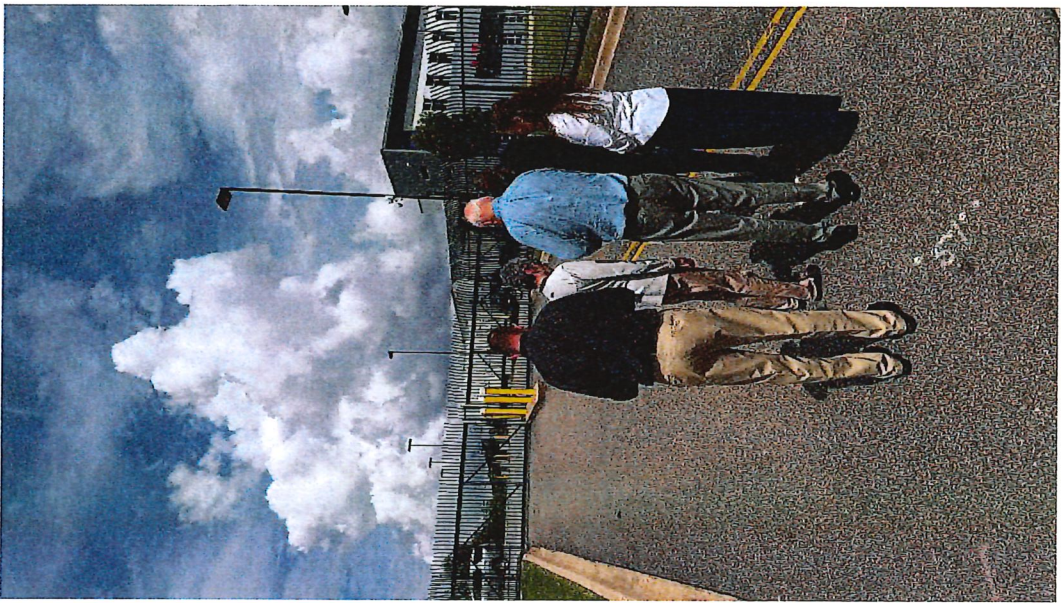






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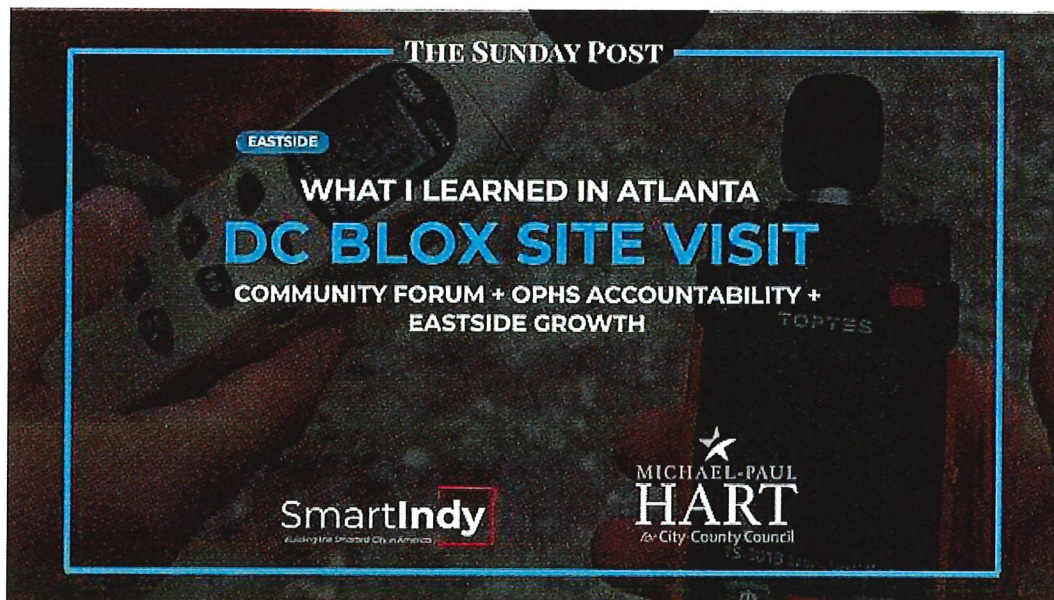


Michael-Paul Hart · May 17 · 4 min read

The Sunday Post - May 17, 2026: DC BLOX Site Visit, OPHS Accountability, and New Eastside Development

*A weekly report from Councilor Michael-Paul Hart — Building the Smartest City in America.
Volume 2, Issue 20*

THE SUNDAY POST



 **UPDATE ON INDY**
This week's work shaping the Smartest City in America

Seeing the DC BLOX Model Up Close



This week, I took a quick trip to Atlanta to learn more about DC BLOX and the type of facility being proposed in District 20.

For full transparency, this was not luxury travel. I woke up at 3:30 a.m., boarded a 5:20 a.m. flight, sat in seat 32D on the way there, and had the middle seat on the way home. I landed back in Indy that afternoon at 4:00 p.m; and went straight to the City-County Building for a committee meeting.

The purpose of the trip was simple: meet DC BLOX leadership, see a comparable facility firsthand, listen to the equipment, take basic sound readings, and ask questions residents have been sending me.

The first stop was a DC BLOX colocation facility with the same building layout to what has been proposed on the Eastside. In simple terms, a colocation data center allows different customers to lease space for technical equipment, while internet and fiber providers connect into the building from dedicated rooms along the perimeter.



I expected the inside to feel much more crowded. Instead, there was significant open space in the areas I was able to tour. I could not take pictures inside customer-leased areas because those spaces are proprietary, but I was able to see the general layout and understand how the building functions.

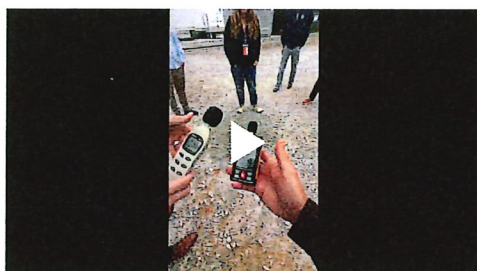
I also took sound readings inside and outside the building, including near the generators and at



Inside same building proposed as building #1

greater distances. I want to be transparent that I used a low-cost handheld decibel meter. DC BLOX had a different meter on site, and our readings did not fully match.

They committed to renting a professional-grade meter and repeating the test so the community can review a more reliable set of measurements.



Standing 20 feet away from running generator

From there, we toured a larger data center site under construction in the Atlanta area. I wanted to better understand not just operations, but also possible construction impacts. I took additional observations there and spoke with a nearby resident.



Standing 150 feet away from generator w/ light

Interestingly, that resident's concerns were more focused on lighting and construction-worker behavior near private property than on noise. They also described blasting tied to nearby projects, though the site conditions there were very different from the Eastside property being discussed here. No blasting is required in Indy.

I also asked questions about power costs and infrastructure. DC BLOX described a Georgia model in which the company funds certain dedicated infrastructure and makes major power

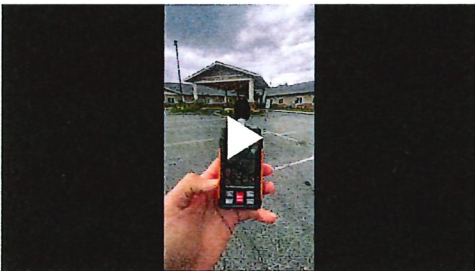
construction behind me



Standing in the middle of construction



At Thunderbird Property line on 5/16 at Noon
(Proposed DC Site)



At Irvington School on 5/16 at Noon

commitments up front. I will be asking for clear, written answers about what would apply in Indiana, who pays for what, and what protections residents and ratepayers can expect.

That is why these site visits matter. They do not replace public process, but they do help me ask better questions on behalf of the community.

DC BLOX Community Meeting on May 21



DATA CENTER COMMUNITY MEETING

Eastside Community Update



Thursday,
May 21



Warren Township
Administration
Building



Doors Open
at 5:30 PM



Meeting Begins
at 6:30 PM



Another opportunity for neighbors to ask questions,
hear updates, share feedback, and review new information.



Michael-Paul Hart

Building the Smartest City in America





Residents deserve clear updates and a real opportunity to be heard.

The next DC BLOX Data Center Community Session is scheduled for Thursday, May 21, 2026, from 6:30 to 8:30 p.m. at the Warren Township Administration Building, 975 N. Post Road, Indianapolis, IN 46219.

The event listing also includes an option to RSVP and submit questions in advance.

Have a Question for the DC BLOX Community Forum?

Residents are encouraged to submit
questions in advance for the May 21 DC
BLOX Community Forum.

[Submit Your Question](#)

I encourage residents to attend, ask questions, and stay involved. My goal is not to rush this conversation. My goal is to make sure it is informed, transparent, and grounded in the concerns of the people who live nearby.

OPHS Hearing: Accountability Must Be Real

After returning to Indy, I went straight to the City-County Building for the Public Safety and Criminal Justice Committee hearing on the Office of Public Health and Safety audit.

AUDIT REPORT | PUBLIC ACCOUNTABILITY

Must Read

OPHS Audit Raises Big Questions

The Office of Public Health and Safety grew from about **\$19.3 million** in 2020 to nearly **\$33.8 million** in 2026, while the audit found high-risk issues tied to documentation, oversight, and vendor compliance.

[Click to read the full audit →](#)

The recent audit raised serious questions about oversight, documentation, internal controls, and whether programs are being measured effectively. OPHS works with some of the most vulnerable residents in our city, including people dealing with housing instability, food insecurity, and violence prevention needs. That makes accountability even more important.

My position is simple: if taxpayers are funding programs, the public deserves to know whether the money is being handled properly and whether the programs are producing results.

At the hearing, I asked direct questions about oversight, reporting, and the outside review process. One point was later clarified to me: the

state review being referenced was through the Indiana State Board of Accounts.

I recommend residents watch the [full hearing](#) and judge the exchange for themselves. This is exactly the kind of oversight the Council should be doing, and I will continue pushing for clear answers.

NEWS AND HEADLINES > **WRTV INVESTIGATES**

Indianapolis City-County councilor to tour data center development in Atlanta



Photo by: WRTV



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(TV) — As DC Blox eyes the east side for a \$2 billion data center, an

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bring back insights to people."

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DC Blox is seeking approval to build a data center on South Kitley Avenue, right along the Pennsy Trail. On the trail side, the property neighbors a handful of homes and Irvington Elementary School. Opposite, several industrial facilities already operate.

The Metropolitan Development Commission's hearing examiner will have a June 11 meeting at the City-County Building on the DC Blox data center.

Hart plans to tour the Atlanta site for a couple of hours, talk to locals about living and working next door, and try to learn about some of the biggest concerns from constituents, like noise.

"I want to go out there with a decibel meter and actually stand out there and show people what I'm seeing, and be able to articulate that," Hart said.

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proposal. But Hart believes these developments should be considered on a case-by-case basis.

"I was adamantly opposed to (the Google data center) because it was a bad fit for many reasons. We still have a lot to uncover with this current one to determine is it good or is it bad."

A council spokesperson said Hart and Andy Nielsen, a Democrat, were the only two council members invited by DC Blox to tour a data center. The spokesperson said Nielsen has not accepted the invite.

Ben Inskeep is program director at Citizens Action Coalition, which touts itself as Indiana's oldest and largest nonprofit grassroots consumer and environmental advocacy organization. Inskeep said, "I would encourage our elected officials to be very skeptical of the information they're getting from the companies trying to woo them."

Citizens Action Coalition has joined 27 public-interest organizations calling for local governments across Indiana to institute a data center moratorium until adequate policies and regulations to protect communities can be put in place. Inskeep said, "We really want to see much stronger protections for residents here in Indianapolis."

Hart said his trip will begin early Wednesday morning, and he expects to leave Atlanta that afternoon. He assures he isn't being wined and dined. "I want to be able to compare and contrast things that I've seen in the past. To know, if this is coming to my district, and to my community, that this is either a good fit or a bad fit."

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July 8, 2026

DC Blox

Subject: 305 Fintail Drive Data Center Campus; Indianapolis, Indiana
Trip Generation Memo

To Whom It May Concern:

This letter presents the trip generation for two (2) proposed data centers on the proposed data center campus located at 305 Fintail Drive, in the Thunderbird Commerce Center in Indianapolis, Indiana and compare it to the previously proposed warehouse/distribution center on the property.

The first phase of the project proposes building an approximately 80,000 SF data center. The second phase proposes building an approximately 250,000 SF data center, totaling approximately 330,000 SF of data center use on the campus. Prior to DC Blox involvement with the property, a 280,000 SF warehouse/distribution center was proposed.

Site access will be provided from a new driveway provided along Fintail Drive (private roadway). Fintail Drive connects to English Avenue where an existing traffic control light is located. The improvements for the DC Blox campus do not propose modifications to the existing traffic control light on English Avenue.

Trip generation estimates were prepared using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. Table 1 summarizes the peak hour and daily trip generation for the proposed 330,00 SF data center using the average rates for Land Use Code 160 and comparing this to a 280,000 SF building using the average rates for Land Use Code 150 – Warehousing, Land Use Code 140 – Manufacturing, and Land Use Code 110 - Light Industrial (all approved uses for the property zoning, I-3).

Table 1: Trip Generation Comparison

ITE Code	Land Use	Size (SF)	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Proposed Use									
160	Data Center	330,000	23	7	30	9	18	27	241
150	Warehouse	280,000	30	12	42	16	32	48	387
140	Manufacturing	280,000	164	44	208	71	148	219	1196
110	Light Industrial	280,000	156	52	208	81	121	202	1008

Data Center – ITE LUC 160

AM Peak Hour	$T = 0.09 \times (1,000 \text{ SF})$	75% entering, 25% exiting
PM Peak Hour	$T = 0.08 \times (1,000 \text{ SF})$	35% entering, 65% exiting
Daily	$T = 0.73 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Warehouse – ITE LUC 150

AM Peak Hour	$T = 0.15 \times (1,000 \text{ SF})$	70% entering, 30% exiting
PM Peak Hour	$T = 0.17 \times (1,000 \text{ SF})$	34% entering, 66% exiting
Daily	$T = 1.38 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Manufacturing – ITE LUC 140

AM Peak Hour	$T = 0.74 \times (1,000 \text{ SF})$	79% entering, 21% exiting
PM Peak Hour	$T = 0.78 \times (1,000 \text{ SF})$	29% entering, 71% exiting
Daily	$T = 4.27 \times (1,000 \text{ SF})$	50% entering, 50% exiting

General Light Industrial (General Urban/Suburban) – ITE LUC 110

AM Peak Hour	$T = 0.74 \times (1,000 \text{ SF})$	75% entering, 25% exiting
PM Peak Hour	$T = 0.72 \times (1,000 \text{ SF})$	40% entering, 60% exiting
Daily	$T = 3.60 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Per the ITE trip generations, the proposed 330,000 SF data center campus will have 37% reduction in daily trips compared to a typical 280,000 SF warehouse, 80% reduction compared to a typical manufacturing build, and a 76% reduction compared to a typical light industrial build.

DC Blox has estimated 35 weekly vendor deliveries, 45-50 weekly customer visits and 17 daily employees in the final condition; this is equivalent to 34 daily individuals visiting the campus or approximately 68 total daily trips. Using the AM and PM peak hour metrics relative to the total daily trips estimates from the client, this equates to approximately 9 peak AM trips (7 entering and 2 exiting) and 8 peak PM trips (3 entering and 5 exiting) in the final condition.

Comparing the information for the total daily trips anticipated by DC Blox to those of the ITE manual, DC Blox proposes a 72% reduction in total daily trips compared to the average data center campus of comparable size.

This trip generation memo is limited to the trips generated by the proposed development and does not analyze the capacity of the existing roadway network nor does it take into account existing traffic counts on the existing road network. This letter is not intended to be used as a traffic impact analysis.

Sincerely,

Spencer Humphrey
Associate Principal

Metric	Permitted I3 Uses	DC BLOX
Buildings	Estimated minimum 280,000-300,000 building footprint. No limit on max building height outside of transitional yard area. 100 ft minimum setback for north side transitional yard.	Building 1 will be 70,000 sq footprint with 22 ft height, Building 2 will be 248,000 sq footprint with 60' max building roof line height, 600+ ft setback for north side transitional yard.
Emissions	Particulate matter, volatile organic compounds, nitrogen oxide, sulfur oxide, ozone and photochemical smog, and lead can all be released from the I3 industrial uses	Diesel Particulate Filters will be installed removing 90% of particulate matter and hazardous air pollutants for the BACK UP generators that only run during limited testing and during power outages. Emissions at fractional levels.
Greenspace and Landscaping	Less than data center proposal	8 ft tall berm with double staggered row of evergreens planted twice as close as recommended by ordinance, additional greenspace and landscaping
Parking	As ordinance requires, 1 parking spot per 1,000 sq ft	Now 100 spaces provided and 330 minimum required: Parkin (less pavement) is less than 1/3 required under the ordinance.
Sound	Noise levels in industrial environments often exceed 80 decibels	Committed to be 65 decibels at most at the property line
Traffic	1,008 trips/day	68 trips/day
Water	Industrial uses can use a lot of water, potential use equivalent to 230 homes daily	Use equivalent to 11 homes, waterless cooling and closed loop required (closed loop is not drained & refilled)
Uses	automobile fueling station, fleet terminals, heavy outdoor storage, agricultural machinery and equipment sales, rental or repair, wireless communications facility, heavy vehicle wash, manufacturing, warehouse, etc.	Data center campus operating as a quiet warehouse without comparable truck traffic

Sources:

Six Primary Air Pollutants from Factories - Population Education

Defining & Mitigating Industrial Noise
Langan Trip Memo

Lean & Water Toolkit: Chapter 2 | US EPA
Indy Zoning Ordinance

Daily Vehicle Traffic Comparison

Estimated daily vehicle trips by facility type

DC Blox Data Center



68 trips/day

Data Centers (General)



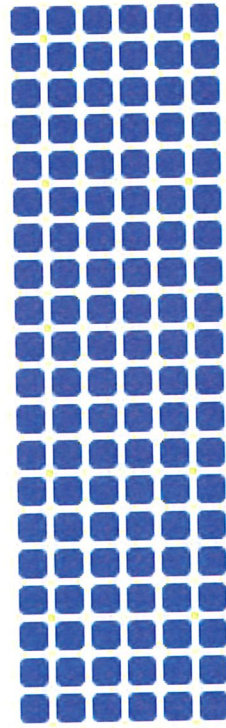
241 trips/day

Light Industrial



1,008 trips/day

Manufacturing



1,196 trips/day

■ = 10 daily trips

A DC Blox Data Center generates **94% fewer** daily vehicle trips than a typical manufacturing facility and **93% fewer** than light industrial uses.

ANALYSIS OF RESIDENTIAL PROPERTY VALUE IMPACT

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

Prepared For:
DC BLOX

Date of the Report:
May 4, 2026

IRR - Indianapolis
File Number: 118-2026-0902



The site plan illustrates the layout of the proposed 251,000 sq. ft. building at 10000 10th Avenue. The plan includes three main buildings: Building 1 (a large rectangular structure on the right), Building 2 (a long rectangular structure in the center), and Building 3 (a large rectangular structure on the left). Building 1 features a 'MAIN ENTRY' and a 'LOADING DOCK'. Building 2 has a 'LOADING DOCK' and a 'MAIN ENTRY'. Building 3 has a 'MAIN ENTRY'. The plan also shows a '30' REAR YARD SETBACK' and a '30' SIDE YARD SETBACK'. Various easements are indicated, including 'EXISTING OVERHEAD UTILITY EASEMENT', 'EXISTING 5' UTILITY EASEMENT (TO BE VACATED)', 'EXISTING 18' UTILITY AND ACCESS EASEMENT', 'EXISTING 25' UTILITY EASEMENT', 'EXISTING 38' UTILITY AND ACCESS EASEMENT', 'EXISTING 20' UTILITY EASEMENT', and 'EXISTING 8" TALL BERM (TYP)'. A 'PROPOSED UNHABITABLE SOIL 8" TALL BERM (TYP)' is also shown. The plan includes a 'PRIMARY SITE ENTRANCE', '251 TOTAL PARKING STALLS', and a 'LOADING DOCK'. A 'SECONDARY SITE' is indicated at the bottom. The plan is bounded by 'EXISTING CONTOUR (TYP)' and 'EXISTING DRAINAGE EASEMENT'. A 'PROPOSED SITE FENCE' is shown at the bottom right.



May 4, 2026

DC BLOX
c/o Mr. Connor Henderson, Director of Land Acquisition
1040 Crown Pointe Parkway, Suite 800
Atlanta, GA 30338

SUBJECT: **Analysis of Residential Property Value Impact**
Proposed Data Center Project
305 Fintail Drive
Thunderbird Commerce Center
Indianapolis, IN 46219

Dear Mr. Henderson:

Integra Realty Resources – Indianapolis is pleased to submit the accompanying report, which summarizes our analyses and conclusions.

Assignment Purpose

The purpose of this consulting assignment is to analyze the impact, if any, of the proposed Data Center Project on the values of surrounding residential properties.

Client and Intended Users

The client for this assignment is DC BLOX. Intended users include the client; the client's legal counsel; and the various boards, commissions, and/or other local legal authorities engaged in the review and decision-making process for the proposed data center project.

Intended Use

The intended use of this consulting report is to assist the client; the client's legal counsel; and various boards, commissions, and/or other local legal authorities with the review and decision-making process for the proposed data center project.

Scope of Work

All of the data used to develop our analyses was obtained from publicly available sources. Our scope of work included the following:

- Inspection of the land and parcel comprising the site to be developed with the proposed Data Center Project, to the extent the site is visible from public roads;
- Analysis of value changes reported by Zillow, over the 5-year period spanning 2021 to 2026, for single-family homes that are located near (< 1.5 miles) comparable data centers in Indiana;
- Analysis of days on market and sale-to-list price ratios for single-family homes that are located near (< 1.5 miles) comparable data centers in Indiana;
- Analysis of recent academic research, published by the Center for Regional Analysis with the Schar School of Policy and Government at George Mason University, that analyzes the impact of data centers on adjacent residential property values;
- Preparation of a written consulting report summarizing our scope of work, the applicable reporting standards and requirements, and our analyses and our conclusions; and
- Attendance, participation, and testimony (if desired) at public hearings and meetings.

Applicable Requirements

Our consulting report does not contain any opinions of value and is not an Appraisal or an Appraisal Review, as defined by USPAP. However, the scope of work for this assignment falls within the range of services defined as Appraisal Practice. Thus, our analysis and report have been developed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), the Appraisal Institute's Code of Professional Ethics, and applicable Indiana law.

The format of this report summarizes our findings and conclusions. Supporting documents and information have been retained in our assignment workfile.

Assignment Conclusions

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

- Analysis of Value Change

Overall, between 2021 and 2026, the average total value increase observed for (100) homes surrounding (5) data center projects in Indiana was 41%. The average total value increase observed for the corresponding market areas was 42%.

Over the same 5-year time period, the average compound annual rate of value increase for the same data set of (100) homes was 7.0%. The average compound annual rate of value increase observed for the corresponding market areas was 7.2%.

The minor differences in value increase may be explained by a nearly 20% difference in average home value. For the set of (100) homes surrounding the data center projects, the average home value as of 2026 was \$289,595. The average home value for the corresponding market areas was \$242,532. In recent years, according to Zillow, higher priced homes have been increasing in value at a lower rate than lower priced homes.

- Analysis of Days on Market and Sale-to-List Price

We analyzed (10) sale transactions for homes surrounding data center projects in Indiana. For these sales, which closed in 2025, the average days on market was 53 days. The average days on market for all Indiana homes in 2025, as reported by Realtor.com, was 50 days.

For the same set of (10) sales, the average sale-to-list price ratio was 96.8%. This ratio is similar to recent benchmarks for the Indiana housing market reported by Redfin and Zillow, which range from 97.3% to 98.7%. Given the small sample size and the seasonal fluctuations that typically occur, the minor discrepancy is not considered to be significant.

- Analysis of Academic Research

In August of 2025, the Center for Regional Analysis with the Schar School of Policy and Government at George Mason University published a study that analyzes the impact of data centers on adjacent residential property values. The data set was comprised of homes in northern Virginia and utilized robust multiple regression procedures to isolate the influence of proximity to a data center. The authors concluded that "there is no evidence that, on average, proximity to data centers negatively impact housing values in Northern Virginia."

DC BLOX
c/o Mr. Connor Henderson
May 4, 2026
Page 4

Respectfully submitted,

Integra Realty Resources - Indianapolis



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