



Attn: Commissioners of the Metropolitan Development Commission

June 9, 2026

Dear Esteemed Commissioners:

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

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

In the case of the DC BLOX project, IEDI is finalizing preliminary evaluations of anticipated tax benefits, utility and infrastructure impacts, workforce considerations, projected community benefits, and alignment with city and state incentive criteria. This has also included a site visit to a comparable facility being built by DC Blox in Eastern Atlanta on May 19th. This visit was informative and demonstrated additional components of the company's design standards and execution.

Based on this preliminary due diligence evaluation of the company meeting these economic development standards, IEDI will continue the process of incentive evaluation and term consideration. Throughout the due diligence process, the company has demonstrated responsiveness and a willingness to engage constructively. Should this project move forward, these terms will be shared and considered through the standard, public approval process.

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

1. A high projected assessed value, resulting in significant potential increases in tax revenue for the site
2. Strong project viability, supported by substantial financial investment and access to near-term power resources
3. A corporate approach focused on harnessing current industrial or commerce-focused sites
4. A commitment to utilizing a local workforce and providing high wages
5. A commitment to covering all related infrastructure project costs, including power costs
6. A demonstrated commitment to meet and discuss the project with city and township stakeholders
7. A commitment to meeting and exceeding inclusivity standards for community projects



As always, the granting of incentives remains contingent upon the approval of appropriate land-use designations. As the development process continues, IEDI looks forward to participating in the Metropolitan Development Commission (MDC) incentive review process, where additional information will be shared and discussed.

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

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

Respectfully,

Indy Economic Development, Inc.

June 8, 2026

Department of Metropolitan Development
Division of Marion County, Indiana

Subject: DC BLOX at 305 Fintail Drive, Indianapolis, IN

Dear Commissioners:

AES Indiana is committed to delivering safe, reliable and cost-effective electric service to 533,000 customers in Central Indiana. We welcome the opportunity to serve DC BLOX in the future if the development proposal advances in this process. As outlined in the Will Serve Letter submitted to DC BLOX on April 8, 2026, AES Indiana has prepared a service plan for the site and is ready to execute on the required electric infrastructure to meet the new customer load.

As part of our obligation to serve new and existing customers, we prepare filings and studies to meet increased demand throughout our service territory. AES Indiana's approach to serving potential large-load users is grounded in a set of our own guiding principles to ensure these large-load customers pay their appropriate share. AES Indiana is focused on ensuring that the costs of infrastructure upgrades required for data centers are fairly included in their rates and do not disproportionately impact our current customers.

Our job at AES Indiana is to deliver electricity to people and places that make our community prosper. We responsibly manage what is within our control, and we are committed to working with city and state leaders on a long-term vision for a stronger, more resilient energy future.

Sincerely,



Brandi Davis-Handy
President, AES Indiana

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



May 26, 2026

To whom it may concern:

As the economic development organization for the Greater Birmingham Region, we work closely with companies that invest in and operate within our community. Based on our direct experience, DC BLOX stands out as a reputable and dependable partner.

Throughout site selection, development, and ongoing operations, DC BLOX has demonstrated a strong commitment to collaboration, transparency, and long-term community investment. Their team has been proactive in addressing questions and ensuring their project aligns with local economic and land use goals.

From an economic development perspective, it is equally important to note what we have *not* seen. There have been no adverse impacts on surrounding property values or land uses attributable to the facility. Adjacent properties have continued to function and develop as expected, without disruption. We are also unaware of any concerns related to public health, safety, or welfare arising from the project.

DC BLOX has proven that data center development can coexist successfully within a community while maintaining high operational standards and positive local relationships.

We value their presence and view them as a strong partner for future growth.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Sutton". The signature is fluid and cursive, with a large initial "T" and "S".

Trevor Sutton

Chief Economic Development Officer
Birmingham Business Alliance
tsutton@birminghambusinessalliance.com



May 21, 2026

To whom it may concern:

As the economic development organization for Horry County/Myrtle Beach Regiona we work closely with companies that invest in and operate within our community. Based on our direct experience, DC BLOX stands out as a reputable and dependable partner.

Throughout site selection, development, and ongoing operations, DC BLOX has demonstrated a strong commitment to collaboration, transparency, and long-term community investment. Their team has been proactive in addressing questions and ensuring their project aligns with local economic and land use goals.

From an economic development perspective, it is equally important to note what we have *not* seen. There have been no adverse impacts on surrounding property values or land uses attributable to the facility. Adjacent properties have continued to function and develop as expected, without disruption. We are also unaware of any concerns related to public health, safety, or welfare arising from the project.

In fact, the neighborhood adjacent to the data center has have never complained. The facility is quiet, secure and a great attribute to our Myrtle Beach International Technology and Aerospace Park. DC BLOX has invested more than their original commitment, and we are proud to have them as a partner in our community.

DC BLOX has proven that data center development can coexist successfully within a community while maintaining high operational standards and positive local relationships.

We value their presence and view them as a strong partner for future growth.

Sincerely,

Sandy H. Davis
President & CEO
Myrtle Beach Regional Economic Development Corp.



May 22, 2026

To Whom it May Concern:

As the leading business advocacy organization for Douglas County and the greater Douglas region, the Douglas County Chamber works closely with companies that invest in and operate within our community. Based on our direct experience, DC BLOX stands out as a reputable, collaborative, and dependable partner.

Throughout site selection, development, and ongoing operations, DC BLOX has demonstrated a strong commitment to transparency, partnership, and long-term community investment. Their team has consistently engaged with local stakeholders, addressed questions proactively, and worked to ensure their projects align with the infrastructure, workforce, and growth priorities of our region.

From a business and community perspective, it is equally important to note what we have not seen. There have been no adverse impacts on surrounding property values or land uses attributable to the facility. Adjacent properties have continued to function and develop as expected, without disruption. We are also unaware of any concerns related to public health, safety, or welfare arising from the project.

As an organization focused on supporting economic growth, innovation, and long-term sustainability, we recognize the critical role digital infrastructure plays in today's economy. Investments like those made by DC BLOX align closely with the Douglas County Chamber's legislative priorities surrounding infrastructure modernization, technology advancement, workforce development, and the attraction of high-quality industries that support a thriving business environment. Reliable digital infrastructure is essential for business recruitment, entrepreneurship, healthcare, education, and the continued competitiveness of both our region and the State of Georgia.

DC BLOX has proven that data center development can coexist successfully within a community while maintaining high operational standards and positive local relationships. Their willingness to engage collaboratively and invest responsibly reflects the type of partnership we value in Douglas County.

We value their presence and view them as a strong partner for future growth and innovation within our region and across Georgia.

Sincerely,

Sara Ray

President & CEO
ray@douglascountygeorgia.com



May 26, 2026

To whom it may concern:

As the economic development organization for Douglaville and Douglas County, Georgia, we work closely with companies that invest in and operate within our community. Based on our direct experience, DC BLOX stands out as a reputable and dependable partner.

Throughout site selection, development, and ongoing operations, DC BLOX has demonstrated a strong commitment to collaboration, transparency, and long-term community investment. Their team has been proactive in addressing questions and ensuring their project aligns with local economic and land use goals.

From an economic development perspective, it is equally important to note what we have *not* seen. There have been no adverse impacts on surrounding property values or land uses attributable to the facility. Adjacent properties have continued to function and develop as expected, without disruption. We are also unaware of any concerns related to public health, safety, or welfare arising from the project.

DC BLOX has proven that data center development can coexist successfully within a community while maintaining high operational standards and positive local relationships.

We value their presence and view them as a strong partner for future growth.

Best Regards,

Breezy Straton, MPA, CEcD
President & CEO
Elevate Douglas Economic Partnership
breezy@elevatedouglas.com



May 26, 2026

To Whom It May Concern:

On behalf of Build UP Community School, I am writing to share our experience with DC BLOX as a neighbor in our community.

We have been serving in this community for about as long as DC Blox has been around. When the project was first proposed, residents had questions—as is typical with any new development. DC BLOX created space to engage with our neighbor- hood, attend meetings and provide clear information about their planned operations.

Since the facility has been built and is now fully operational, 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. They have also supported our work with time and resources.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Martin".

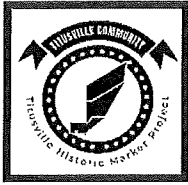
Mark Martin
Chief Financial Officer
Build UP



222 6th Avenue SW, Birmingham, AL 35211

info@buildup.work

www.buildup.work



To Whom It May Concern:

On behalf of the Titusville Marker Committee, I am writing to speak directly about the impact and commitment of DC BLOX to the Titusville community. Titusville is a historically African American community whose early development parallels the founding of Birmingham and the industrial boom of the 1800s. It was home to significant contributors to the iron and steel industry that supported the local economy but also created pollutants that remain today. Titusville thrived in that environment but declined in the post-industrial age. The community is now experiencing a resurgence and DC BLOX is a big reason why. Its decision to locate in Titusville represents a transformative capital investment in the North Titusville neighborhood that is contagiously attracting business development across the community. Their careful and inclusive development planning has resulted in an operation that is quiet, clean, and has no apparent negative impacts on the surrounding community. In fact, the site itself is maintained in a way that adds beauty to the neighborhood.

DC BLOX not only provides an impressive physical presence, but also engages residents to understand local issues and support positive change. Our committee is doing its part to support revitalization by highlighting the community's rich history, and we count DC BLOX as a friend to those efforts. The company sits squarely in the footprint of legacy industries and thus takes its place in the community's historical narrative. Since 2024 they have helped a university student group we sponsored create an asset map of Titusville's cultural and economic resources, and supported the development of a Titusville business directory. Prior to that they made an important contribution to neighboring Memorial Park (which was designated a historic landmark by the state of Alabama in 2023). They provided equipment which has allowed the recreation center to expand its service offerings for youth and older adults.

Based on our experience we consider DC BLOX to be a responsible corporate citizen, a catalyst for economic growth and development, and a good neighbor to residents of the Titusville community.

Sincerely,

Paula M. Stanton,
Chairman
Titusville Marker Committee

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR 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 BECAUSE

Please see attached.

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 BECAUSE

Please see attached.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

Please see attached.

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 BECAUSE

Please see attached.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this 15th day of July, 20 26

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The variance grant will allow the former Ford manufacturing plant to be developed as a data center campus. This variance grant will not be injurious but will be a benefit to the community by allowing for a data center campus designed in accordance with contemporary industry standards and subject to applicable regulatory oversight at this location which is already zoned I-3 for Medium Industrial Uses. As demonstrated through evidence in the record from the filed Trip Generation Memo from Langan Engineering, the proposed data center campus would generate fewer daily trips than either warehouse use or light industrial use of the property. Since data centers typically generate less traffic than many I-3 uses, the proposed use will generate materially fewer daily vehicle trips than what is already permitted in the I-3 zoning, such as distribution centers and manufacturing facilities. This reduction would significantly lower diesel commercial truck traffic demand. Additionally, the data center will be cooled using a closed-loop system, will potentially utilize the already-existing substation, and the petitioner will directly cover all incremental interconnection costs for any additional power. This ensures that the infrastructure costs necessary to serve the proposed use will be borne by the developer, and will not be passed on to the local ratepayers. This way, the proposed use will have adequate power by utilizing the existing substation without creating power disadvantages to the community.

Additionally, all applicable health and safety standards of the zoning ordinance, revised code of the consolidated city and county, state statute, and federal laws shall be complied with for this project. It is important to note that the proposed use will create less emissions than the permitted uses under the current I-3 zoning. Moreover, the proposed use will be safer for the public than many permitted uses under the current I-3 zoning because the data center will not create manufacturing waste.

All necessary approvals from relevant agencies, including the Department of Business and Neighborhood Services, and the Indiana Department of Environmental Management, shall be obtained. Further, the proposed use commitments will ensure that there will be no increase in detrimental conditions such as noise or traffic beyond what would be experienced or expected with the current I-3 zoning.

Evidence in the record from the Report titled Summary of Air Emissions for the Proposed DC Blox Facility from Terracon provides a concise summary of the

expected air emissions from the proposed data center and demonstrates how the facility's operations will remain protective of public health and safety. Based on the facility's limited operating hours, DPS controls, and low actual emissions: the facility's contribution to local air pollution is expected to be minimal; emissions of particulate matter and hazardous air pollutants, the pollutants most associated with health impacts, are extremely low; and the facility's expected actual emissions are consistent with or lower than the permitted emissions from existing facilities in the surrounding industrial corridor. The petitioner has proactively committed to strict operating limits and advanced emissions-control technology to ensure that its facility remains a low-emitting, health-protective operation within the community. The data presented demonstrates that the facility's emissions are low and consistent with existing industrial activity in the area.

Evidence in the record from the Report titled Acoustic Letter of Opinion from Epsilon Associates, Inc. provides opinion on potential sound levels from the proposed data center project. The adjusted screening-level sound level calculations indicate that the Project has clear potential to meet its requirement of 65 dBA at the property line. As required, the petitioner will commission a detailed acoustic study to confirm this under both normal and emergency operations. The study will use industry-standard modeling to accurately predict potential sound levels and definitively assess Project compliance with the petitioner's sound level requirement. This three-dimensional model of the site will account for natural shielding effects from the onsite buildings, walls, and berms and other factors that influence how sound travels (e.g., ground absorption, etc.). It will also allow for mapping sound levels across the entire Project boundary, i.e., with sound level isolines. To help reduce sound at the property boundary, ground-mounted sound walls at the ends of the utility yards where generators are directly visible to the property boundary will be installed. Rooftop acoustic-screening walls for the cooling equipment will be considered if the future sound study shows the need to further mitigate sound from the Project.

Per the City's staff report, public testimony and correspondence have raised concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption. Staff acknowledges these concerns as part of the public record and took into consideration during the zoning analysis. The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Statute. Indy Rezone anticipates industrial uses

with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments. In this case, the petitioner has proposed commitments that directly regulate operational characteristics of the data center campus, including limitations on generator testing hours, sound level monitoring at the property line, required buffering and screening, use of a closed-loop cooling system, and potentially utilizing an existing electrical substation. Additionally, environmental permitting and emissions standards fall under the jurisdiction of applicable state and federal agencies. Emergency generators will be enclosed in insulated structures and subject to IDEM air permitting requirements. A spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations. The petitioner has also committed to 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. In addition, the Trip Generation Memo indicates the proposed use will generate materially fewer daily vehicle trips than the already existing I-3 zoning. Based on the proposed plans and applicable regulatory oversight, the requested Variance of Use does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within an I-3 zoning district. Because of the historical use of the property, the petitioner conducted research related to possible environmental contamination of the property. The previous owner enrolled the entire property in IDEM's Voluntary Remediation Program (VRP) in January 2015, that resulted in an Environmental Restrictive Covenant (ERC) on July 21, 2022. Following remediation operations, IDEM issued a Certificate of Completion in February 2023, and the State of Indiana issued a Covenant Not to Sue Ford. The current property owner developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025.

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 BECAUSE

The variance grant to allow the site to be developed as a data center campus per the site plan will not adversely affect adjacent properties. The site plan demonstrates transitional yard setbacks and mounding to assist in mitigating visual, noise, and operational impacts to adjacent properties.

Evidence in the record from the Report titled Analysis of Residential Property Value Impact from Integra Realty Resources demonstrates that the proposed facility will not substantially adversely affect the use or value of surrounding residential properties, as similarly situated neighborhoods near comparable Indiana data centers experienced appreciation rates consistent with their broader markets and no meaningful deterioration in sales performance metrics.

Evidence in the record from the Report titled Real Estate Market Impact Study from Terzo & Bologna, Inc. demonstrates that 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 their research and analysis it is their opinion that the proposed data center development is not expected to create adverse impacts on surrounding real estate values.

Additionally, the proposed use is consistent with the existing industrial development pattern and density across the nearby area. Residentially zoned properties near this area have existed adjacent to similar and more industrially intensive uses without adverse effects. The proposed use encourages compatible development because of its industrial character, which is a less intensive use than what is currently permitted under the I-3 medium industrial zoning. Further, the proposed use will include significant setbacks, mounding, and landscaping, adding a potentially more aesthetically pleasing view than a manufacturing facility or distribution center permitted under the current zoning would. Per the Trip Generation Memo filed and associated with the petition, there is anticipated to be no increase in traffic from other permitted industrial uses, but instead the proposed data center campus will generate far fewer trips than estimated for other permitted industrial uses of the property which is located within an industrial commerce center business park. The proposed use will not increase the intensity beyond what is already contemplated under the current zoning, and will not be a substantial deviation from neighborhood character beyond the current permitted uses.

Per the City's staff report, the subject site's size, configuration, and separation from the nearby protected district (Pennsy Trail), combined with enhanced transitional yards, existing easements and operational commitments, materially reduce potential

off-site impacts with strict adherence to the commitments to install enhanced screening to neighboring properties. Vehicular circulation, and egress associated with the proposed data center campus would be limited to existing access points along Fintail Drive and would not introduce large deviations of current traffic impacts along English Avenue, post construction and operation of the data center technology park. This commitment continues to function as a binding mitigation measure that limits traffic-related impacts to adjacent properties. When evaluated in conjunction with the proposed site layout and operational commitments, staff finds that the requested Variance of Use does not introduce adjacent property impacts beyond those contemplated and regulated under the existing I-3 zoning.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The variance is needed for the property, which is uniquely suited for high-capacity electrical infrastructure due to an existing substation already located on the parcel, and available acreage for additional facilities due to the condition that a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. By the zoning ordinance not expressly defining or listing data centers as a permitted use in any district, it creates regulatory ambiguity for a use that shares operational characteristics with permitted light industrial and technology park uses. As local electric utility's power supply limits where data center uses can be located, this property is peculiarly situated in an ideal location with available transmission. This property has great connections to the existing electrical grid, as a substation already exists on the property, and also has surplus acreage available for a new substation to serve the data center campus energy consumption needs. Access to high-capacity electrical infrastructure makes the property uniquely suited for data center development compared to typical industrial parcels. It is an existing medium industrial-zoned property and ideally zoned for a non-intense warehouse of data equipment, and it has enough acreage size for appropriate buffers for the data center buildings. Additionally, the close proximity to major interstate highways also help to make this an ideal location for the project. These infrastructure characteristics are not commonly available across typical industrial parcels within the district and therefore distinguish the subject property from other properties within the same zoning classification.

The subject property is a large, contiguous industrial tract with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure, including an already existing substation. Its size and configuration

allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site is currently zoned as I-3 medium industrial, which permits manufacturing and distribution centers. While the ordinance doesn't expressly provide "data center" as a permitted use, the operational characteristics of the proposed campus align closely with the I-3 medium industrial zoning district. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. The combination of site size, depth, infrastructure access, and prior industrial use constitutes conditions peculiar to the property that support the requested variance.

Per the City's staff report, the subject property is a portion of an industrial area with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site was previously rezoned to I-3 for development of large-scale (over 272 acres) industrial uses. One of the uses occupied approximately 152 acres that provided for operation of a vehicle manufacturing facility between 1957 and 2012. While the ordinance does not expressly list "data center" as a permitted use, the operational characteristics of the proposed campus align closely with light industrial development patterns. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. Staff finds that the combination of site size, depth, infrastructure access, and prior industrial entitlement constitutes conditions peculiar to the property that support the requested variance.

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 BECAUSE

An unusual and necessary hardship results from strict application of the zoning ordinance because a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. Therefore, the hardship was not self-created, and the data center campus project cannot be developed as proposed even though (a) the property is zoned medium industrial, (b) the proposed data center campus is consistent with medium industrial uses approved within the current zoning, and (c) the filed site plan and commitments would provide significant

assurances, safeguards, and protections to nearby properties and the general community at large. Currently, the property remains undeveloped and vacant. Thus, the unnecessary hardship arises from the absence of a defined data center use classification within the ordinance, not from any action taken by the current owner.

Per the City's staff report, strict application of the ordinance would prohibit the proposed use solely due to the absence of a listed land use classification, despite the site's physical suitability and infrastructure capacity. Staff finds that this constitutes an unnecessary hardship not created by the petitioner.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The comprehensive plan is not materially different from the project use. The comprehensive plan indicates that the area is intended for heavy industrial uses. Since the project already aligns with the nature of the current industrial designation in the comprehensive plan, the proposed use does not interfere with the comprehensive plan whatsoever, and certainly not substantially. This area is already an established industrial area, with surrounding properties that include a distribution center, a recycling center, a towing service, and several other warehouses. The addition of the proposed data center use fits seamlessly within the comprehensive plan and the surrounding areas and fully aligns within the nature of the area. Further, the proposed use would be a significantly less intensive use than what uses are already permitted. Data centers do not generate the same level of emissions as other industrial uses do. And, data centers don't create manufacturing waste, unlike many other uses which would be permitted in the comprehensive plan.

This project would not substantially interfere with the comprehensive plan, if at all. According to Merriam-Webster, "substantial" means "considerable in quantity; significantly great." *Substantial*, MERRIAM-WEBSTER, <https://www.merriam-webster.com/dictionary/substantial#dictionary-entry-1> (last visited Mar. 17, 2026). Accordingly, "[i]t is not every interference with the Comprehensive Plan which will preclude the granting of a zoning variance. The only burden upon a petitioner for a variance in this respect is that he show that it does not 'substantially interfere.'" *Suess v. Vogelgesang*, 281 N.E.2d 536, 539 (1972). Requests which interfere with the comprehensive plan to a greater degree than the current project have been found not to "substantially interfere" with the property. For example, operation of a convenience store in a residentially zoned parcel was held not to substantially interfere with the comprehensive plan. *Jansen*, 302 N.E.2d at 543-44. Similarly, the

operation of a physician's office in a residential house did not substantially interfere with the comprehensive plan. *Vogelgesang*, 281 N.E.2d at 539. While these cases involve the operation of a business within a residential area, this project contemplates operation of an industrial use within an industrial zoning, which already conforms to the comprehensive plan. By comparison, the present project does not appear to interfere with the comprehensive plan at all.

Per the City's staff report, the current request for a Variance of Use seeks approval of a data center campus, an unlisted use under Indy Rezone. While data centers are not expressly listed as a permitted use, the proposed use is industrial in nature and aligns with the general employment and industrial character contemplated by the I-3 zoning district. The variance does not introduce a new land use category, nor does it represent a further departure from the Comprehensive Plan. Accordingly, staff finds that the requested Variance of Use does not materially conflict with the Comprehensive Plan recommendation of heavy industrial and Industrial Reserve overlay when considered in the context of the existing I-3 zoning, and that the proposal continues to advance an industrial use consistent with the established zoning framework for the site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR 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 because:

Please see attached.

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 because:

Please see attached.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this 15th day of July, 20 26

_____	_____
_____	_____
_____	_____

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

Generally, the variance grant will not be injurious to the community because it would allow for the development of this property in a way compatible with the surrounding development, which are almost all industrial properties located across Kitley Avenue and English Avenue. The variance grant would allow for the development of the vacant, unused property in a highly secure and well-maintained manner which would improve safety over the property's currently vacant and unused state. The on-site security of the facility would also benefit the neighbors.

The variance grant would not increase traffic in this community over and above other potential I-3 uses. Generally, traffic generated by proposed data center development would be significantly less than the former use of a manufacturing facility and other similar uses. This reduction in traffic would include substantially less demand for on-site parking.

The variance grant to allow Minimum Off-Street Vehicle Parking Spaces required at 100 spaces if developed as a data center campus will not be injurious but will be a benefit of the community by reducing the paved surface required at the campus. Additional parking over and above 100 spaces is not needed for this type of use and would necessitate an increase in the amount of impervious surface by paving additional ground, thus reducing the amount of green space, for no added benefit.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

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 BECAUSE

Generally, the variance grant will not affect the use or value of adjacent properties in a substantially adverse manner. The variance grant would allow for the development of this property in a manner that fits aesthetically with the area, per the commitments, to develop the property in substantial conformance with the Data Center Site Plan. The surrounding area is largely industrial with a few residential properties. With the anticipated improvements, the value of this property is anticipated to increase, therefore and thereby benefiting neighboring properties in the community.

The variance grant would allow for the adequate amount of on-site parking needed for the proposed use. The variance grant to allow Minimum Off-Street Vehicle Parking Spaces Required at 100 spaces if developed as a data center campus will not adversely affect adjacent properties but will be a benefit to them by reducing the paved surface required at the technology park.

The variance grant would not increase traffic in the adjacent areas over and above other potential I-3 uses. Generally, traffic generated by data center uses would be much less than what would be experienced or expected with surrounding uses such as distribution facilities and manufacturing plants authorized under the current zoning. This reduction in traffic would include substantially less demand for on-site parking.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

Generally, strictly applying the zoning ordinance causes significant economic injury because it would not allow for the proposed development of this property due to the operational and infrastructure requirements associated with the proposed data center use. The hardship and significant economic injury are not self-created, but are created by the property's size, shape, and location and width of existing utility easements on the property.

The strict application will result in additional paving for parking spaces that will never be used. The data center campus will be fenced for security and only those individuals permitted to access the site at specific times will need parking. Therefore, the amount of parking will be highly regulated and utilized in the most efficient manner, and there will never be a need for more than the 100 parking spaces provided. Practical difficulties will ensue if additional parking spaces are mandated as additional spaces would be costly and would not be able to be located in the most efficient locations nearest the proposed data center buildings.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone. The strict application will result in smaller total gross floor area of enclosed buildings and/or smaller total square footage of utility yards and outdoor operational areas, which in turn would make the proposed development unfeasible, thus resulting in a practical difficulty in the use of the property.

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A VARIANCE PETITION OR SPECIAL EXCEPTION PETITION

In accordance with I.C. 36-7-4-918.8 and I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description:

See Attachment "A"

Statement of COMMITMENTS:

1. Applicability of Commitments.

The commitments set forth below and itemized hereafter shall be effective and control only in the event the Property is developed in the future as a data center campus.

2. Local Community Protections.

The following community protections are given and shall be required in the event the Property is developed as a data center campus:

a. The data center shall be cooled by a closed-loop system.

(i) 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.

(ii) 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 or for construction. In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per Indiana Department of Environmental Management ("IDEM") regulations and not discharged into the public wastewater system.

(iii) The Property owner/operator shall not drill wells on the Property for the purpose of providing water for the operations of the data center facilities and grounds, but wells shall be

allowed for testing, monitoring, etc. for any local, state, or federal requirements, per all applicable regulations.

- b. Through collaboration with the local electric provider, 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.
- c. 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.

3. Site Plan Generally: Maximum Building Heights.

Development of the Property shall be in substantial conformance with the data center campus site plan filed in this companion variance matter on July 1, 2026, and attached hereto as Attachment "B" (the "Data Center Site Plan"). The maximum buildings sizes and general locations of the buildings described in the Data Center Site Plan shall coincide with those set forth therein. The Administrator shall have the authority to approve any minor or non-substantial deviations therefrom. Notwithstanding the foregoing, the Owner shall have the unilateral right to reduce the size of any building set forth on the Data Center Site Plan.

- a. The maximum roof line height of the buildings set forth on the Data Center Site Plan, shall be as follows:
 - (i) Building 1 and 2: Sixty feet (60')

4. Additional Site Plan and Development Requirements.

- a. Loading Docks. The loading docks at the Property shall be situated generally consistent with the Data Center Site Plan on only one side of any building. Loading docks shall not be placed on the building sides nearest to any protected districts.
- b. Truck Parking. Only short-term commercial truck parking shall be allowed while actively loading or unloading at the loading docks, as generally depicted on the Data Center Site Plan. There shall be no long-term commercial truck parking or truck storage on the Property, including semi tractor-trailers and delivery trucks, except only when loading or unloading large equipment for data halls, which involves specialized logistics and equipment to ensure the safe and timely delivery and installation of heavy and sensitive IT infrastructure. In such instances, parking shall be limited to a maximum of 48 hours. This restriction shall not include construction trailers being used while the data center campus buildings are being constructed. Additionally, commercial truck maintenance shall also be prohibited on the Property.
- c. Screening of Facilities and Equipment. Mechanical equipment, including but not limited to generators, HVAC, and cooling/chilling systems shall be screened consistent with Sec. 744-

-
508. Additionally, a fence or wall that is a minimum of 10 feet in height and 100% opacity shall be provided on the north and south sides of the utility yard located directly west of Building 1 to screen the equipment from abutting properties, and the same shall be provided on the west side of the utility yard located directly south of Building 2.
- d. SPCC Plan. Before building permits are released, there will a spill prevention, control and countermeasure ("SPCC") plan in effect which will be in compliance with all applicable regulations including IDEM and the US Environmental Protection Agency ("EPA").
 - e. Sound Standards and Generator Operations.
 - (i) A sound study shall be prepared by a qualified acoustical engineer demonstrating that sound levels at the exterior Property line of the data center campus, emanating from the data center campus, will not exceed 65 decibels, measured Lmax, during regular and emergency operation.
 - (ii) The measurement method of how the Property owner shall determine decibel levels at the Property line for monitoring and compliance, as prepared by a qualified acoustical engineer, shall be submitted to the Administrator prior to ILP issuance.
 - (iii) Annual sound testing shall be conducted at least once per year to ensure sound levels at the Property line do not exceed 65 decibels, measured Lmax, during operation. The results of the sound testing shall be submitted to the Administrator and to the district Councilor.
 - (iv) All generators shall be located in insulated enclosures.
 - (v) The generators shall only run during testing and power outages outside the control of the Property owner/operator.
 - (vi) There shall be no generator testing between 5:00 p.m. and 7:00 a.m.
 - (vii) Weekends and the following holidays shall be avoided for generator testing to the extent possible: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day. Nothing in this specific commitment shall be construed to restrict the testing schedule necessary for compliance with applicable air permits.
 - (viii) Per request from community neighbor, the generators shall be tested annually when the adjacent local school is not in regular session. Nothing in this specific commitment shall be construed to restrict the testing schedule necessary for compliance with applicable air permits.
 - (ix) All generators shall operate strictly within the limits of the IDEM air permit and other applicable regulations.
 - (x) For air quality, Diesel Particulate Filters ("DPFs"), acting as exhaust after treatment devices, shall be included on each generator.
 - (xi) All generators shall be individual generators, each with its own separate belly tank for fuel storage. All generators' belly tanks shall be located above ground and shall be double-lined tanks with alarm sensors.
-

-
- (xii) The total number of generators on the Property shall be up to a maximum of 31.
- f. Lighting. All outdoor lighting for the proposed use of a data center shall comply with the full Development Standards and remain directed away from all adjacent parcels (Sec. 744-600). All exterior lighting shall meet the zoning ordinance requirements in Sec. 744-600, including use of full cut-off light fixture shields on all pole and building mounted lighting. Additionally, all required exterior parking lot lighting fixtures shall be solar powered where feasible, and motion sensor controls shall be utilized for required lighting in pedestrian areas, entrances, and walkways where feasible.
 - g. Cryptocurrency Mining Prohibition. The data center facilities shall not be used to mine cryptocurrency.
 - h. Nuclear Prohibition. Nuclear energy facilities, including but not limited to nuclear power plants, small modular reactors ("SMRs"), micro-reactors, and nuclear fuel storage facilities, shall be explicitly prohibited on the Property.
 - i. Buried Utilities. All on-site utility lines shall be placed underground, as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment including, without limitation, any poles with new easements and right-of-way.
 - j. Decommissioning Plan. If the Property is no longer used for a data center campus, then all data center related diesel fuel, closed-loop water mixture, electronic batteries, and e-waste materials shall be removed from the Property by the Property owner and shall be properly disposed of following all applicable local, state, and federal regulations. Further information on the Decommissioning Plan shall be provided in the Plan of Operation filed with this variance petition.
 - k. Drainage Plans. A complete set of drainage plans for the development of the Property shall be posted on a public-facing project website prior to, or concurrently with, submitting same to the City of Indianapolis, Department of Business and Neighborhood Services ("DBNS") for a drainage permit.
 - l. A public-facing project website shall provide a means to contact the local operator and house documents that have been committed to through the public hearing process, including generator testing schedules, sound study results, and complaint form with responses to complaints.
 - m. No temporary construction driveway nor permanent driveway shall be allowed to the north of the property.
 - n. Construction or Repairing of Buildings. Construction hour limitations shall be consistent with the Noise Section (Sec. 391-300) of the Revised Code of the Consolidated City and County.
-

Construction and repair work, as referenced in said Section, generally shall not occur between 6:00 p.m. and 7:00 a.m., except in the case of urgent necessity in the interest of public health and safety.

- o. Dust Suppression. Effective site dust suppression control measures shall be utilized to mitigate adverse dust concerns during site development and construction activities.
 - p. Construction Traffic. No data center campus construction traffic or equipment associated with the Property shall be allowed on Kitley Avenue north of the Pennsy Trail during student drop off and pick up times while the Irvington Community School, Inc. school is operating at 6705 Julian Avenue.
 - q. School Communication. An open line of communication shall exist between the Property owner/operator and the school, including, at minimum, to convey generator testing schedules, generator emergency operations, and security events while the Irvington Community School, Inc. school is operating at 6705 Julian Avenue.
-

5. Landscaping.

- a. Administrator Approval. Generally, subject to site engineering, pond size and location, use of utility easements, tree inventory survey results, etc., landscaping proposed for the Property shall comply with the Landscaping and Screening requirements of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis. Buffering specifically proposed for the Property shall be materially consistent with the Data Center Site Plan and otherwise comply with the Landscaping and Screening requirements of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis. Prior to filing for an improvement location permit related to the development of the Property, a final landscape plan shall be submitted for Administrator approval.
 - b. Mounding. An undulating earthen berm shall be constructed to provide a continuous buffer strip along a lot line that is adjacent to a Protected District, as identified on the Data Center Site Plan. An earthen berm shall be built to a minimum height of eight (8) feet above the natural surface of the ground. In no instance shall the peak height of an earthen berm be less than three (3) feet measured from the established street grade. The berm shall be installed prior to Building 1 beginning operation.
 - c. A vegetated buffer strip shall be planted and maintained consisting of two (2) staggered rows of evergreen trees, each row planted fifteen (15) feet on center, with a height of five (5) feet at time of planting in all yards that are adjacent to a Protected District. The vegetated buffer strip shall be installed prior to Building 1 beginning operation.
 - d. Transitional Yards. The existing utility easement on the northern Property line shall serve as a
-

-
- transitional yard, as depicted on the Data Center Site Plan.
- e. Maintenance and Replacement. Owner shall maintain and replace as needed landscaping at the Property. Substantially damaged, irreparably sick or dead plantings shall be replaced by the Owner with the same species, or a species with similar characteristics, within three (3) months or if not possible, advisable or practical due to weather or season, as soon as is practical thereafter. Owner shall maintain in good repair all fences. Fences that are damaged, broken, or contain failing paint or stain shall be repaired, replaced or refinished as needed.
 - f. The Property owner shall coordinate with The Parks Alliance of Indianapolis (also known as the Indianapolis Parks Foundation, Inc.), for no less than five (5) years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail in Warren Township.
 - g. Through coordination with the local electric provider, the data center developer shall be responsible for the planting of native seed mix (native wildflower seed mix and native grasses seed mix) within the existing transmission line easement at the north end of the Property. This responsibility consists of a three-year establishment and maintenance period, including the initial invasive control and clearing, herbicide applications, native seed installation, and three (3) years of maintenance for the existing approximately 4.5 +/- acre easement area.
-

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

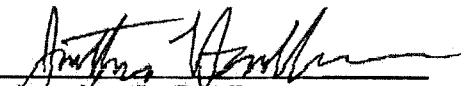
COMMITMENTS contained in this instrument shall be effective upon the grant of variance or special exception petition 2026-CVR-815 by the Metropolitan Development Commission.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. The Warren Township Development Association Inc;
4. The City-County Councilor whose district includes the real estate; and
5. The Irvington Community School, Inc., operating at 6705 Julian Avenue.

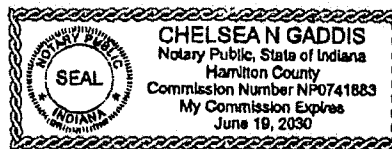
The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of variance petition # 2026-CVR-815 by the Metropolitan Development Commission.

IN WITNESS WHEREOF, owner(s) has executed this instrument this 8th day of July, 2026.

Signature: 
Printed: Jonathan L. Goodburn
Title / Member/CFO /
Organization Thunderbird CC Land Partners,
Name: LLC

Signature: _____
Printed: _____
Title / _____
Organization _____
Name: _____

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)



Before me, a Notary Public in and for said County and State, personally appeared Jonathan L. Goodburn, Member/CFO / Thunderbird CC Land Partners, LLC owner(s) (title / organization name) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this

8th day of July, 20 26



Notary Public

Chelsea N. Gaddis

Printed Name of Notary Public

My Commission expires: June 19, 2030

My County of residence: Hamilton

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. – Mark R. Leach, Senior Land Use Planner, Faegre Drinker Biddle & Reath LLP

This instrument was prepared by Mindy Westrick Brown and Mark R. Leach, Faegre Drinker Biddle & Reath LLP.

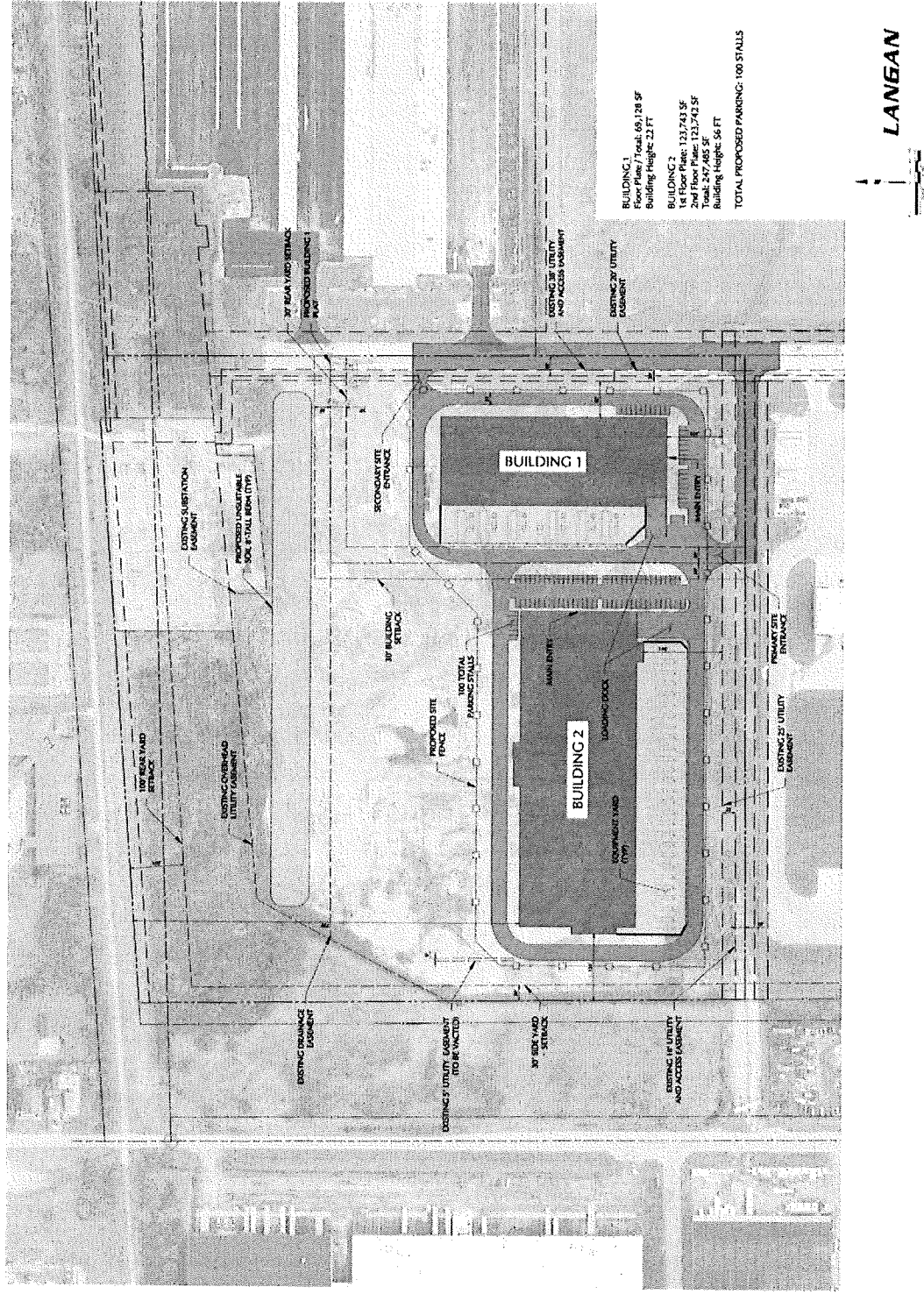
Attachment "A"
Legal Description

The Land is described as follows:

Block A, in the "Replat of Lot 2, Block A, and Block B", Replat of Thunderbird Commerce Center, recorded June 18, 2025, as Instrument Number A202500050908, in the Office of the Recorder of Marion County, Indiana.

Property Address: 305 Fintail Drive, Indianapolis, IN 46219
THUNDERBIRD COMMERCE CENTER
Local Parcel #: 7047778
State Parcel #: 49-10-11-115-003.002-770

Attachment "B" Data Center Site Plan



PLAN OF OPERATION v.7.8.2026

DC BLOX Data Centers / Thunderbird Commerce Center

305 Fintail Drive, Indianapolis, IN 46219

DCB Indianapolis, LLC by Faegre Drinker Biddle & Reath LLP

July 8, 2026

Project Overview and Phasing

As shown on the attached site plan, the project will include:

- **Building 1** (one-story) +/- 80K SF
- **Building 2** (two-story) +/- 250K SF
- **Existing Substation** +/- 2.4 acres - for reliable power delivery

The project will be constructed over two phases with the first phase of construction to begin immediately upon variance and replat approval. The first phase will be the one-story 80K SF building; and is expected to be completed within 24 months. The second phase of construction will be comprised of the two-story 250K SF building and will likely begin construction in three years and be completed in five years. At full buildout, the campus will employ approximately 17 full-time, high-wage operations staff.

Capital Investment and Tax Benefits

The project represents a total investment in the range of \$1.8 - \$2.0 billion, split approximately:

- **DC BLOX Investment** – \$600-700 million in land, site development, and building construction.
- **Tenant Investment** – \$1.2-1.3 billion in servers, networking equipment, and high-performance AI hardware.

This dual stream of capital ensures not only property-tax generation but also ongoing reinvestment in cutting-edge computing infrastructure.

With billions invested, this campus will be among the largest property-tax contributors in Warren Township/Marion County, strengthening Indianapolis as a national technology hub.

Construction and Job Impacts

- **Estimated Direct Construction Jobs:** +/- 600 workers on-site during the multi-year build.
- **Estimated Indirect/Induced Jobs:** Each direct job is estimated to support additional jobs in the broader economy, including supply chain, logistics, manufacturing, and services. CBRE 2024 report states that there are 7.4 indirect jobs for every direct data center job.

Long-Term Operations:

- **Direct Employment:** +/- 17 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment:** Using a 2.0x multiplier, another 30-34 jobs supported in the community through security, contractors, IT services, and local vendors.

Transportation and Deliveries at Full Buildout

The project is a low-impact industrial use compared to manufacturing or logistics. At full buildout:

- **Vendor Deliveries:** +/- 35 per week.
- **Customer Visits:** +/- 45-50 per week.
- **Employee Traffic:** +/- 17 daily commuters.

Water Usage

DC BLOX water use is based on a closed loop cooling system that requires a one-time water load. After the initial system load the projected annual water usage is similar to an office building (Office Restrooms, Breakroom/Kitchen Use, Showers, Generic Janitorial Use, Landscaping Irrigation, and Humidity Control). 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. Wells will not be drilled for providing water for facility and grounds operations, but wells will be allowed for testing, monitoring, etc, for any governmental requirements, per all applicable regulations.

Outdoor Operations

The project will include utility yards/outdoor operations, due to operational and infrastructure requirements associated with these data centers, including generators for emergency power of each building. Building 1 is expected to have approximately 6 generators. Building 2 is expected to have approximately 25 generators. A spill prevention, control and countermeasure ("SPCC") plan will be in effect which will be in compliance with all applicable regulations including IDEM and the US EPA. All exterior lighting will meet the zoning ordinance requirements, including use of full cut-off light fixture shields on all pole and building mounted lighting.

PLAN OF OPERATION v.7.8.2026

All generators will be located in insulated enclosures and will have fuel storage tanks that support up to a 48-hour runtime at 100% load. The generators will only run during testing and power outages outside the control of the Property owner/operator, and testing will not occur between 5:00 p.m. and 7:00 a.m., and not generally on weekends nor holidays. The generators will operate strictly within the limits of the IDEM air permit. A sound study will be prepared by a qualified acoustical engineer demonstrating that sound levels at the exterior Property line, emanating from the data center campus, will not exceed 65 decibels, measured Lmax, during regular and emergency operation. The method of measurement will be submitted to the Administrator, and annual sound testing will be conducted at least once per year to ensure sound levels do not exceed the maximum level. Additionally, all required exterior parking lot lighting fixtures will be solar powered where feasible, and motion sensor controls will be utilized for required lighting in pedestrian areas, entrances, and walkways where feasible.

The generator system will be designed with multiple layers of containment, monitoring, regulation, and inspection under federal, state, and fire code standards. The generators will be individual generators, each with its own separate belly tank for fuel storage. The generators' belly tanks will be located above ground and will be double-lined tanks with alarm sensors. For air quality, DPFs (Diesel Particulate Filters), acting as exhaust after treatment devices, will be included on the generators. The following protocols will be performed for the data center development:

Code of Governance	Requirement	Frequency
EPA – SPCC (40 CFR 112)	Visual inspection of Belly tanks for leaks, corrosion, structural damage	Monthly
	Inspection of secondary containment for cracks, fluid accumulation, drainage control	Monthly
	Formal tank integrity testing (per recognized standard such as STI SP001)	5 Years
NFPA 110	Inspection of generator fuel system as part of EPSS system inspection	Annually
NFPA 30	Inspection of tank shell, supports, vents, piping, and overfill protection	Annually
International Fire Code (IFC)	AST compliance inspection by Authority Having Jurisdiction (AHJ)	Annually
STI SP001 (Industry Standard)	External inspection of shop-fabricated aboveground tank	Annually
	Formal integrity evaluation of shop-fabricated aboveground tank	3–5 years
Practice Added above Code	Visual leak check of tank seams, fittings, and connections	Weekly
	Check for water accumulation in fuel and drain if necessary	Monthly
	Fuel quality testing (diesel degradation, microbial growth)	Annually
	Inspect vent caps, flame arrestors, and emergency vents for obstruction	Monthly
	Verify overfill alarm functionality	Semi-Annual
	Review and update SPCC Plan	5 Years
	Corrosion protection review (coating condition, underside inspection)	Annually

Construction hour limitations will be consistent with the Consolidated City-County noise ordinance (Sec. 391-300), and construction and repair work generally shall not occur between 6:00 p.m. and 7:00 a.m., except when urgently necessary in the interest of public health and safety. Additionally, effective site dust suppression control measures will be used to mitigate adverse dust concerns during site development and construction activities. Construction traffic and equipment will not be allowed on Kitley Avenue north of the Pennsy Trail during student drop off and pick up times. A line of communication will be open with the school to convey generator testing schedules, generator emergency operations, and security events.

Decommissioning Plan

If the Property is no longer used for a data center campus, then all data center related diesel fuel, closed-loop water mixture, electronic batteries, and e-waste materials shall be removed from the Property by the Property owner and shall be properly disposed of following all applicable local, state, and federal regulations. The decommissioning process will be a partial decommission, as the building structure itself will remain. The timeline for the decommissioning process shall follow all applicable local, state, and federal regulations. All decommissioning will be in compliance with local, state, and federal building code and environmental regulations. An Inventory Removal Plan shall be developed at the time of decommissioning, including asset disposition, e-waste tracking reports, hazardous materials handling, and identification of required documentation for the destruction of inventory. A Facility Restoration Plan shall be developed at the time of decommissioning, including the removal of all equipment and restoration of the building ensuring that it is a building code compliant structure.

DC BLOX Proven Track Record

DC BLOX has established a proven track record of successfully developing and operating digital infrastructure, with a consistent focus on execution, reliability, and long-term performance. The company has delivered multiple data centers, fiber networks, and cable landing stations, demonstrating the ability to plan, construct, and operate complex, mission-critical facilities. Its projects are characterized by on-time delivery, coordinated utility integration, and scalable design to support enterprise, hyperscale, and network customers.

As a vertically integrated digital infrastructure provider, DC BLOX owns and operates edge-market data centers, boasts a regional network spanning the Southeast, and manages the critical cable landing stations in Myrtle Beach, SC and Palm Coast, FL. Our commitment extends further as we acquire land, secure power commitments, and collaborate with top-tier partners to meet the escalating demand for customized hyperscale-ready data center solutions with integrated dark fiber connectivity.

DC BLOX is known for its disciplined, relationship-driven approach, working closely with utilities, economic development organizations, and local governments to align projects with infrastructure availability and community objectives. Operationally, the company maintains high standards for security, resiliency, and uptime, supporting critical digital workloads with reliable, always-on operations. In addition, DC BLOX has a strong record of delivering projects that contribute to local economic development and enhanced connectivity, reinforcing its role as a trusted infrastructure partner. DC BLOX has edge node data centers and data center campuses across the US; with facilities completed or currently under construction in Nashville, Birmingham, Montgomery, Chattanooga, Huntsville, Atlanta, and Richmond.

Community Impact and Engagement

DC BLOX is committed to being a responsible, long-term community partner, with a focus on economic contribution, transparency, and proactive engagement. The proposed data centers will generate significant local tax revenue, while placing minimal demand on municipal resources due to low traffic, limited staffing, and no public access. Additionally, through careful planning and collaboration with the local electric provider, the data center will be enrolled in a renewable power program offered by the provider.

DC BLOX engages early and consistently with local stakeholders, including government officials, utilities, and community groups, to ensure open communication and address questions related to development and operations. The company also supports the communities it serves through local investment, charitable contributions, and employee volunteerism, reinforcing its role as an active community participant. Additionally, DC BLOX's infrastructure investments contribute to enhanced regional connectivity and economic development, helping attract businesses and support long-term growth. Overall, DC BLOX's approach emphasizes responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.

DC BLOX will provide a public-facing project website as a means to contact the local operator and house documents that have been committed to through the public hearing process, including generator testing schedules, sound study results, and complaint form with responses to complaints. Further, a complete set of drainage plans will be posted on the public-facing website prior to, or concurrently with, submitting for a drainage permit.

DC BLOX will coordinate with The Parks Alliance of Indianapolis, for no less than five years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail in Warren Township. Additionally, DC BLOX, in coordination with the local electric provider, 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, including the initial invasive control and clearing, herbicide applications, native seed installation, and three (3) years of maintenance for the existing approximately 4.5 +/- acre easement area.



PRELIMINARY PLAT REVIEW

Thunderbird - Block A

MISSION

The Mission of the Marion County
Soil & Water Conservation District
is to assist Marion County land
users in conserving soil, water,
and related natural resources by
providing technical, financial and
educational services.

Contact

PHONE:
317-786-1776

WEBSITE:
www.marionswcd.org

EMAIL:
robert-kendall@iaswcd.org
(Questions regarding Construction
Stormwater General Permit
compliance & erosion concerns)

julie-farr@iaswcd.org
(Questions on soil types, drainage,
ponds & other natural resource issues)

ADDRESS

Marion County SWCD
200 E. Washington St., Suite 1401
Indianapolis, IN 46204

GENERAL COMMENTS

The Marion County SWCD is available to assist landowners and developers with their land use decisions. Much of what is left of undeveloped land in our county has some major limitations for urban land use. Many of these acres have seasonally high groundwater tables, are in flood zones, are highly erodible or contain environmentally sensitive areas. The SWCD has been actively involved in helping landowners make wise land use decisions for 50 years. We would be happy to assist you also, ensuring that your development becomes the best it can be. Please review this report as you are making your final decisions and contact us for further information.

SOIL TYPES & DRAINAGE RECOMMENDATIONS

- **Udorthents (Ua) Cut & Filled-** These are areas altered by man's activities. Soil characteristics are highly variable, onsite investigations are required to determine soil characteristics and make recommendations for usage.

DOWNSTREAM LIMITATIONS/CONCERNS

The drainage for the project area is predominately by storm sewers. It is vitally important to maintain good erosion control to keep sediment from entering the storm sewer system. Please provide adequate erosion control measures throughout the project and ensure that they are well maintained. For assistance please contact our Urban Conservationist and visit our website for more information:
<http://marionswcd.org/construction/>

The receiving waters for this construction project is a tributary to Lick Creek. Protection of this stream is vital to adequate drainage of the watershed and the preservation of wildlife habitats and natural resources in the area. Provide an adequate emergency protection plan for soil & water resources in case of spills. Please also provide adequate erosion control measures throughout the project and ensure that they are well maintained. For assistance please contact our Urban

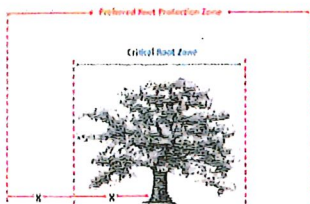
Conservationist and visit our website for more information:
<http://marionswcd.org/construction/>

SUGGESTED PROTECTIVE BUFFER LOCATIONS

Naturally vegetated buffer strips along lakes, ponds, streams and wetlands are critical to the health of these water bodies. Buffers provide protection by filtering runoff water, helping with shoreline stabilization, preserving fish & wildlife habitat, and discouraging overuse by geese. We highly recommend the use of buffer strips of at least 25 feet in width or over 50 feet for sensitive areas such as wetlands. Choosing native species is preferred.

For more information & suggested plant lists see our website: <http://marionswcd.org/water-quality/>

TREE PROTECTION & PLANTING



Tree Protection

Preserving & protecting existing quality trees on a construction site can enhance the aesthetics of a property, protect natural resources including soil & water, and can save the expense of planting new smaller-grade trees on the back end of the project. Protect trees by fencing off and posting preservation areas around the trees. Protecting the tree root zones from compaction and stockpiled topsoil (which can suffocate the trees) is vital to maintaining tree health during construction. While protecting the roots out to the drip line of the tree is essential, protecting the roots that extend beyond this area is preferred. The preferred tree protection zone is calculated by measuring the distance from the trunk to the edge of the dripline (critical root zone) and adding that

distance outside of the critical root zone area. (2X in diagram at left)

Tree Planting

Planting trees is a wise investment for the future. Trees provide many benefits aesthetically, environmentally and socially. Choosing the right tree for the intended location is a critical component in assuring healthy mature trees for the future. Consider the mature height & width of the tree species, the soil type, microclimate, & proximity to other trees, buildings & utilities when making selections. Trees are often planted too close to buildings, streets and sidewalks because their future root zone is not considered. We highly recommend choosing native species because of their natural resistance to disease and being well-acclimated to our local climate.

Our website has a number of resources to help you make good choices. <http://marionswcd.org/trees/>

RAIN GARDENS & BIOSWALES

We highly recommend using rain gardens and bioswales in new developments to assist in protecting water quality and reducing offsite runoff. Please refer to our website for more information on these practices: <http://marionswcd.org/water-management/>

NATIVE PLANTINGS

We highly recommend that new developments consider using native plant species in their landscapes. Native plants are non-invasive, provide wildlife food & habitat, are well suited to our soils and climate, and have a natural resistance to insects & diseases often found in our area. A fact sheet is available on our website which gives more information on native species: <http://marionswcd.org/plants/>

Enterprise Technology Coverage That Drive Results
Specializing in AI infrastructure, LLM implementation, and enterprise
technology transformation.

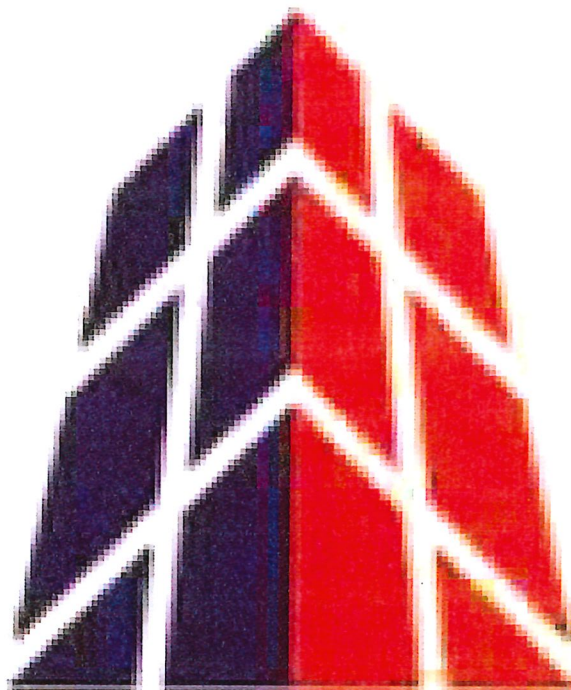
Insights From Analytics

[Home](#)[About](#)[Blog](#)[More](#)[Conference Coverage](#)[All Posts](#)[Technology](#)[Marketing](#)[Contact](#)

Oct 20, 2025 · 8 min read

How DC BLOX Built Trust While Others Face Rejection

DC BLOX wins data center approvals while others face rejection. How building dark fiber networks and community trust creates a competitive advantage.



While communities across America reject billion-dollar data center projects, one Southeast operator is winning approval by building infrastructure that benefits everyone—not just hyperscalers.

Rockdale County, Georgia, had a choice: accept a distribution warehouse that would bring hundreds of trucks, diesel fumes, and demands for expanded schools and roads, or approve a data center that would employ 20 people and generate hundreds of millions in tax revenue.

They chose the data center.

But that wasn't the end of the story. As construction began and national headlines amplified concerns about data centers consuming power and water, county officials started getting questions they couldn't answer. Community members worried about grid strain and environmental impact.

Instead of backing away, DC BLOX leaned in. The company's VP of Product Management, Bill Thomson, estimates they've held at least two dozen meetings with county officials and community groups this year alone—at the executive level.

"We're being very proactive in the community with charitable donations—sizable charitable donations," Thomson explained during the infra/STRUCTURE Summit in Las Vegas, an event hosted by Structure Research to bring together data center operators, utilities, investors, and industry leaders. "We've always done this. We have a field marketing team that volunteers, makes donations, and engages with business communities. We're amping that up."

The approach represents a fundamental shift in how data center operators engage with communities. While other companies announce projects and expect approval, DC BLOX builds relationships first and infrastructure second. And it's working.

From Regional Player to Hyperscale Operator

DC BLOX didn't start out building gigawatt-scale campuses for hyperscalers. The company began with a different strategy: serving markets that larger operators ignored.

"Everybody needs secure, reliable data centers to host their critical computing equipment," Thomson said. "All the big data center companies were building in tier one cities. There was nobody building in Chattanooga, Tennessee, Birmingham, Alabama, and Greenville, South Carolina. So we went under the radar and built there."

That strategy worked. DC BLOX established itself as the largest connected data center operator in the Southeast, building smaller colocation facilities in secondary markets where enterprise customers needed local presence.

Then they got an opportunity that changed everything: a cable landing station in Myrtle Beach, South Carolina.

Cable landing stations are where subsea fiber optic cables come ashore, connecting continents. They're specialized facilities that require regulatory approvals, coordination with multiple parties, and the ability to navigate complex permitting processes.

DC BLOX delivered the project on time and on budget in about a year, overcoming local opposition, FCC regulations, and airport restrictions that other operators would have found insurmountable.

"We got it done," Thomson said simply. "They were impressed."

That success led to conversations with hyperscalers looking at the Southeast for expansion. DC BLOX suddenly found itself moving up the food chain, from regional colocation provider to hyperscale data center developer.

Today, the company has a 120-megawatt hyperscale facility in Douglas County, Georgia, already leased. The Rockdale County campus will eventually scale to another 120–200 megawatts. And they're developing additional edge nodes across the region.

"We're a relatively small player, but we had the right skills at the right time, right when the Southeast was burgeoning and when AI was burgeoning," Thomson said.

The Infrastructure Others Forgot

What sets DC BLOX apart isn't just its data centers. It's what connects them.

To link their Myrtle Beach cable landing station to Atlanta's connectivity hub and other facilities west of Atlanta, DC BLOX needed high-capacity fiber. The problem: no east-west fiber route existed with the capacity they needed.

So they built one themselves. The dark fiber route now stretches from Myrtle Beach into Atlanta with lateral connections throughout the region. It passes through 26 counties in South Carolina and Georgia—most of them rural.

"There are a lot of ISPs and other companies building broadband access to communities, but they didn't have the infrastructure to get out of the community," Thomson explained. "They can build the local roads to businesses and homes, but we basically put that superhighway in place."

That superhighway changed the value proposition for DC BLOX facilities. They weren't just asking communities to accept data centers. They were offering connectivity infrastructure that benefits everyone.

"We say, 'Look, we're building this data center here, but it's going to be connected to very high-capacity fiber which can be used for local businesses and for ISPs to connect these communities,'" Thomson said.

The dark fiber route has access points approximately every 2,000 feet. Local ISPs can connect to the network with relatively short lateral fiber runs, gaining immediate access to Atlanta and beyond.

For communities where internet access has been limited or expensive, that's transformative. It's the digital equivalent of building a highway through rural areas during the Industrial Revolution—suddenly, commerce becomes possible.

"We say, 'Hey, you want to get to Atlanta? All you need to do is get a fiber lateral to this point, and you're in,'" Thomson explained.

That's a compelling story. It's also one that most data center operators can't tell, because they haven't built the underlying infrastructure.

The Playbook That Works

DC BLOX's success in Rockdale County demonstrates what happens when community engagement becomes a priority rather than an afterthought.

The initial approval came relatively easily. The county saw the tax revenue and minimal infrastructure impact

compared to alternatives. But as national concerns about data centers intensified, local officials faced constituent pressure.

"They're asking us to help them educate the community, which we're doing," Thomson said.

That education includes explaining what data centers actually do, how they operate, and what safeguards exist for environmental concerns. DC BLOX facilities use recycled water systems and utility water rather than straining municipal supplies. They operate quietly with minimal traffic. And the connectivity infrastructure they build benefits the entire region.

But education alone isn't enough. DC BLOX backs it up with tangible community investment.

Thomson mentioned that the company just hired a new PR firm specifically for community engagement playbook development. They've brought on a field marketing manager and are building out that team to handle the six additional markets in their expansion roadmap.

"From the executive level, we've been stretching to attend meetings—probably another six markets next year," Thomson said. "We've got a roadmap, and we're engaging our field folks to attend business expos, golf events, everything like that."

The approach requires resources. Thomson acknowledged they've been "stretching big time" to maintain this level of engagement. But the alternative—facing rejection like other operators—is worse.

When Things Go Wrong

Not every DC BLOX project succeeds. Thomson described a situation where community opposition derailed a project that had already secured land rights and development approval by right.

"We had rights to certain land nearby. We were invited to the area by economic development. We had by-right development that was approved," Thomson explained. "Then some community members—city and county council members—said, 'This is not okay. We need to do something about this.'"

Local politics shifted. An Amazon distribution center had already been built in the area, and some residents resisted further commercialization. County officials, facing constituent pressure, changed course.

"They decided to say, 'Well, these are constituents, and we need to respond to them,'" Thomson said. "They kind of changed the rules."

The experience reinforced the importance of proactive engagement. Once opposition takes hold and officials feel political pressure, even approved projects can get blocked.

"We got caught up in that," Thomson acknowledged. "It depends on how officials react. Some focus on educating about the positives and the use of tax dollars. Others respond to constituent concerns regardless of the economic benefits."

Why the Southeast Matters

DC BLOX chose the Southeast deliberately. The region offers several advantages for data center development: population growth, business expansion, available land, and historically favorable utility infrastructure.

But Thomson sees something deeper at work. The Southeast is positioning itself for the digital economy in ways that

other regions aren't.

"This is the new industrial revolution," Thomson said at the Structure Research event.

"States and maybe even countries that have proactive policies that say, 'Let's excel, let's adapt and accelerate'—those are going to be the economic winners."

He draws an explicit contrast with regions that resist data center development.

"If you don't, you're going to get left behind. China's not worried about these concerns. They see the future, and they're investing heavily in energy infrastructure."

Recent reports show China building data centers at 10,000 feet in Tibet next to massive solar farms where power costs 40% less and cooling needs drop by 40%. Meanwhile, American communities are implementing moratoriums.

Thomson believes that competitive disadvantage will force change.

"Every business is going to need a part of this infrastructure," he said. "Every business is going to have to play in AI to survive, to ensure their future. The investments are going to continue. The business value and personal value in terms of healthcare, research, personal assistance—all those benefits are going to drive the need for this infrastructure."

The Edge Strategy

While hyperscalers chase gigawatt-scale campuses for AI training, DC BLOX is also building something different: edge nodes in tier two and tier three markets.

These smaller facilities—5 to 10 megawatts—serve a different purpose. They bring computing power closer to end users for applications that require low latency, such as gaming, virtual reality, autonomous vehicles, and real-time AI processing.

"As applications become more real time, you can only deliver that when infrastructure is close to you," Thomson explained. "Most people aren't going to object to a five or ten-megawatt data center near them."

The edge strategy reflects a broader vision: data centers will exist at every scale, in every region, serving different purposes. The massive training facilities will handle model development. Cloud platforms will run AI services. Edge nodes will deliver real-time responses.

"There's going to be data centers in every region of the country," Thomson said. "There might be debates about what those nodes look like, but it's going to be a combination of edge nodes, cloud platforms, and learning models."

DC BLOX positions itself to serve all those tiers. Their portfolio now includes multi-tenant colocation, cable landing stations, hyperscale cloud facilities, and edge nodes—a full spectrum of digital infrastructure.

"We're not just a data center operator," Thomson emphasized. "We are a digital infrastructure provider with a lot of the pieces that are literally lifting up the Southeast in terms of the infrastructure they're going to need for the future economy."

The Utility Challenge

Even with community support, DC BLOX faces the same power infrastructure challenges as every other operator. Utilities in the Southeast, like everywhere else, weren't prepared for the surge in demand.

Most utilities experienced flat electricity demand for a decade before 2022, then saw requirements jump 20 to 30 times with the arrival of AI workloads.

The utilities are adapting, but their policies create friction. Thomson noted that utilities' requirements around power usage commitments essentially "box out the whole colocation market" by favoring hyperscalers who self-build.

"We've had our leadership meet with their leadership to say, 'Look, with those kinds of requirements, you're going to box out the majority of the market,'" Thomson said.

The challenge extends throughout the Southeast. Utilities across the region are implementing frameworks designed for a different era, and they don't understand the dynamics of how data centers actually get built.

"I don't know that a lot of people understand that there are multiple parties involved," Thomson said. "That's why events like the Structure Research conference are very helpful—getting disparate parties on the same page, or at least talking."

The Long View

Thomson expects the current wave of community resistance to subside as people see the actual benefits of data center investment.

"I think this wave of 'we don't really know what a data center is, but we think it's bad'—that wave will ebb," he said. "We'll start seeing people saying, 'Oh wow, actually this was a great investment.'"

He compares it to cell towers. Nobody wanted them nearby, but everyone needed cell service. Eventually, the value became undeniable.

The same will happen with data centers, Thomson believes, but only if operators approach communities honestly and demonstrate tangible benefits.

"We just need to educate. We all love our cell phone service, and no one wanted a cell tower in their backyard either. But eventually, you can't not have cell phones. Same thing with data centers and digital infrastructure."

DC BLOX's approach—building connectivity infrastructure, engaging proactively with communities, investing in local relationships—offers a template for other operators. It requires more resources and patience than simply announcing projects and expecting approval. But in an environment where billion-dollar projects get rejected and communities implement moratoriums, patience and community investment look like competitive advantages.

"We're all invested in making sure the public is educated," Thomson said. "Because the future economy depends on this infrastructure."

For DC BLOX, that means continuing to build—both the physical infrastructure and the community relationships that

make it possible. While other operators face rejection, DC BLOX is winning approvals by offering something more valuable than tax revenue: a genuine partnership in building the digital future.