



FACT SHEET



Tax Abatements & Our Data Centers

A DC BLOX Community Resource for Indianapolis

DC BLOX is planning a data center development in Indianapolis and is seeking tax abatements at a level consistent with other data center projects in the city and state. You might have questions about their purpose, their impact on the community, and their fairness and legality. This overview explains how abatements work and the specifics of why DC BLOX believes this project will deliver long-term value for Indianapolis while ensuring its residents benefit from the project.

What is tax abatement?

Abatement is a temporary reduction in taxes. These programs are publicly approved, phased out over time, and ultimately transition to full tax payments. Abatements are implemented through legislative or administrative processes and are approved by local officials. Indianapolis has a long history of supporting economic development through the use of incentives like these. Exact abatements for this project will be determined after zoning approval.

How will DC BLOX deliver long-term revenue even with tax abatements?

At full buildout, the DC BLOX data center is expected to generate 5-7 times the tax revenue of a similarly sized industrial or distribution center building at this site. This project represents an estimated \$2 billion to \$2.2 billion total investment, including approximately \$700 million to \$800 million in DC BLOX investment for site development and building construction, plus approximately \$1.3 billion to \$1.4 billion in tenant investment for servers, networking equipment, and other technology infrastructure.

How do data centers compare to other uses of the site?

Data centers are generally classified as medium industrial. Because the site at Thunderbird Commerce Center is already zoned for heavy industrial use, it could be developed into much higher impact uses. These are projects that could also receive abatements, but they typically generate much less tax revenue and place much greater demands on public infrastructure and local services.

What happens after the abatement ends?

Once the abatement period expires, the project transitions to full property tax payments, contributing to a larger permanent tax base that will support public services such as schools, roads, and parks. Well-structured incentives generate long-term tax growth that far exceeds the value of the initial incentive.



Have questions about data center tax abatements?

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





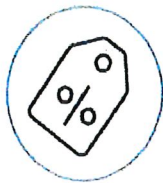
TAX ABATEMENTS ARE TEMPORARY



1

PUBLIC REVIEW & APPROVAL

Abatements are approved through public legislative or administrative processes.



2

TEMPORARY TAX REDUCTION

Certain taxes are reduced for a limited period.



3

ABATEMENT PHASES OUT

The reduction decreases over time.



4

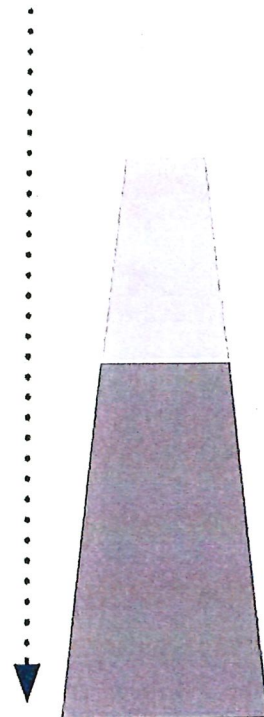
FULL PROPERTY TAX PAYMENTS

The project transitions to full property tax payments.

**TEMPORARY
ABATEMENT**



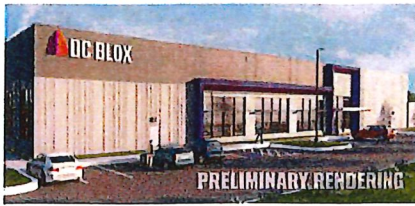
**LOCAL TAX
CONTRIBUTION**



**ABATEMENTS ROLL OFF.
THE TAX BASE REMAINS.**

After the abatement period ends, the project contributes to a larger permanent tax base supporting public services such as schools, roads, and parks.





FACT SHEET



DC BLOX POWER USAGE

Power Usage & Our Data Centers

A DC BLOX Community Resource for Indianapolis

DC BLOX is planning a data center development in Indianapolis at Thunderbird Commerce Center. You may have questions about whether the project will affect the grid, power bills, or reliability. Read on to learn more.

How much power will the project use?

At full buildout, the DC BLOX Indianapolis campus is expected to have peak demand of approximately 80–100 utility megawatts. The project will be built in phases, and power availability for future buildings is being reviewed with AES Indiana. The site already has an onsite substation, but upgrades will be needed to serve the full campus.

Who pays for the necessary utility upgrades?

DC BLOX has stated that it will pay for the infrastructure upgrades and energy production costs needed to serve the project. The company has also committed to paying its share of the generation, transmission, and distribution costs associated with the development. This means surrounding residents, businesses, and ratepayers are not being asked to fund the data center's project-specific power infrastructure.

Will this raise residents' power bills?

No. Electric utility rates are reviewed and regulated through the Indiana Utility Regulatory Commission, and while no utility can guarantee rates will never change, residents should not see higher bills because of infrastructure needed specifically for the DC BLOX development.

Will the project drain the grid?

No. Data centers use significant electricity, but large loads are carefully planned with utilities before they come online, in this case, AES Indiana. This helps determine how reliability will be maintained.

Will DC BLOX receive special treatment?

DC BLOX has stated that it will not receive preferential treatment from the utility. The project will participate in the utility process like other large-load customers, and its electric rate will be determined by the utility provider and contract terms. DC BLOX has also stated that no small modular reactors, or SMRs, will be used on the property.

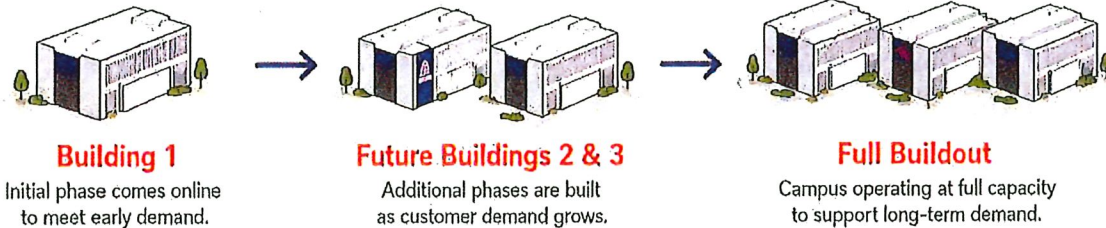


Have questions about power, utility infrastructure, or project commitments?

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



1 Built in Phases, Not All at Once

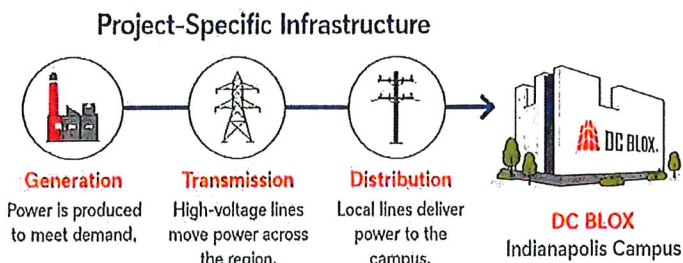


Approx. 80–100 utility MW peak demand at full buildout.



Future phases are reviewed with AES Indiana, and power availability is planned before buildings come online.

2 Who Pays for Project-Specific Power Infrastructure?



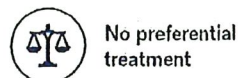
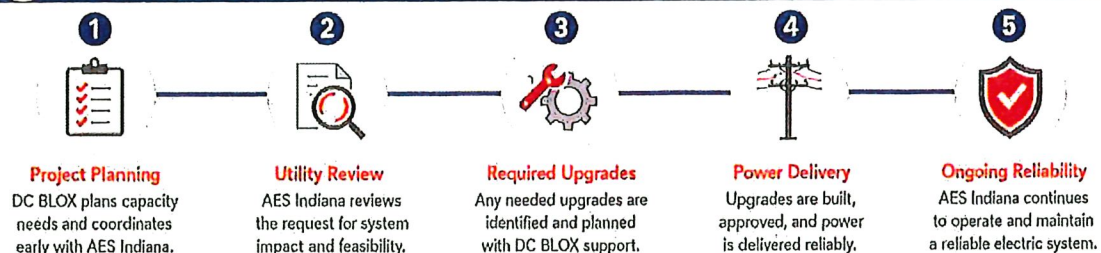
DC BLOX has committed to paying its share of project-related generation, transmission, and distribution costs.

Existing Residents & Businesses



Not asked to fund infrastructure needed specifically for the DC BLOX development.

3 Planned Through the Utility Process





FACT SHEET



DC BLOX WATER USAGE

Water Usage & Our Data Centers

A DC BLOX Community Resource for Indianapolis

DC BLOX is planning a data center development in Indianapolis. There is a common misconception that all data centers consume massive amounts of water, contaminate it with chemicals, then discharge it into the environment. DC BLOX's data centers are engineered to use water safely and efficiently while protecting our ecosystems.

How is water used in a data center?

Like all computers, data center servers produce heat. Some data centers continuously use water for cooling them, called open-loop cooling (but even then, the water is not destroyed and safely goes back to the source). However, the DC BLOX Indianapolis project is designed with closed-loop cooling, where the system is filled once and then water cycles and recycles within the loop's pipes. Additional water is rarely added. After that, water is only used for people and plants (sinks, toilets, irrigation) at approximately 2,200 gallons per day, much less than many other industrial facility types.

What about water contamination?

Our closed-loop cooling systems use a water-glycol mixture to improve performance and prevent freezing. DC BLOX uses propylene glycol, an additive that is commonly found in everyday products like food, medicine, and cosmetics.

The water-glycol mix is enclosed in sealed piping, doesn't contaminate soil or groundwater, and is never discharged into the environment or the public water system. In the rare case that draining the loop is needed, the fluid is captured and disposed of in accordance with environmental regulations through approved treatment or off-site disposal processes.

How will water be used in the Indianapolis data center?

Building 1 of the DC BLOX Indianapolis project will use a waterless cooling system that relies on refrigerant rather than water, like many commercial HVAC systems. In the future, Buildings 2 and 3 will use closed-loop systems.



Have questions about water use, cooling systems, or environmental safeguards?

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

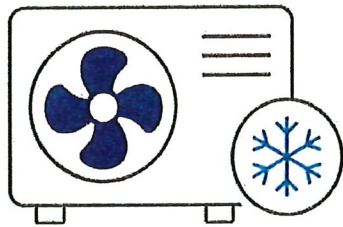




System does not consume water continuously

1

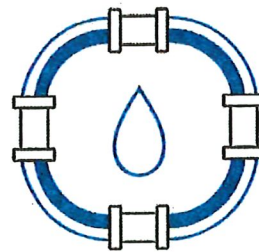
Building 1: Waterless Cooling



Uses refrigerant-based cooling, similar to many commercial HVAC systems.

2

Future Buildings: Closed-Loop Cooling



Filled initially, then the same fluid recirculates in sealed piping.

Ongoing Water Use Supports



Restrooms



Sinks



Landscaping / Irrigation



Limited Maintenance

Not Routine Cooling-Water Use



No continuous cooling-water consumption



No routine cooling-water discharge



No evaporative cooling towers planned for this approach

Community & Elected Official Outreach (updated July 8)

We have dedicated our time and efforts to proactively meet and engage with residents, civic leaders, regulatory agencies, and elected officials to solicit feedback and incorporate community input into the project design. No NDAs.

This outreach began prior to filing and has continued non-stop up to the very last opportunity to file notarized commitments. Before filing, we tried to anticipate community needs by filing a strong list of commitments which were shaped from initial outreach and lessons from other jurisdictions. We also voluntarily incorporated much of the proposed guardrails.

Following five public meetings and countless one on one meetings, there have been additional written commitments added after feedback from the district councilor, neighbors, and other stakeholders and hundreds of questions answered, some of which involved extensive research after lengthy discussions with stakeholders and experts. We've put forth a strong effort to demonstrate DC BLOX strongly desires to be a good neighbor with full intent to operate in compliance with the written commitments as proven in other jurisdictions. The commitments speak to construction, operation, and decommissioning should that ever occur. Again, in an effort to be a good neighbor, we've even included additional neighbors as those who can quickly enforce any commitments for peace of mind.

From the very beginning, we've shared on the site-specific website that we strive to respond to every inquiry. We've taken media interviews and interacted on social media to share project specific facts. We've even taken feedback to better organize all the expert documents and information on the commitments for a more user- friendly experience. In addition to commitments, our effort has also included quantifying and sharing community and economic benefits to relevant stakeholders in an effort to be as transparent as possible from project inception. There are still a number of unknowns with the community benefits, but we've made three big announcements outside of the tax process which include:

1. To contribute at least \$20,000 per year for at least five years to benefit the Pennsy Trail (outside of any tax incentive negotiations).
2. 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).
3. To partner with local organizations with a multimillion-dollar investment (outside of any tax incentive negotiations) to meet priority needs of the community.

What and When?

- Prior to March 2026
 - Meeting with city staff
 - Meeting with district councilor
 - Outreach to utilities
- March 2026
 - Meeting with District Councilor
 - Meeting with Warren Township Schools
 - Meeting and outreach with city staff
 - Outreach to other councilors
 - Outreach to Irvington Community Elementary School
 - Meeting with Citizens Energy
 - Meeting with IEDI
 - Meeting with Indy Chamber
 - Meeting with skilled labor

- Meeting with leadership from the Irvington Development Organization
- April 2026
 - DCBLOXIndy.com (a project specific website) went live & updated regularly
 - Community mailer asking for feedback to 7200 residents
 - Door to door communication in the area around the Thunderbird Commerce Center
 - Sent detailed cover letter with notice
 - Outreach to Warren Trustee, School Board, & Township Board
 - Meeting with the Far Eastside
 - Meetings with elected officials in neighboring districts
 - Meeting and outreach to city staff
 - Walking tour with city agencies on Pennsy
 - Meeting with Indianapolis City-County Councilors
 - Meetings with members of the Irvington Community Council
 - Meetings with members of the Irvington Development Organization
 - Presentation to Warren Township Development Association
 - Presentation at Downey Avenue Christian Church with Councilor Andy Nielsen with a dozen subject matter experts. Provided written answers to questions before the forum and followed up on questions after the forum.
 - Outreach to Irvington Community Elementary School
 - Ongoing conversations with skilled labor
 - Meeting with Office of Energy Development
 - Meeting with utilities
 - Meeting with local tech leaders with agendas to advance tech workforce locally
- May 2026

- Door to door communication in the area around the Thunderbird Commerce Center
- Meeting with Warren Township School Board member
- Presentation at Warren Township Government Center with Councilor Michael Paul-Hart where every last question was answered continuing the meeting past 10 PM
- Hosted site visits with IEDI, Building Trades, District Councilor, Indy Chamber, and neighbors in Atlanta and Birmingham
- Meeting with the Far Eastside
- Meeting with the Parks Alliance
- Meeting with the Indiana Economic Development Corporation
- Meetings with Indianapolis City-County Councilors
- Spoke at the Irvington Development Organization meeting
- Attended the Irvington Community Council meeting
- Outreach to Irvington Community Elementary School
- Responding to emails from neighbors
- Outreach to IFD
- Meeting with Shepherd Community Center
- Ongoing conversations with skilled labor
- Joined local podcast
- June 2026
 - Door to door communication in the area around the Thunderbird Commerce Center knocking
 - Walking site tour with Lauth, brownfield expert, and neighbors
 - Meetings with Indianapolis City-County Councilors
 - Meetings with neighbors
 - Responding to emails
 - Outreach to IFD

- Meetings and tours with local non-profit leaders
- Outreach to the Office of Energy & Natural Resources, Indiana Department of Environmental Management and the Indiana Finance Authority
- Released community protection pledge
- Joined local podcast
- Meetings with Irvington Community Schools
- Executed Project Labor Agreement
- July 2026
 - Door to door communication in the area around the Thunderbird Commerce Center knocking on over 2500 doors
 - Meetings with Indianapolis City-County Councilors
 - Meetings with community stakeholders
 - Communicated project improvements on website, media, and neighbors
 - Ongoing communication with Irvington Community Schools
 - Planned visits to DC BLOX location with Warren Township School & Irvington Community School
 - Ongoing conversations with skilled labor
 - Ongoing conversations with non-profit leaders
 - Joined local podcast
 - Further refinement to understand and share economic impact

Through this outreach, there have been substantial milestones including an executed project labor agreement, a renewable energy plan, and robust commitments to address noise, water, energy, community benefit, and visual impact to name a few. At a recent meeting with neighbors at the end of June, we thanked them for all of their ideas and accountability because due to their efforts, this petition with the list of commitments is better for the community.

We hope the time and attention given to the community is just a start of a long-term relationship, and we know trust is earned not given. We've filed over seven letters from other jurisdictions that show that DC BLOX has done what they said they were going to do to help give Indianapolis a flavor of how DC BLOX can incorporate well into the fabric of the community in Indianapolis.

MEDIA ALERT

FOR IMMEDIATE RELEASE

DC BLOX Downsizes Proposed Indianapolis Data Center Campus Footprint, Eliminating 25 Backup Generators and Reducing Power Demand

Optimized design scales back the Warren Township project layout, pushing development toward the center of Thunderbird Commerce Center to expand community green space.

WHAT: DC BLOX has announced updates to its proposed \$2 billion data center campus at the Thunderbird Commerce Center (the former Ford Visteon site). Consistent with feedback from Warren Township and Irvington residents, local stakeholders, and municipal representatives, the digital infrastructure provider has optimized its site plan to scale back the project's total footprint, reduce overall equipment, and minimize utility demand.

KEY REVISIONS TO THE CAMPUS PLAN:

- **One Less Building:** DC BLOX has officially removed an entire building from the original design, reducing the total campus square footage. The facilities will serve as edge nodes with optical network gear.
- **25 Fewer Backup Generators:** By optimizing campus infrastructure, the number of necessary on-site emergency backup diesel generators has been reduced by 25.
- **Power Demand Lessened by 28 MW:** The critical IT load demand for the facility has been reduced by 28 Megawatts (MW).
- **Increased Green Space and Shifted Layout:** The remaining layout has been pushed further south, centering it within the Thunderbird Commerce Center. This adjustment will expand the dedicated green space and create a larger environmental buffer to blend with the surrounding neighborhood and the Pennsy Trail.

WHY: These layout changes represent a proactive step by DC BLOX that addresses community feedback regarding neighborhood density, utility capacity, and visual impact while maintaining the massive economic and tax-base advantages of the \$2.0 billion tech infrastructure investment.

WHERE: The official site plan updates have been added directly to the project's local public information hub at www.dcbloxindy.com.

Contact:

Nichole Thomas, JSA for DC BLOX

1.866.695.3629

jsa_dcblox@jsa.net



We're planning something new. We want to hear from you.

DC BLOX is proposing a data center development at the former Ford factory site in the Thunderbird Commerce Center

We believe in being good neighbors wherever we build and operate. For us, that's always started with listening. We want to answer your questions, address your concerns, and hear ideas about how we can best benefit your community.

Visit <http://dcbloxindy.com> to reach out to us.



Visit to
Learn More



Serving Locally, Connecting Globally

In the communities where we operate, DC BLOX contributes through local partnerships, charitable giving, and volunteer efforts that support community priorities. Our approach is to be a consistent, long-term presence that adds value over time.

Have ideas for how we could help your community?

Submit them at:

<http://dcbloxindy.com>

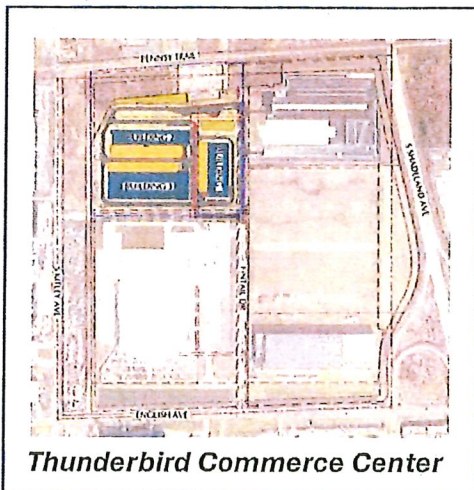


Visit to
Learn More



Good afternoon!

We want to make you aware of a planned development at the Thunderbird Commerce Center located at 305 Fintail Drive in Indianapolis. This brownfield property has been zoned I-3 medium industrial since 1956. DC BLOX is proposing to redevelop this site with modern datacenter facilities.



Thunderbird Commerce Center

DC BLOX proposes to develop this site in two phases. Phase 1 will be a one-story, 80,000 square foot building. Phase 2 is planned to be 2 two-story buildings, which will be 140,000 square feet and 190,000 square feet.

DC BLOX will reduce the number of required parking spaces at the property from 420 to 100 – to reduce asphalt paving.

DC BLOX has committed to revitalizing and maintaining the Pennsy Trail with native plant species, including native trees and grasses.



Rendering of Phase 1 Facility

DC BLOX is the most environmentally friendly development for this site compared to alternatives. The DC BLOX development will also generate significantly more tax revenue to benefit and support the East Side community as compared to alternatives.

DC BLOX is a responsible developer that has been in business since 2014. DC BLOX will use local union labor for construction and will hire local people as employees to work in its facilities. DC BLOX has a proven track record of success and is proactive in engaging communities where it operates. For more facts about this development, please visit the website below or contact us directly at connor.henderson@dcblox.com (757.268.2638) or david.armistead@dcblox.com (205.516.0931). Thank you!

For more info visit: <https://dcbloxindy.com>





Dear Indianapolis: Not everything you've heard about data centers is true.

Hello from DC BLOX. **Yes**, we're a data center company. **Yes**, we want to build a data center within Thunderbird Commerce Center. And **no, we will NOT be bad for your community**. We could be the **best thing** that could happen to this piece of land—and if you let us, we can **prove it**. Don't believe us just yet? That's okay. **Skepticism is smart**. Keep reading.

There are some misconceptions we'd like to clear up, the first of which is that **not all data centers or data center companies are the same**. DC BLOX data centers are built with **respect** for people and the environment, and we operate with **care** for the communities we build in. We don't just build in communities; we want to **help build them up**. And we already have elsewhere in the communities where we operate.

We can't get into **all the specifics** on a piece of paper this size. But we can on our website and at our open community meetings. We **will** answer your questions and concerns. We **will** listen to you. We **will** honor the commitments we make to Indianapolis.

But first, let's start a dialogue and start to get some of the **big misconceptions** out of the way:

- We **WILL** be one of the safest, cleanest kinds of buildings that can be built in I-3 (heavy industrial) zoning. Our data centers are actually light industrial.
- We **WON'T** produce massive emissions, and we **WILL** help protect local air quality.
- We **DON'T** continually consume massive amounts of water. In fact, we would be one of the most water-efficient uses of this property, used only for people and plants. And we **DON'T** contaminate water or dump it into the environment.
- We **WON'T** be uniquely noisy or any louder than any other light industrial building. We've legally committed to keeping the noise level at our property line within the safe zone for indefinite listening **at all times**.
- We **WON'T** create a heat island that is any different than any other light industrial building.
- Yes, we do use a good amount of power, but **WE'LL PAY FOR IT** at fair rates, help strengthen the local grid, won't cause rate raises, and we **WON'T** cause blackouts or brownouts.
- We **WILL** be good stewards of the Pennsy Trail and the environment around our campus.
- **YES**, we are applying for tax abatements and economic incentives, but those are locally and nationally **normal** for projects like this. **AND** we'll still be paying **5-7 times more in taxes** than ANY other zoned use of the site.

If you give us a chance and have a **good faith discussion** with us, you will see that we have **NOTHING** to hide. Then you can make your own decisions, armed with accurate information. **We look forward to speaking with you.**

Sincerely,

The Whole Team at DC BLOX

If you want more
facts or to contact
us visit:





ABOUT OUR PROJECT



Who: DC BLOX, around 600 local union construction workers, and 35+ high-paying permanent jobs.

What: Three buildings, built in three phases.

When: Phase One would be completed in 18-24 months after groundbreaking, Phases Two and Three would come later.

Where: Part of the redevelopment of the former Ford manufacturing site within Thunderbird Commerce Center.

Why: To support the growing demand for digital infrastructure across the Midwest and position Indianapolis as the epicenter of the region's technological and economic growth. Data centers aren't just for AI, they're for everything the internet does: streaming shows, playing games, online shopping, remote learning, video calls, social media, and more.

We want to hear your thoughts and address your concerns.

Visit our website to send us a note and get the latest dates and times for our ongoing community meetings.
Get all the details at <https://dcbloxindy.com>.





FACT SHEET



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 & 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.