

**Myth: "This data center will be loud."**

Fact: DC BLOX has committed that the project won't be louder than 65 decibels when all equipment is running at the property line. That's the volume of normal daily conversation.

Myth: "The data center will use huge amounts of water for cooling."

Fact: The first building will use waterless cooling. Future buildings will use closed-loop systems that reuse the same cooling water over and over again.

Myth: "The generators will be noisy, dirty, and running all the time."

Fact: Generators are for backup power during outages. Routine reliability testing is 30 minutes a month and a 4-hour annual test. Not at night, on weekends, or on holidays.

Myth: "Ratepayers will foot the bill for the power and infrastructure they need."

Fact: Through legally enforceable rules, DC BLOX will pay 100% of utility costs & enroll in the AES green power program to advance the development and use of renewable, environmentally friendly energy sources.

Myth: "Data centers can't operate responsibly next to schools."

Fact: DC BLOX has a proven track record of operating safely and responsibly near schools. One located near an existing DC BLOX data center has reported "our community has not experienced negative impacts from its presence."

Myth: "Tax abatements are taking away our tax revenue."

Fact: Tax abatements are common economic development tools to attract substantial investment for a community that could go elsewhere. They temporarily reduce some taxes to help attract major private investment to add long-term value to the tax base.

Myth: "The community would be better off with something else here, like a park."

Fact: This site is already zoned for medium industrial use, so the real comparison is not DC BLOX vs. a park. It's DC BLOX vs. another industrial project.

Myth: "This project doesn't have any benefits to the community."

Fact: This project equals significant investment, infrastructure improvements, new tax revenue, and a long-vacant industrial site put back to work for the Eastside community of Indianapolis.

**Get the facts for yourself.**

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



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/CINBCTC/>



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,

Jon Hooker
President/Executive Director
Central Indiana Building Trades Council

From: [Westrick Brown, Mindy](#)
To: [Kathleen Blackham \(Kathleen.Blackham@indy.gov\)](mailto:Kathleen.Blackham@indy.gov)
Cc: [Patrick, Colin M.](#); [Leach, Mark R.](#); [Jon Hooker](#)
Subject: signed PLA from DC BLOX
Date: Tuesday, June 23, 2026 2:23:26 PM
Attachments: [DC BLOX Indianapolis PR Commitments v5.pdf](#)

Hi Kathleen – I wanted to drop a note for the file that DC BLOX has signed a project labor agreement with the unions which I believe is unprecedented to have at this stage of the process. DC BLOX appreciates Jon Hooker's (copied here) leadership in getting an agreement put together. The role for Hoosiers and unions is part of our community protection pledge that came out today as well. See the attached.

Thanks,
Mindy

Mindy Westrick Brown

Counsel

mindy.westrick@faegredrinker.com

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[Faegre Drinker Biddle & Reath LLP](#)

300 N. Meridian Street, Suite 2500
Indianapolis, Indiana 46204, USA

WARREN TOWNSHIP DEVELOPMENT ASSOCIATION

2026-CVR-815 / 2026-CPL-815

305 Fintail Drive

June 8, 2026

Dear MDC Hearing Examiner Judy Weerts-Hall and Senior Planner Kathleen Blackham,

The Warren Township Development Association heard the above petition at our April 2, 2026 board meeting. This proposal's updates and current commitments were presented once again at our June 4, 2026 meeting.

Some of our board members and community members have twice toured the Lifeline Data Center located in Warren Township these past 18 + years, located in the 400 block of Shadeland Ave., and I have toured the Indiana University data center on the former IUPUI campus. A couple of the WTDA board members have toured a DC Blox facility in Birmingham Al. This facility is close in scope to the proposed Fintail site. We have seen the colocation data centers at work. These are NOT the large AI data centers in the media. There are currently several colocation / enterprise data centers in Indianapolis.

Main popular concerns:

*Water usage = Commitment 2.a (We saw the loop system in action in Birmingham.)

*Electricity / Power usage = Commitment 2.b & c

*Noise = Commitment 4.e

(We heard no noise in Birmingham as we sat across the street in a park, interviewing neighborhood leaders)

*Communication = Commitment 4.I

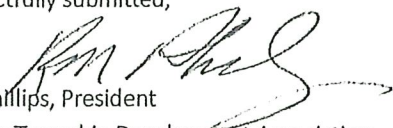
(The Birmingham neighborhood leaders had only positive remarks regarding their relationship with DC Blox)

The Warren Township Development Association voted on this petition on June 4, 2026.

Using paper ballots (anonymously), our board voted five votes in support and one vote to oppose. Our vote of support carried.

Warren Township Development Association supports the Variance of Use and Development Standards of Consolidated Zoning and Subdivision Ordinance to provide a data center in the Thunderbird industrial park, and we support the decrease in required parking and spaces.

Respectfully submitted,



Ron Phillips, President

Warren Township Development Association



June 4, 2026

Metropolitan Development Commission
200 E. Washington Street
Suite 2060
Indianapolis, IN 46204

Dear Members of the Metropolitan Development Commission,

On behalf of the Indy Chamber, I write in support of the proposed DC BLOX development within the Thunderbird Commerce Park area on Indianapolis' east side.

As Indianapolis continues to compete for long-term economic growth in an increasingly digital economy, projects like this require us to balance growth, infrastructure planning, neighborhood impacts, and community accountability. Digital infrastructure is quickly becoming a foundational component of modern economic development, particularly as artificial intelligence and advanced technologies continue reshaping industries across the country.

The question facing Indianapolis is not whether these facilities will continue to be developed, but whether Indianapolis can set the standards for how they operate and how communities benefit from them.

From the Indy Chamber's perspective, there are several important factors we evaluate when reviewing projects of this scale and type: industrial land use compatibility, significant tax base growth, local infrastructure investment, lower traffic impact, and clear operational standards paired with utility cost responsibility.

The proposed DC BLOX development aligns with existing industrial land use patterns while creating a lower long-term operational impact than many uses already permitted on the site, including truck terminals, warehousing, and distribution operations. Based on information shared publicly, the project is expected to average approximately 47 daily trips at full buildout while reactivating a long-vacant industrial property.

The project also represents a significant opportunity for long-term tax base growth through an estimated \$2 billion to \$2.2 billion investment and substantially greater assessed value than many traditional industrial developments. We also appreciate the company's commitment to funding project-related generation, transmission, and distribution infrastructure costs rather than shifting those burdens onto existing ratepayers.

Combined with comparatively low truck traffic and written commitments around generator testing, noise limitations, utility cost responsibility, and ongoing operational standards, these measures



establish important guardrails that support both responsible development and neighborhood accountability.

The Indy Chamber also commends the City of Indianapolis and the Metropolitan Development Commission for taking proactive steps to establish clearer expectations and guardrails around large-scale data center development. As demand for digital infrastructure continues to grow nationally, Indianapolis has an opportunity to lead by setting standards around land use compatibility, infrastructure responsibility, operational transparency, and neighborhood engagement.

At the same time, support for projects like this must also come with an expectation of continued community involvement, transparency, and long-term sustainability planning, including conversations around renewable energy and future grid capacity. Neighborhood concerns should not end once approvals are granted, and ongoing engagement and responsiveness will be critical as Indianapolis continues navigating the growth of digital infrastructure development.

To that end, we believe there is value in exploring the creation of a public-facing transparency portal or community reporting process for residents and stakeholders within a defined radius of the project site. Such a system could provide centralized access to construction updates, operational reporting, compliance information, noise concerns, traffic-related issues, and points of contact for community feedback. A visible and responsive communication structure would help reinforce accountability while ensuring neighbors remain informed throughout both construction and long-term operations.

Projects of this scale will generate questions and concerns. But Indianapolis is best served when we approach these conversations with clear expectations, transparency, and accountability from the beginning rather than reacting later. We believe this proposal represents an opportunity to continue shaping a framework for responsible digital infrastructure development that supports economic growth while maintaining accountability to the community.

For these reasons, the Indy Chamber supports the DC BLOX proposal and encourages continued collaboration between the developer, city leaders, and surrounding neighborhoods as the project advances.

Respectfully,

Matt Mindrum
President & CEO

Indianapolis Petitions - June 23, 2026

First Name	Last Name	Email	Company	City	Zip Code	Your Comments
Sean	Guthrie	swuthrie131@gmail.com	PC Tech Connect	Indianapolis	46239	
Roland	Hamilton	hamilton@sourcestackinc.com	Source Tek, Inc.	Indianapolis	46302	We welcome your expansion into the Indianapolis area and business opportunities!
Zachaeus	Crawford	zachaeuscrawford1985@gmail.com	Second Chance Canvas	Indianapolis	46201	
Paula	Jacobs	plj1556@yahoo.com		Indianapolis	46218	
Charles	Kootz	charles.kootz@gmail.com		Indianapolis	46219	It would be great to have this company build in the empty space of the old Ford plant.
Caleb	Walden	waldencp@gmail.com		Indianapolis	46239	Much cleaner and environmentally safe use of the site than any of the surrounding lots
Steven	Golemmie	golemma@att.net		Indianapolis	46254	The proposed data center will be among the largest property-tax contributors in Warren Township/Marion County. In addition to direct tax contributions, the project is expected to stimulate broader economic activity, further supporting local and regional tax revenues through job creation, vendor partnerships, and increased business activity. In addition, area residents will enjoy improved data services, fiber grid upgrades, and downward pressure on utility rates. Alternative uses for the land would provide fewer benefits.
Lauren	Martin	lauren-martin@sbcglobal.net		INDIANAPOLIS	46219	I attended the community meeting at which DBLOX representatives outlined their proposed project. I came away from that meeting feeling that the company would take steps necessary to protect the environment and minimize disruption to surrounding residential neighborhoods. I felt that many residents in attendance at the meeting already had minds made up and were unwilling to change their views. When I returned home, I told my sons that I felt the meeting atmosphere was filled with ignorance and unwarranted fear. As a lifelong eastside resident, I've witnessed its decline. There's little economic vitality, particularly in areas that were once home to large-scale employers. Despite President Trump's efforts, those days aren't likely to return to Indianapolis' eastside. I live near English Avenue and drive along it frequently. The Lauth redevelopment looks fantastic. I think a well managed data center would fit in well. Like any redevelopment, the key is adequate oversight by the company, local officials, and neighbors once the center is in operation.
William	Moser	billmoser435@gmail.com	Retired	INDIANAPOLIS	46219	
Conner	Orman	orrmancj@gmail.com		INDIANAPOLIS	46219	
Brian	Smith	brian@indyroofers.com	Roofers local 119	INDIANAPOLIS	46241	I support the proposal from DC BLOX to develop on the 13 parcel in the Thunderbird Commerce Center because it will create good paying construction jobs for working men and women in Indiana.
John	Knapp	juec34manager@gmail.com	IUEC Local 34	Noblesville	46060	
Joshua	Land	joshua@indyroofer.com	Roofers local 119	Indianapolis	46241	
MICK	OTTINGER	mottinfa@laborers120.com	LABORERS LOCAL 120	INDIANAPOLIS	46254	I WILL SUPPORT IF THERE IS A SIGNED PLA
Lucas	Grabbe	grabbe@indyroofer.com	Iron Workers Local 22	INDIANAPOLIS	46241	
Brian	Secor	bsecor@bew481.org	IBEW 481	Indianapolis	46202	I believe this will be a great asset to the community.
Andre	Grocox	agrocox@eti-indy.org	Electrical Training Institute of Indianapolis	Indianapolis	46259	I am in full support of data center developments within our area.
Clifton	Pittman	cpittman@bew481.org	IBEW 481	Indianapolis	46202	
Jeremy	Peters	jpeters@insulators18.org	Local 18 Heat & Frost Insulators	Indianapolis	46227	
Lance	Bradbury	lancebradbury@gmail.com	IBEW 481	Indianapolis	46237	
Jon	Hooker	hooker@cinbco.org	Central Indiana Building & Construction Trades Council	Indianapolis	46202	These types of construction projects lead to great opportunities to my members and future members. We are in full support.
Luke	Thomas	lthomas@ukae@gmail.com		Indianapolis	46204	
Amy	Ross	amrbethross01@gmail.com		Indianapolis	46202	
Doug	Ross	douglasross@gmail.com	DR1 LLC	Indianapolis	46202-3617	Fully support with proper guardrails like bring you own power.
Camille	Walker	iamrau7@gmail.com	Lamira Wellness LLC	Indianapolis	46229	
Ken	Linn	klinn337@gmail.com	Siemens - Retired	Indianapolis	46219	I have no objection of a data center at this site since it is already zoned for industrial use
David	Armistead	david.armistead@ucblox.com		Birmingham, AL	35209	The former Visteon plant consumed large amounts of electricity and water, was noisy and smelly
Doreen	Crenshaw	dore32@msn.com		Indianapolis	46219	I don't expect that from the Data Center
Chad	Redding	chadredding@iltventilation.com		Lubbock, Texas	46070	
Kevin	Cox	kevin15cox@gmail.com		Indianapolis	46184	
Bradly	Hayes	bhayes@smw20.com		Illinois	46158	
Shawn	Reels	sreels@smw20.com		Chicago	46001	
Tony	Young	tyoung@smw20.com		South Bend, Indiana	46205	
Trent	Todd	ttodd@smw20.com		Lafayette, Louisiana	47436	
Brian	Smith	brian@indyroofers.com		Indianapolis	46241	
Chris	Cain	ccain@plmlocal692.org		Indianapolis	46140	
Joel	Bragg	jbragg@allwellconsulting.com		Indianapolis	46227	

If you support (or don't support) the project for a different reason, specify here

Date	Name	Email	Zip code	Do you support this project?	Why I support this project?	If you support (or don't support) the project for a different reason, specify here
4/4/2026	William Moser	billmoser435@gmail.com	46219	Yes	Local economic benefits More jobs We need data centers to support our everyday digital services	
4/7/2026	William Jackson	team@williamjackson.in	46239	Yes		
4/13/2026	Jon Hooker	hooker@cibtc.org	46202	yes	more jobs We need data centers to support our everyday digital services Local economic benefits More jobs Better than other industries we could have here	Question - if the proposed GRID Act is passed by the federal gov, will this center generate its own power?
4/13/2026	Christie Barnhorst	brewpub56@yahoo.com	46220	Yes		
4/29/2026	Carl James	carl.james@bavatechitmail1.com	46219	Yes	We need data centers to support our everyday digital services Local economic benefits More job Better than other industries we could have here We need data centers to support our everyday digital services Local economic benefits More jobs Better than other industries we could have here Chris Webber Chatbot specialist	
5/3/2026	Chris Webber	chriswebber@bavatechitmail1.com		Yes		
5/3/2026	ANITA NORRIS	anitnor@yahoo.com	46219	Yes	We need data centers to support our everyday digital services Local economic benefits More jobs Better than other industries we could have here	

We the undersigned residents and businesses are aware of the proposal from DC BLOX to build a data center in the Thunderbird Commerce Center on property currently zoned I3. We support the project as proposed.

#	Name	Address	Phone	Email
1	William E Moore	103 So Kitley *	317-499-3708	Bill.Moore43@gmail.com
2	William E. Mesa	361 Spencer	317-499-3708	" "
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We the undersigned residents and businesses are aware of the proposal from DC BLOX to build a data center in the Thunderbird Commerce Center on property currently zoned I3. We are neutral towards the project as proposed.

#	Name	Address	Phone	Email
1	Pamela Reel	106 Burbank Rd	317-974-9028	PamReel56@gmail.com
2	Gary Tabor	49 Burbank Rd	937-423-8959	jdtabb1529@gmail.com
3	Arus Carin	504 WOODSIDE	317-709-0798	ARUSSINDI@GMAIL
4	Tami Dunn	140 S. Webster Ave	317-363-0755	? 6/14
5	Randy Dunn	322 PANDLING	317-869-7889	NA
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to build a data center in the
as proposed.

mail or

We the undersigned residents and businesses are aware of the proposal from DC BLOX to build a data center in the Thunderbird Commerce Center on property currently zoned I3. We support the project as proposed.

#	Name	Address	Phone	Email
1	Jill Laria	130 N. Pasadena St	772-431-0873	jilllarria@gmail.com
2	Daniel M. Laria	130 N. Pasadena St	317-431-5158	dante517@yahoo.com
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We the undersigned residents and businesses are aware of the proposal from DC BLOX to build a data center in the Thunderbird Commerce Center on property currently zoned I3. We are neutral towards the project as proposed.

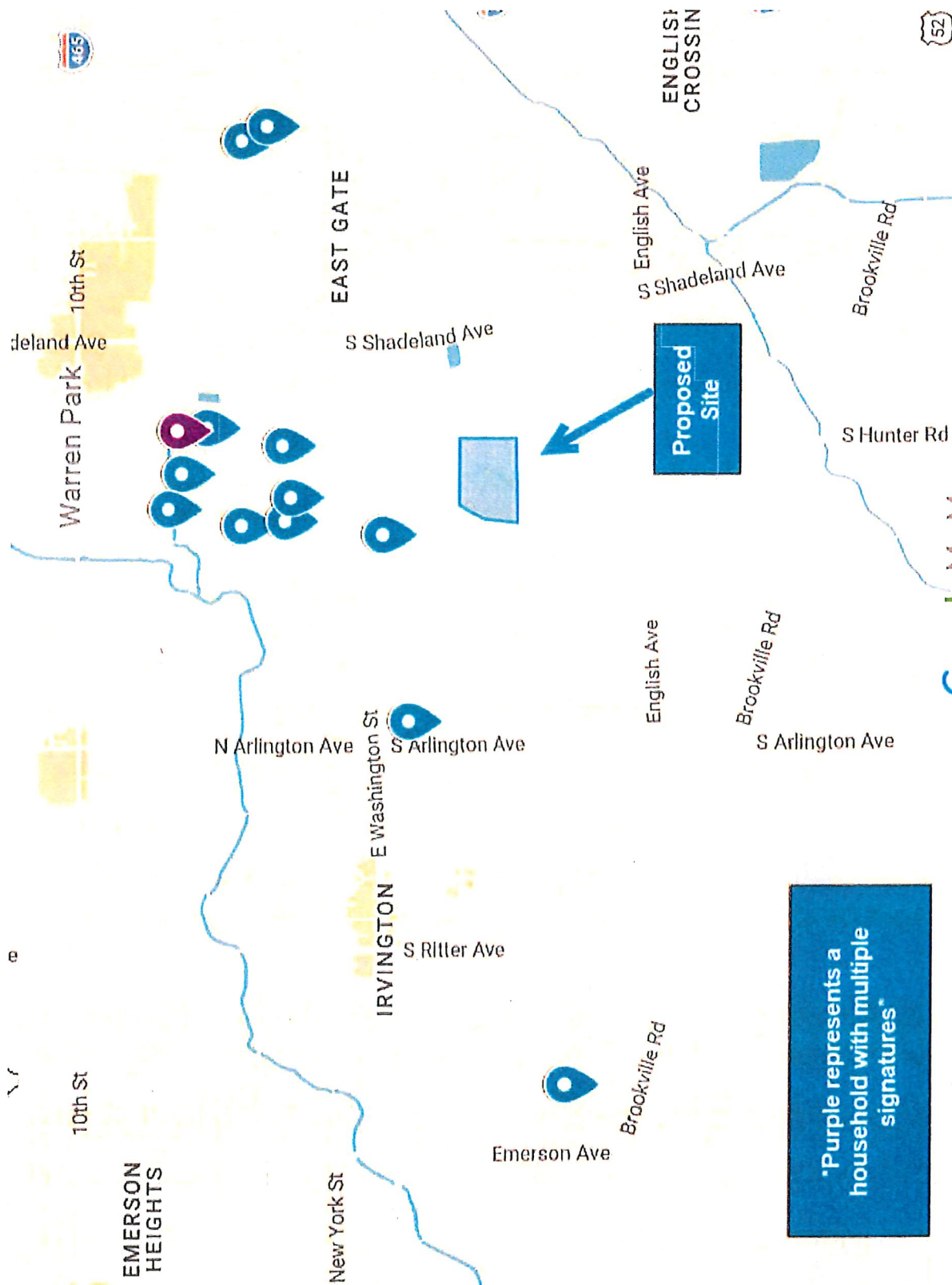
#	Name	Address	Phone	Email
1	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
5	W. K. [REDACTED]	38 N. IRWIN ST	317 965 3303	wk@zharmoney
6	Nichelle Papini	38 N. Edmondson	9144461801	njpapini@gmail
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We the undersigned residents and businesses are aware of the proposal from DC BLOX to build a data center in the Thunderbird Commerce Center on property currently zoned I3. We are neutral towards the project as proposed.

#	Name	Address	Phone	Email
1	Lindsay Hekoppe	6812 Sheldahl Ct. Innis 46218	N/A	l-hulsapple@ yahoo.com
2	Thomas H. Miller	533 N. Edmundson Ave	same old 602-602-0000	N/A
3	Barb Miller	533 N. Edmundson Ave 46219	(317) 446-2353	N/A
4	Jo Cook	6753 Springer Ave.	(317) 658-9103	cook-jo@ att.net
5	Kay Carlson	6618 Springer Ave.	317-445-0904	N/A
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Indianapolis Petitions - July 1, 2026

First Name	Last Name	Email	Company	City	Zip Code	Your Comments
Samuel	Baker	samuel.baker@culliganultrapure.com		Buffalo New York	46163	
Jay	Heigt	jayn@shepherdcommunity.org		Indianapolis	46203	
Sean	Guthrie	sguthrie131@gmail.com	PC Tech Connect	Indianapolis	46239	
Roland	Hamilton	hamilton@sourceekinc.com	Source Tek, Inc.	Indianapolis	46302	We welcome your expansion into the Indianapolis area and business opportunities!
Zacchaeus	Crawford	zacchaeuscrawford1985@gmail.com	Second Chance Canvas	Indianapolis	46201	



Purple represents a household with multiple signatures



4/24/26

Re: Thunderbird Commerce Center
DC Blox Data Center

Dear Hearing Examiner/Member of the Metropolitan Development Commission,

Greiner Brothers is aware of the proposed project for DC BLOX at the Thunderbird Commerce Center in the parcel that is currently zoned I3 for medium industrial uses. We have reviewed the DC Blox Indianapolis website (dcbloxindy.com) and the project information, and we do not have any specific concerns regarding the proposed development.

This project is located within a block of Greiner Brothers' main office and will help to bring immediate casual income and investment to our immediate community. It goes without saying that our area desperately needs economic stimulus such as projects and businesses like this. This project is a good use of the old Ford plant property that became a barren waste.

We appreciate the opportunity to review the information and weigh in as a neighbor.

Sincerely,

Matt Thuer
President
Greiner Brothers, Inc.



June 10, 2026

Dear Hearing Examiner/Member of the Metropolitan Development Commission:

We are aware of the proposed DC BLOX data center project at Thunderbird Commerce Center and have reviewed the information that has been made available regarding the development.

The property is currently zoned I3 for industrial uses, and the proposed data center appears consistent with the existing character and intended use of the Thunderbird Commerce Center. Based on the information we have reviewed, we do not have any specific concerns regarding the proposed development.

We understand the project is expected to contribute to economic development in the area through construction activity, ongoing vendor and service relationships, and investment in local infrastructure. We also understand that the project is anticipated to generate significant tax revenue while having minimal impact on neighboring business operations due to limited truck traffic and a relatively small on-site workforce.

We appreciate the opportunity to review the proposal and provide input as a neighboring business. At this time, we have no objection to the proposed DC BLOX data center project.

Respectfully,

Wade Conner

Wade Conner

Founder & C.E.O.



June 8, 2026

Metropolitan Development Commission & Hearing Examiner
200 E. Washington St. STE 2060
Indianapolis, IN 46204

Dear Hearing Examiner & Members of the MDC,

On behalf of the Indiana Technology & Innovation Association (ITIA), I write in support of the proposed DC BLOX Thunderbird Data Center project in Warren Township. Data centers are essential infrastructure for today's economy, supporting cloud computing, cybersecurity, artificial intelligence, digital commerce and more. This project presents a meaningful opportunity for Indianapolis to strengthen its position as a competitive hub for technology and innovation.

The DC BLOX development would deliver significant and sustained economic value to the community. The project represents a capital investment of \$2.0 to \$2.2 billion, expanding the local tax base and funding schools and community services for years to come. Like other data center developments, it is projected to support the community and surrounding businesses through a 7.4x job multiplier effect, growing our local tech and innovation economy. Additionally, Building 1 of the proposed project is an edge node facility which will support the local tech ecosystem by delivering lower latency and faster, more reliable processing.

The DC BLOX Thunderbird Data Center is designed to deliver lasting community benefits without placing additional burdens on residents. The project will redevelop the former Ford Visteon manufacturing site — a property that has sat idle since 2007 — transforming long-dormant industrial land into productive, high-value infrastructure. DC BLOX's closed-loop cooling system minimizes water consumption, ensuring ongoing operations require no more water than a typical commercial building. And AES Indiana has confirmed they're planning for data center growth without raising rates for existing customers.

For these reasons, ITIA recommends approval of the DC BLOX Thunderbird Data Center project as a responsible, forward-looking investment that will strengthen Indianapolis's tech and innovation economy and reinforce Indiana's leadership in the digital age.

Respectfully,

Jennifer Hallowell
ITIA Executive Director

Indiana Technology & Innovation Association
The voice of Hoosier innovation

www.indianatechnology.org