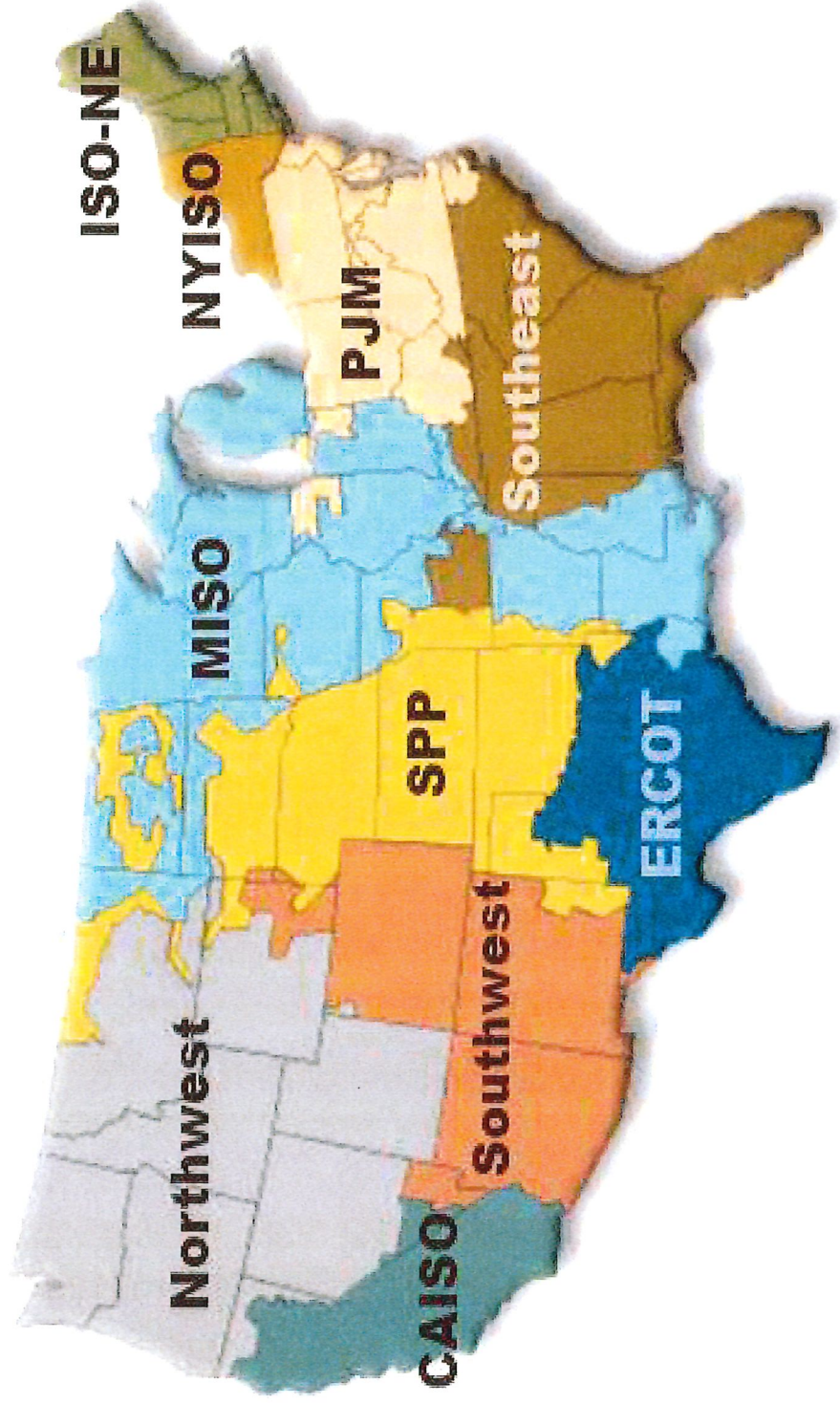


Energy

- 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.
- 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.

MISO



Water

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

Site Plan and Building Heights

- Property developed consistent with filed site plan
- Maximum roof line height of Buildings – 60 ft
- Loading docks only on interior side of buildings
- No vehicle access to/from the north of the Property (Pennsy Trail)

North Property Line Buffer – Mounding Fencing, Trees & Shrubs



Screening

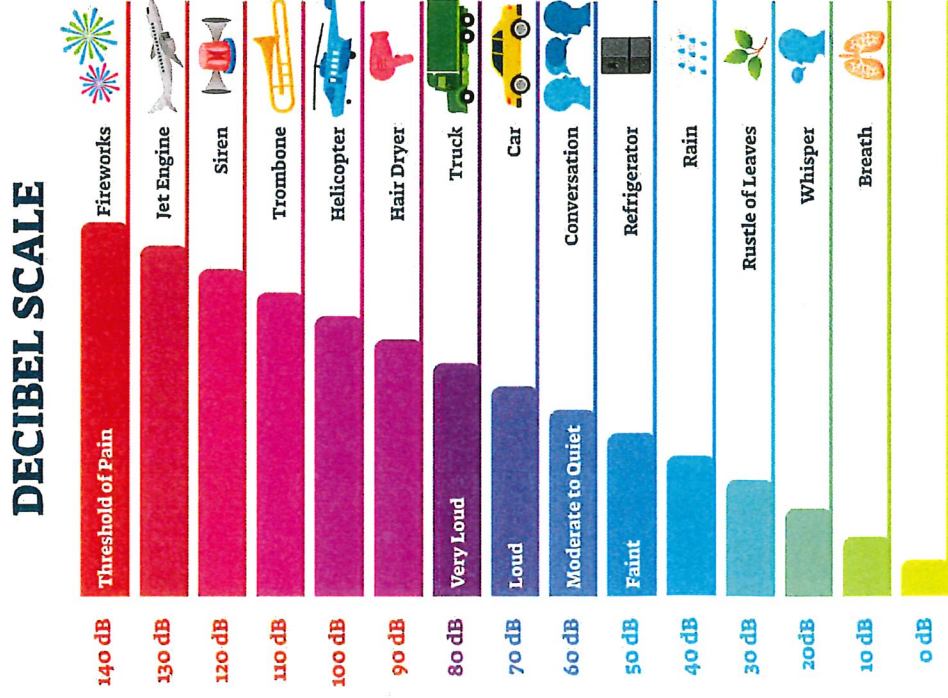
- Utility yards and generator areas enclosed by 10 ft screen wall
- North property line buffer, between Pennsy Trail and data center – 8 ft undulating mound to be installed prior to building operation
- Two staggered rows of evergreen trees, planted 15 ft on center, at 5 ft in height at planting to be installed prior to building operation
- Utility easement area on northern property line to serve as transitional yard

Generators

- Spill prevention, control and countermeasure (“SPCC”) plan in compliance with IDEM and EPA
- Generators to be located in insulated enclosures and only run during testing and power outages
- No generator testing between 5 PM and 7 AM, Weekends and Holidays shall be avoided, Annual Test not during school
- Generators operate strictly within limits of IDEM air permit, etc.
- Diesel Particulate Filters (“DPFs”) included on generators
- Generators each have own belly tank located above ground, double-lined, with alarm sensors
- Maximum of 56 total generators

Generators – Sound Details

- Sound Study – Noise levels at exterior property line not to exceed 65 decibels during regular and emergency operation, measurement method submitted to administrator prior to ILP, and annual sound testing submitted to administrator and councilor
- Testing is anticipated to be no more than a 30-minute monthly test and one fully loaded test of up to four hours annually



Lighting and Noise

- All exterior lighting to meet zoning ordinance and directed away from all adjacent parcels
- All required parking lot lighting to be solar powered and motion sensor controls to be used for required pedestrian lighting
- Prohibition on cryptocurrency mining

Development Requirements

- No long-term commercial truck parking, storage, or maintenance
- Mechanical equipment to be screened
- No nuclear energy facilities including power plants, SMRs, micro-reactors, or fuel storage on the property
- Buried utilities
- All diesel fuel, electronic batteries, and e-waste materials properly disposed of
- Drainage Plans posted on website
- Public website for contacting operator and housing zoning docs

Landscaping

- Landscaping consistent with requirements of zoning ordinance
- Final landscape plan submitted to Administrator
- Landscaping and fencing maintained in good repair
- Property owner to coordinate for no less than 5 years to contribute an annual gift for trail stewardship benefiting the Pennsy Trail in Warren Township
- Data Center developer 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

Neighborhood Support

- Warren Township Development Association has filed a letter of support.
- Some of the closest neighbors have signed a petition of support or verbally expressed support.
- A number of neighbors have also shared they do not have objections.
- We also have letters from neighboring businesses showing support or no concerns.



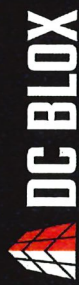
Questions

DCB Indianapolis, LLC

2026-CVR-815 / 2026-CPL-815

305 Fintail Drive

<https://www.dcbloxindy.com>



One of our 4 mission statements



**HELP BRING ABOUT
MEANINGFUL
CHANGE
IN THE
COMMUNITIES
WE SERVE.**

M I S S I O N

Partial List of Community Projects

City of Birmingham – Memorial Park Recreation Center

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

Loyalty Foundation – Jefferson County

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

Junior Achievement Discovery Center (Birmingham)

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

Cleveland Community College (Chattanooga)

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

City of Myrtle Beach (Myrtle Beach)

- Donation for the City to build the Innovation Lab.

Coastal Carolina University (Myrtle Beach)

- Presentation and CLS tours for students and staff.



Additional Projects

Georgia Regional Sports Council (Conyers, GA)

- Substantial 3-year donation commitment to kick-start new program.

Restoration Storehouse (Conyers, GA)

- 3-year donation commitment to support community of integrated charitable organizations operating under one roof.

Harvest Hope Food Bank (Greenville)

- Donated 3k and volunteered on multiple occasions to sort, pack, and transport food to those in need in Greenville.

Roper Mountain Science Center (Greenville)

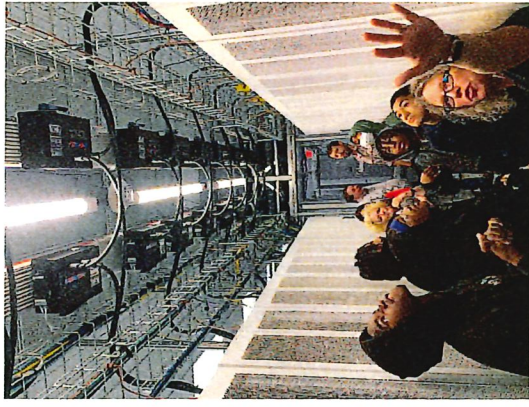
- Annual Community Partner and sponsor
- Volunteered with summer camp program by hosting STEM workshops

Boys & Girls Club of Greenville (Greenville)

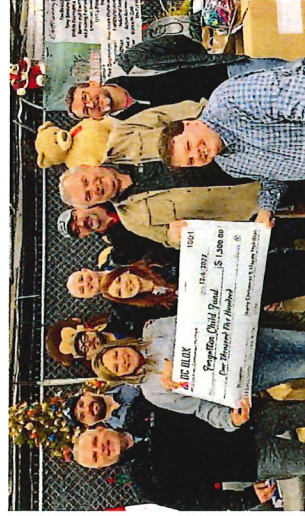
- Annual Community Partner and sponsor
- Donated \$3.5k towards expanding the computer room



Community Engagement at DC BLOX



DC BLOX



Why this site?

The surrounding area is characterized predominantly by longstanding industrial development within the east Indianapolis industrial corridor. Surrounding land uses include various combinations of warehousing, manufacturing, transportation and logistics. This is detailed in the following exhibit.



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MEMORANDUM

Re: Data Center Energy Ratepayer Protections, Demand, and Applicable Indiana Law
Date: May 28, 2026
To: Metropolitan Development Commission
From: Mindy Westrick Brown

As the former Vice President at the Indiana Energy Association and someone with an active interest in Indiana energy policy, I've been both following and researching the multiple legal and regulatory protections and assurances for AES ratepayers in addition to DC BLOX's commitments regarding energy. Those protections and commitments are outlined below:

HEA 1007 (2025) / IC 8-1-7.9-22 – Large Load Customer Protections

House Enrolled Act 1007 requires that before a utility may petition to serve a large load customer, the customer must:

- Provide significant and meaningful financial assurances that must:
 - "Reimburse at least 80% of project costs reasonably allocable to that customer; and
 - afford protections for the energy utility's existing and future customers from project costs reasonably allocable to the large load customer regardless of whether the large load customer ultimately takes service in the anticipated amount and within the anticipated time frame."

This statute places infrastructure and demand risk on the large load customer rather than general ratepayers.

IEDC Energy Neutrality Requirement (IC 6-2.5-15)

To qualify for the data center sales and use tax exemption, a developer must accept three conditions from the Indiana Economic Development Corporation:

- Energy Neutrality
- Hoosier Workers
- Local Approval

Under the Energy Neutrality commitment, the developer must reimburse the utility for all reasonable incremental costs incurred as a result of the project, including preparation costs for service. The commitment must also include a reimbursement mechanism if service ends earlier than anticipated.

This contract or tariff is reviewed by the Office of Energy Development for compliance.