, motors, compressors, boilers, ovens, exhaust, hot equipment surfaces
	**Truck Terminal / Warehouse**	Truck traffic, idling, loading activity, large roofs, paved yards
	**Power & Utility Facility**	Roof surfaces, transformers, generation equipment, cooling systems
	**Data Center**	Computers, cooling equipment, roof surfaces

Key Point:
All buildings that use energy release some heat.
Data centers are one example, not the only example.
Heat comes from HVAC systems, equipment, lighting, vehicles, refrigeration, rooftops, and paved surfaces.

FACT SHEET

DC BLOX
SOUND

Sound & Our Data Centers

A DC BLOX Community Resource

DC BLOX understands that communities may have questions about data center sound. Data centers do produce some sound, like any other building with HVAC, cooling, electrical, and backup power systems. These sounds come from conventional building equipment, not from a unique or mysterious source.

Are data centers noisy?

No. Data centers produce normal operational sounds and they are designed to manage it. Sound can be reduced through equipment placement, building materials, insulation, screening, landscaping, and other site-design measures.

DC BLOX follows applicable local noise ordinances. In communities without specific ordinances, DC BLOX may make project-specific commitments to help provide clear expectations for nearby residents.

What about backup generators?

Backup generators are for reliability. They are not used for daily operations and typically run only during brief testing or power outages. Where appropriate, DC BLOX uses generator placement, testing schedules, screening, and other measures to reduce potential sound impacts.

How will DC BLOX manage sound from the data center?

DC BLOX properties have designs that can incorporate baseline sound mitigation strategies built-in, including 10-foot-thick concrete walls to contain sound from machinery inside the data center, sound-absorbing generator enclosures, roof-mounted vibration isolation for the HVAC system, and walls around rooftop equipment. We can also deploy a third-party acoustical engineering firm to perform a sound study, to determine what, if any, additional mitigations need to be put into place.

Have questions?

DC BLOX is committed to clear, factual information about its data center projects. Community members are encouraged to review available project information and submit questions to the DC BLOX team.

dcblox.com

Have questions?
Learn more about DC BLOX and how digital infrastructure projects connect communities like yours to the world.